

From: Penelope [REDACTED]
Sent: Saturday, 9 November 2019 5:48 PM
To: Macedon Ranges Shire Council
Subject: Planning Application PLN/2019/274 (30 Brooke Street Woodend) Submission

Dear MRSC,
I am writing to express my support for PLN/2019/274.

The proposed development will benefit Woodend and the wider Macedon Ranges, showcasing local art, craft and produce. The supporting office, function space and restaurant will facilitate tourism and economic growth in what is currently an underutilised Industrial area within close proximity to the centre of town.

The proposal should be supported by Council.

Penelope Turner
[REDACTED]

From: Wayne Van Noord [REDACTED]
Sent: Monday, 28 October 2019 8:35 AM
To: Macedon Ranges Shire Council
Subject: Development at 30 Brooke Street Wooden

26/10/2019

Wayne van Noord
[REDACTED]

Support for the Development at 30 Brooke Street Woodend

Dear Sir,
after looking at all the documentation for the renovation of the property at 30 Brooke Street, and the development application, I wish as owner of [REDACTED] that is situated [REDACTED] [REDACTED] and is one of the properties most affected to express my full support for this development. This development will benefit my business by raising public awareness regarding our location at 27 Brooke Street Woodend.

The building at 30 Brooke Street is an old factory that used to manufacturer truck trailers, the proposed development will give this building a new use, preserving it's history and providing both business opportunities and employment to people in Woodend and the surrounding areas. The building in currently vacant and of need of substantial renovation work, in my opinion it would be cheaper and easier for the devoper to have proposed to demolish it and simply rebuild a custom designed building, to their credit, the proposal is taking what is there, warts and all and renovating it, this is definitely a much more difficult task than a new build. This will help preserve the industrial heritage of Woodend.

Melbourne and it's surrounds are changing, Melbourne's population is increasing at a rate of 100,000 people per year, Woodend has a choice of being either a dormitory suburb of Melbourne, like Gisborne or a Tourist destination similar to Dalysford, Healsville or Olinda and Kallista in the Dandenong Ranges. Current council planning I believe is for Woodend to be a Tourist destination which is what I think most of the residents of Woodend would like, there are of course some people who want no change at all, at least not near them. This is an unrealistic expectation as the need to redevelop and reuse old buildings is very desirable in any urban environment and the population increase that Victoria is experiencing.

I believe that the proposed business of 40 market stalls would fill a very real need in Woodend and be a stand alone tourist attraction. The nearest similar operation to Woodend is the Mill Market in Daylesford. It currently fully utilised with a waiting period measured in years for site vacancy's. This proposals would allow people who want to operate a small business the opportunity to do so with out massive outlays and give Woodend an additional attraction to draw visitors and tourists.

The restaurant, tavern and function centre in my opinion is far enough away from the established businesses of this type in Woodend not to "poach" business from them. In order to succeed this part of the proposed development would need to attract their own clientele.

This is very much a case of being “Not the shop but the shopkeeper” a well organised tavern and restaurant will thrive anywhere if the management is good with the right ambiance, menus, pricing etc. The tavern and restaurant will succeed or fail on factors beyond the council’s control such as it's location. This part of the proposed development will give the community many job opportunities, both full-time and casual if successful.

Parking for this proposed development is an important issue to be considered by the council. Firstly all the existing business in Brooke Street have their own off street car parking, some business owners may feel it is not “fair” that their properties supply off street parking while this proposal doesn’t. The council in my opinion should look at the vast amount of parking available on Brooke Street and utilise what already exists, it is an underutilized resource. My view is that in a rural tourist area a large asphalt car park or similiar (gravel) is a hideous abomination and is not at all desirable. Okay in the suburbs but not here. The proposed market will operate on weekends when there will be little or no business traffic and the tavern, restaurant and reception centre from evenings onwards with a 1 am closing time on weekends. The opening times of the market and reception centre do not clash with the current businesses and allows optimum use of the available parking. The existing parallel parking on Brooke Street and the nearest side streets should be able to accommodate this. Traffic management is another issue, if this proposed development succeeds as I hope it will then the council may in time consider lowering the speed on Brooke Street to 40 km. Some streets near Brooke Street already have 40km speed limits. Having a 40km speed limit would make Brooke Street safer for cyclists and pedestrians.

If this development goes ahead and is successful that is a big "if" (it may fail completely) or (just survives with hardly any clientele) and parking on Brooke Street using parallel parking is not sufficient then in time the council may need to consider in a future capital works budget for angle parking along Brooke Street, it is a very wide street with large nature strips, some angle parking already exists at the start of Brooke Street as well as in Nicholson St. and Templeton St. both are near the proposed development. Angle parking would increase the amount of parking exponentially along Brooke Street. Brooke Street would be very suitable for this type of upgrade. This sort of upgrade would only be needed if patron numbers exceed the devoper projections.

I agree total with the report of the arborist [REDACTED], I happen to have [REDACTED] experience in the horticultural industry. Tasmanian Blue Gums are a unsuitable tree to use in street planting, they are a great tree for forestry and rural allotments, they are hardy, fast growing but are a forest tree growing too large for urban environments. The only reason the trees slated for removal are not 30 metres plus (100 feet) tall instead of the present 15 metres is because at some point of time they were growing too tall and were pruned (butchered) to around 3 metres in height. This resulted in the multi-branched growth seen now, and in my opinion has seriously weakend the structural integrity of all 5 trees. Trees do not live forever and the removing of trees that are near the end of their safe use in an urban environment is best practice for all councils. There are many species and cultivars of both endemic and ornamental trees that are available as replacements that are much more suitable for street planting. Semi-advanced trees are readily available and are reasonable priced.

If the Macedon Ranges Shire Council would like me to elaborate on any topic I have raised in this letter of support for this development I am always available on email [REDACTED] or phone [REDACTED]

Yours Sincerely
Wayne van Noord

Submission 3

My husband and I are in support of this plan to increase business to Woodend.

We live at [REDACTED] and my husband owns the [REDACTED] opposite this development. This is why the development would affect us.

My phone number is [REDACTED]

Thanks

Brydie Gleeson

From: Chris Mercieca [REDACTED]
Sent: Tuesday, 22 October 2019 1:35 PM
To: Macedon Ranges Shire Council
Subject: Planning Application PLN/2019/274 (30 Brooke Street Woodend) Submission

Name: Chris Mercieca

I write to Council in support of PLN/2019/274.

The application proposed a mixture of uses that will benefit the town through supporting local business and providing local employment opportunities.

The uses will benefit tourism and economic development, and aligns with relevant objectives and strategies of the Industrial 3 Zone, Local Planning Policy in the Macedon Ranges Planning Scheme and a number of adopted Council Strategies.

The application material provides justification for the use and development, including detailed traffic engineering reports that confirm car parking demand will be satisfied in the immediate surrounds, and car parking surveys have determined there will always be a surplus of available car parking. Acoustic Measurements are proposed to ensure uses align with EPA guidelines, and liquor licencing will be undertaken in line with state legislation.

The application provides a set of conditions to ensure the use is undertaken in such a way to ensure no detrimental impact on the surrounding industrial land.

Local Policy, the Woodend Structure Plan and background/incorporated documents seek to leverage off tourism trade and provide local employment opportunities. The proposal responds accordingly, and should be supported by Council.

Submission 5

Kevin O'Brien

Mobile: [REDACTED]

Email: [REDACTED]

Dear Sir/Madam

REF:

Application Number	PLN/2019/274
Lodgement Date	21/06/2019 12:00:00 AM
Application Location	Match Trading, 30 Brooke Street WOODEND VIC 3442
Town/Locality	WOODEND

I'd like to express my support for the above planning application.

As a local resident for [REDACTED] years I believe this is extremely well thought out use for a building that is no longer viable in today's environment. It will bring need employment opportunities to the area and invigorate a space that is run down.

Yours Sincerely

Kevin O'Brien

From: Robert Ford [REDACTED]
Sent: Tuesday, 22 October 2019 10:37 AM
To: Macedon Ranges Shire Council
Subject: PLN/2019/274 (30 Brooke Street Woodend) - Submission

ATT: Council Planning Department
RE: PLN/2019/274 (30 Brooke St Woodend) Submission

Name: Robert Ford
Address [REDACTED]
Contact [REDACTED]

As a Macedon Ranges resident for over [REDACTED] years, I write in support for the Use and Development Application PLN/2019/274 at 30 Brooke Street Woodend. It is my view that Council should support and issue a permit based on planning policy within the Macedon Ranges Planning Scheme, and incorporated/background documentation adopted by the Macedon Ranges Shire Council.

The proposal will add vibrancy to the township of Woodend, and responds positively to the Macedon Ranges Planning Scheme. The application is focused on supporting local business, employment opportunities and the community, and has duly considered strategies and objectives of the Planning Scheme, Local Policy and incorporated and background documents adopted by Council. The application has duly considered onsite and offsite amenity impacts, and has acted accordingly.

PROPOSED USE

The possibilities with this proposal will provide positively to the town. The proposal includes for the renovation of the existing 3000m² warehouse, filled with light and indoor planting opportunities. The proposed uses include:

- Office Space – Open during weekdays, an area providing space for offices to support local businesses.
- Restaurant/Café – A café to provide the local industrial businesses an option for lunch, as well as the wider community.
- Function Centre – A space that can be booked to hold functions, exhibitions, community group meetings, or events such as weddings/birthdays. The space will not always be in use, but provides an option for any community member or group to hold an event in a beautiful internal setting.
- Market – Holding up to 40 stalls maximum, the market will showcase local arts, craft, produce or goods. Open as a market on weekends only, the stalls also act as a place for business and storage of goods during the week but will not be open to the public. It provides a space for artists/craft makers to have a base.
- Bar – An upstairs bar, maybe a local winery or brewery? The setting will be gorgeous, with a industrial warehouse appearance. The bar will be required to meet required liquor licensing regulations under the VCGLR, noise and amenity levels set by the EPA and patron management plans. The Acoustic Report states what building materials must be used to screen general noise to not impact on the nearby area. There will be no detrimental impact due to noise or the consumption of liquor on the surrounding Industrial zoned (or residential zoned) land.

PROPOSED OPERATION

The proposal is, in effect, staggered to ensure not all uses are open at one time. The application includes limits on patron numbers and hours for each use to manage the space and ensure car parkin generation will not outstrip car parking supply within the immediate surrounds of the underutilised Industrial Zone.

During a weekday, the small number of offices will be open, supported by the café. This will have no detrimental impact on the industrial area, but will support local businesses.

At other times, the function space may be booked for an art exhibition, a community group meeting or a 60th birthday. The number of people allowed at a function depends on what other uses are open to ensure car parking is available to manage overall patron numbers.

On the weekends, the market will be open. At this time, the offices (and surrounding industrial area) will generally be closed with more parking available. The market will showcase local artists, crafters, produce and goods. This is a positive for Woodend and the wider Macedon Ranges.

The bar has the possibility to be open at varying times. One can imagine the bar may be busiest on a Friday night or Saturday, when the industrial area is closed but other uses such as the market and restaurant will be open.

Waste areas are provided, which also includes an organic processor for leftover produce or food waste from the restaurant. The application includes an example of an organic processor, which ends up with a safe organic product that can be used on site or sold as part of the market for garden fertiliser.

Showers and change rooms are provided for staff that cycle to the site, whilst there is an overprovision of bicycle spaces required under the Planning Scheme.

In short, during a weekday the proposal is a great addition to the town. Offices and the café will support local employment opportunities. On a weekend, there are different opportunities for local employment and business, anchored by a market that may sometimes be busy, and sometimes only half the stalls might be filled.

Like anything, it will be busy when it opens. When it settles, it will have local offices and a cafe during the day. On weekends, it is likely to be busier but the existing industrial area is generally closed. Like any market or tourist destination, it will not always be busy, but the space and support will always be there for locals to have a stall to showcase local goods.

RESPONSE TO THE PLANNING SCHEME

Planning Applications should respond positively to the Zone and any overlays, Local Policy, State Policy and any incorporated/background documents adopted by Council.

The site is an Industrial 3 Zone. No uses proposed are prohibited. The zone includes objectives that support the approval of an application of this nature.

Local Policy includes the following summarised support for the proposal:

- Clause 21.01 Municipal Profile states the importance of local employment opportunities and tourism.
- Clause 21.02 - Key Issues and Influences states that tourism development is important for the region
- Clause 21.03 - Strategic Framework Plan references for the facilitation of tourism which plays a key economic role in the shire.
- Clause 21.10 - Economic Development and Tourism includes a strategy to "ensure industrial and commercial development is designed to complement and enhance township character"
- Clause 21.10-2 Tourism seeks to "enhance the tourism potential of towns within the municipality" and strategies include to facilitate economic development that have tourism/recreation attractions and encourage tourism development related to food and wine, arts and craft etc.
- Clause 21.13 regards the Township of Woodend. Policy seeks to ensure there is a Commercial Core of Woodend, but supports development and tourist trade in the Industrial 3 Zone that require large floor areas.
- Clause 22.06 - Design of Industrial Development - Seeks to improve the appearance and amenity of existing industrial areas, and create attractive main road frontages.

Background/Supporting Documents should also be considered:

- The Woodend Structure Plan highlights Mount Macedon Road (which turns into Brooke St) as a key gateway and policy seeks to encourage the beautification and appeal of gateway areas, and improve design outcomes of industrial areas. The Woodend Structure Plan sought to rezone the site and surrounds to the Industrial 3 Zone, which has occurred. The Woodend Structure Plan seeks to rejuvenate the Industrial 3 Area, and ensure heavy industry is located in the Clancy Lane industrial precinct.

- Industrial Design Guidelines - The built form meets objectives for re-purposes built form, provides cycling infrastructure, waste areas not visible from the street etc.
- Macedon Ranges Tourism Industry Strategic Plan – This plan seeks to actively develop tourism, build on the artisan craft space of the region, and remove barriers to growth and investment.
- Macedon Ranges Economic Development Strategy – Again this strategy seeks to promote tourism, local employment, value add for local produce, invest in the region etc.

It is a fantastic use of an underutilised Industrial zone, and the repurposing of the existing factory will provide uplift to the surrounding industrial land in line with policy provision

RESPONSE TO POTENTIAL CONCERNS

It is my assessment of the documentation provided that there will be no detrimental impact to the site and surrounds based on amenity or car parking.

The proposal provides for upgrading the Brooke St frontage with car parking, and background traffic engineering studies and surveys confirm that in a scenario where the proposal is trading at absolute capacity, the car parking demand generated can be accommodated within the survey area with surplus/free spaces remaining.

This scenario of all uses being at capacity is unlikely to occur, but demonstrates even at its worst, there is still greater supply than demand for car parking. The applicant is providing more bicycle parking than what would be required too – a nice perk in today's car dominated society.

The proposal provides strict 'conditions' or 'parameters' about which uses can be open when, and maximum allowable people on site to ensure car parking demand does not outstrip availability. Not everything is open at once. During the week, it is predominantly just the small number of offices and the café, with the function centre available for booking for exhibitions, galleries or community meetings and events. It is unlikely to always be booked – demand will dictate this.

Acoustic Treatments to the building will ensure that noise levels meet required EPA guidelines, whilst more 'conditions' limit opening hours to ensure the surrounding Industrial land retains general amenity. Furthermore, liquor regulations under the VCGLR will be required to be met.

The existing building is 3,000m², and has been compared to a Coles style development by some in the public realm. This is simply not the case. It's not a everyday shop. It's not a supermarket. Uses allowed to be open at any one time are balanced to ensure the use of land does not detrimentally impact the surrounds.

Development should be supported where there is a net community benefit. Any perceived negatives are outweighed by the positive impact this proposal will have to Woodend.

Here we have an Industrial Zone which allows for the opportunity of development such as this, which will revitalise an aged, underutilised industrial area. The net community benefit, and opportunities it will bring, should be supported.

It is a fantastic use of an underutilised Industrial zone and the proposal complies with the relevant objectives and purposes of the Industrial Zone, and responds appropriately and proactively to other Council adopted policies such as the Woodend Structure Plan, Industrial Design Guidelines, Tourism Plans and Economic Development Strategies etc. There will be no detrimental impact to the immediate surrounds, with traffic engineering reports confirming car parking generation will not outstrip supply, whilst acoustic measurements will ensure all required EPA guidelines are met in relation to noise.

It is my view that Council should support and issue a permit for PLN/2019/274 at 30 Brooke Street Woodend based on planning policy within the Macedon Ranges Planning Scheme, and incorporated/background documentation adopted by the Macedon Ranges Shire Council.

Kind regards,
Robert Ford

From: [REDACTED]
Sent: Sunday, 10 November 2019 8:37 AM
To: Macedon Ranges Shire Council
Cc: David Backhouse
Subject: Objection - PLN/2019/274

Dear Alexia [REDACTED]

We wish to object to planning application PLN/2019/274 regarding a market, restaurant and tavern at [30 Brooke St](#), Woodend.

Whilst we are not necessarily against the development in principle, there are several community concerns that make such an application inappropriate. In relation to the business itself, the development is removed from the town centre and therefore draws visitors away from the appropriate area according to Council's own planning proposals.

The proposed hours of operation and liquor licensing implications for such a late night venue in this location is out of keeping with the neighbouring properties, and being removed from the town centre, presents issues in terms of transport and infrastructure to see people safely exiting in early morning hours.

More concerning to us is the direct adverse impact such a proposal will have on our property. The proposed hours of operation and planned proposal for parking will cause noise and security issues inappropriate for a residential area. Many of the surrounding roads are gravel and on street parking for the most part is unconstructed. As such, being located in a high rainfall area, any permitted parking will result in nature strips being destroyed and therefore destroying the overarching approved planning schemes purpose of preserving neighbourhood character.

Even a cursory glance at the proposed on-street parking proposal would show it is obvious that parking has been assumed in areas that are impossible to park in. The Eastern side of Bowen St. between Mt Macedon Rd and Urquhart St has no available on street parking due to a deep drain but such parking has been included in the proposal. The Brooke St/Mt Macedon Rd parking to the east of Bowen St. has bus stops on both the Northern and Southern sides that haven't been considered, neither has access to properties on the Northern side immediately to the east of Bowen St. (this is [REDACTED] that requires 3 access points in accordance with Council's Shirley Park restructure overlay). The proposal will create major safety issues for accessing these properties, even if access is allowed for, as well as safety issues for buses, passengers and other road users in the vicinity of bends, crests and corners. These issues should have been obvious to Council before abdicating responsibility for raising objections to landholders.

Furthermore, if Council simply referred to their own C98 proposal it would be obvious that the following was stated;

'Larger developments should provide car parking on site or contribute to additional public parking space. In these cases, it must be demonstrated that parking will not rely on overflow into residential areas.'

This proposal clearly does not comply to the detriment of residents in the neighbouring residential areas. When looking at similar developments like the Mill Markets in Daylesford or Castlemaine, all are provided with significant areas of off street parking which are predominantly full due to the popularity of their use.

The surrounding area to the east of the proposed development cannot absorb the required parking on-street and the impact on neighbouring residents in the residential areas is therefore completely unacceptable.

Given the limited notification and uncertain response time these concerns are not necessarily representative of all of the failures with this proposal. Accordingly, we cannot support the proposed development and trust Council will apply their own planning rules and procedures to address our concerns.

Regards,

Kerry & David Backhouse

[REDACTED]

Submission 8

Andrea Matthews



Alexia Paterson
Senior Statutory Planning Officer
Macedon Ranges Shire Council
40 Robertson Street
Gisborne
VIC 3447

Dear Ms Paterson

Objection to Planning Application PLN/2019/274

I am writing to lodge an objection to the above-named planning application for development of the Old Factory site in Woodend.

My family and I live at [REDACTED] and operate our business within the IZ3 zone so we're both immediate residential and business neighbours of the proposed development site.

I am objecting to the proposed development of the Old Factory into a retail and hospitality complex on two grounds.

- Parking and traffic disruption,
- Impact on residential neighbours

Living and working in the IZ3 zone

For [REDACTED] years I have enjoyed operating a family business in this quiet pocket of Woodend and as both a resident and business owner in the IZ3 area I have found that after hours and on the weekend, it is one of the quietest locations in the whole town.

Most of the businesses located in this zone in Woodend operate within conventional working hours and the trades businesses are all finished work by 6pm at the latest (and most by 5pm).

Traffic movement is minimal within the IZ3 in the evening, on weekends and on public holidays, so a proposed retail and hospitality complex operating predominantly at those times, and where the only parking available is on local streets, would negatively impact the peaceful ambience of this area.

While the IZ3 of Woodend is not conventionally attractive, its current mixed-use status has actually created a work/life haven for residents and business owners alike. This is currently borne out by the fact that all businesses premises are occupied and productive (with the exception of the Old Factory) and there are currently no residential properties for sale or unoccupied in the immediate vicinity.

OBJECTION 1 – TRAFFIC AND PARKING

The applicant's request for the waiver of all 453 parking spaces required for this size of development is contra to all other planning permits previously issued in this zone.

Every development on this block in recent years has been required to provide its own off-street parking to strict planning requirements. I refer to developments at 15 Bowen Street, 5 Ligar Street, 9 Ligar Street and 1A Ligar Street all of which have been developed in the last 5-10 years and all of which have had to meet strict requirements for on-site parking provision.

To accede to the developer's request to waive its statutory car parking requirement would put unprecedented demand on local roads, all of which are ill-equipped to handle an increase in traffic and on-street parking. It would also set an unsustainable precedent for future development within the Macedon Ranges.

Developers indicate that there would be a peak demand of 233-253 parking spaces at the facility and has suggested employee and visitors' vehicles should be accommodated in surrounding streets.

Based on the applicant's illustrated 250 metre parking zone this would directly impact 30 residential properties, most of which have no pavements or existing hard standing areas, with further disruption to more homes in a greater area to be expected on higher traffic days.

Millions of dollars would need to be spent by ratepayers to create the level of parking outlined in this planning proposal not to mention the significant upgrades which would be required to local roads and pavements.

Gravel roads

Two of the streets the applicant has identified for its parking are Ligar Street and Wood Street. These are both unmade roads which require regular regrading. Adding extra traffic to each of these roads would see them in poor condition more frequently as well as causing increased noise and dust intrusion for residents (this is a very dusty area in the summer).

Previous requests for these roads to be resurfaced by council have been refused as there is no budget available to adopt any more roads in the Macedon Ranges at present.

Within the last two months both unmade streets have been regraded to address their poor condition. Wood Street had extensive and very deep potholes throughout its length, while Ligar Street had to be altered to address flooding in the garden and driveway of our property. *See pictures below - note that the potholes on Wood Street have already returned, just two months later.*

Worth noting for any future development of this site is a high level of water flow through 9 Ligar Street which has right of discharge onto 30 Brooke Street.

In addition to its poor condition, Ligar Street has a large open water drain on one side, with extensive tree roots on the other, and cannot easily be widened to accommodate parking spaces. Further, truck access is required by the existing businesses on this street which could be impacted by increased on-street car parking.

No residents currently park on the street and once industry workers have left at 5pm, there are no vehicles on the road at all. To fill this residential facing street full of vehicles on evenings and weekends would significant impact local amenity for the 10 homes situated immediately on Ligar Street.

Pictures of Wood Street potholes – August 2019 (this hole has subsequently reappeared)



Flooding at Ligar Street – September 2019



Ligar Street view north. Weekday evenings/weekends

Returning to Wood Street, the applicant has also identified parking spaces outside the Childcare Centre with additional parallel spaces immediately opposite. Any increase in traffic to an area with heavy movement of children should be interrogated. Please note that these premises are incorrectly illustrated as a residential property on the developer's own plans.

Bus travel

The applicant indicates that only 20 per cent of the retail complex's patronage will be local residents. Given that public transport options to this area are almost non-existent, we must assume that most visitors will come by car or by private bus.

The applicant has flagged the existing Flexi-bus service to service this site, but it does not operate at weekends, evenings or public holidays when the site is expected to be at its busiest.

It is therefore to be expected that even local Woodend residents would visit the site in their own cars due to the site's distance from the main shopping hub.

We have recently seen an increase in tour groups visiting other towns in the Macedon Ranges by bus. If this retail complex is added to the 'must do' list of the activities in the Ranges then we might reasonably expect an increase in buses visiting the site as part of their tours.

There is no provision at all in this plan for parking of tourist buses and no existing locations in the town allocated for tourist bus parking. Where will they park?

Stress on existing road junctions

Given the increased traffic, a larger area of Woodend will be impacted by cars and buses travelling through surrounding roads including Brooke Street, Wood Street, Templeton Street, the Urquhart Street 40km/h zone, Mount Macedon Road and Anslow Street.

Consideration should also be given to the Brooke Street-High Street junction given the restrictions on right hand turns both onto and from the High Street. There is an increased possibility of incidents at this junction given visitors may not be aware of the restrictions. (Vehicles are often observed making right turns into Brooke Street off High Street).

An increase in traffic from Melbourne to Woodend via the High Street will also put more pressure on the already-challenged Coles junction at Urquhart Street too. This junction has been flagged regularly by town residents as requiring better traffic flow.

Train passengers

Should more visitors be encouraged to visit the site by train, as is suggested in the proposal, then planners should be mindful that there is currently no pedestrian crossing across the High Street from the train station to Brooke Street so pedestrians are required to walk down a grassy hill to get to the pavement.

Further, the pavement on Brooke Street doesn't run the length of both sides of the road so pedestrians choosing to walk on the Brooke Street Medical Centre side will be required to cross Brooke Street twice in order to use pavements all the way the Old Factory site. There are currently no pedestrian crossings on Brooke Street.

OBJECTION 2 - Impact on residential neighbours

The recent re-zoning of the Woodend industrial zone to Industrial Zone 3 was an outcome of the Woodend Structure Plan which informs the Macedon Ranges Planning Scheme.

Among the intentions of the industrial 3 zone are:

To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community

And

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

Bringing a large-scale retail market and hospitality complex into this residential facing zone is not compatible with the nearby community as it would create a significant disturbance for immediate neighbours – and there are five residential properties on the same block as the Old Factory.

In addition to an unprecedented increase in traffic and parking strain on surrounding streets, it is to be expected that there will be noise created from patrons and their vehicles both arriving and leaving the venue.

Planning proposals indicate that the potential operating hours could be as long as 7am to midnight on weekdays and public holidays and 7am – 1am on weekends

Residents would be subject to a rise in noise disturbance from traffic of employees arriving as early as 7am (40 stalls equals 40 stall holders in cars/vans/utes plus office and hospitality staff...), and from patrons and their vehicles leaving beyond 1am.

As our home is at the rear of the Old Factory, we are in close proximity to the proposed bar, function centre and restaurant. We have concerns about noise levels and light pollution from those areas. The rear facing window of the caretaker's cottage is close to the proposed mezzanine bar area, while the function centre area and proposed restaurant are very close to the boundary fence.



Views from rear of ■ Ligar Street.

- a) Inside caretaker's residence showing distance to proposed mezzanine area rear of Old Factory.
- b) From rear of property adjacent to proposed bar area showing proximity to function centre and proposed restaurant area.

As a local business owner I wish to be clear that I am not anti-development of this site, but given its proximity to a significant number of immediate residential neighbours, no provision for on-site parking and poor local road infrastructure in the immediate area, the site is not well-suited for a large scale retail and hospitality format.

Further, Objective 7.2 in the Macedon Ranges Planning Scheme clearly states an intent to '*maintain the Commercial 1 Zone as the focus of retail and commercial activity in the town centre and avoid retail within the Industrial 3 Zone that will undermine the viability of the town's commercial core.*'

With 3000 square metres of commercial space currently vacant in the town centre, including the former Coles store (which would be perfect for a market concept), expanding retail development into a second location outside of the existing 'between-two-bridges' core would be contrary to the Planning Scheme's own objective.

Yours sincerely

Andrea Matthews

■ Ligar Street

From: Steve Ritchie [REDACTED]
Sent: Saturday, 2 November 2019 5:45 PM
To: Macedon Ranges Shire Council
Subject: Objection -PLN/2019/274

I wish to object proposed planning permit PLN/2019/274 - 30 Brooke St, Woodend.

The proposal will increase traffic in the area, increase noise day and night, create hazardous situations due to insufficient parking availability and attendees parking in/on nearby streets and increased light pollution at night as a result of security/street lighting.

I envisage parking will take place on nearby street including along Mt Macedon Rd, which only has a spoon drain on the north side, likewise does Brooke St, this will become boggy and a mess in wet times and create traffic congestion on these roads. The neighboring streets are narrow and on street parking will lead to increased hazards for local residents. Wood St is an unsealed Rd and increased traffic and parking will generate much dust in the area.

Increased traffic on Mt Macedon Rd and the surrounding streets will increase noise levels and make access to residential properties more difficult

Night time patrons at a Tavern or Restaurant with alcohol being served poses the potential for anti social behavior in the area, an area which currently affords quiet surrounds with limited traffic both on the roads and footpaths.

In an area close to a primary school and a creche increases in traffic pose a significant risk to children in the area, particularly on Urquart St, Wood Street and Brooke Street/Mt Macedon Road.

We live where we do to enjoy the rural environment and this proposal will diminish this like many other Planning approvals being granted by Council.

Yours Sincerely
Steve Ritchie

[REDACTED]
Mobile: [REDACTED]

Alexia Paterson
Senior Planning Officer
Planning Department
Macedon Ranges Shire Council.
40 Robertson St.
Gisborne VIC 3437

4th November 2019

Dear Alexia

Re: Objection to Planning Application PLN/2019/274

I am the owner of [REDACTED], being the [REDACTED] of the above planning applicant.

Having viewed the plans and application before council, I wish to lodge an objection on the following grounds:

1. Severe lack of parking made available on the site for an application of this magnitude.
2. There are 40 stallholders, operators and employees plus several other venues with operators and employees planned for this site. For a development of this magnitude in an area where there is no off street parking available or car parks nearby. I would have assumed that there should be a minimum of one car park space per operator on the site.
3. There appears also to have been no planning consideration as to where the customers and delivery vehicles will park to access the site.

I await your response and can be contacted at the below address.

Yours Sincerely

[REDACTED]

Richard Grant

[REDACTED]

Email: [REDACTED]
Mobile: [REDACTED]

From: Carolyn Sanders [REDACTED]
Sent: Monday, 4 November 2019 3:31 PM
To: Macedon Ranges Shire Council
Subject: OBJECTION TO PLANNING PERMIT APPLICATION PLN/2019/274

Importance: High

Dear Sir

I wish to make the following objections to Planning Permit Reference # PLN2019/274.

- 30 Brooke St, Woodend (the Site) is currently zoned Industrial 3 Zone (IN3Z)
- It is immediately bounded on 3 sides by residential properties.
- 30 Brook Street Unit Trust (Trust) has applied for a number of usages
 - Restaurant
 - Function Centre/Event Space
 - Office
 - Bar
 - Market

Hours of Operation

- One or more of the usages proposed intended hours of operations are Monday to Friday from 8 am to 12 midnight, with patronage of up to 100 in the Restaurant
- One or more of the usages proposed intended hours of operations Saturday to Sunday from 8 am to 1 am, with patronage of 365 in the Function Centre and 200 in the Bar.
- These hours are too long. This is a rural residential area and these hours show disregard for the adjoining residential owners who would like quite enjoyment at night and on weekends.

Car Parking

- The Trust has requested to dispense with all the site's car parking requirements and shift its obligations to its neighbours, most of whom are residential.
- Council has correctly identified that Ligar Street between Wood and Bowen Street has a typical carriageway width of about 4.5m which does not permit any parking on the road pavement, and with parking prohibited on nature strip, the effective parking provision is zero (0) along this street section.
- Both Wood and Ligar Streets are unmade roads and already show signs of damage through current traffic use, additional traffic will not only cause further damage. There is limited parking on these streets for residents, projected inflows will make residential parking near impossible, especially on weekends.
- I dispute that Ligar Street is an access road (a side or rear lane principally providing access to parking on lots with another street frontage). It is not. On the properties adjacent to the Site it provides front access only to 1,3,5,7,9,11 and 13 Ligar Street.
- If no on-site parking is provided, or amended use of the Site proposed, the surrounding residential areas will be forced to take the burden of the parking that will take spill into Wood, Ligar and Bowen Streets and Bawden Road and the wider areas.
- The Trust seeks to rely on the previous use of the site. The previous site use did not have a possible 365 patrons nor was a projected 200-300 or so cars anticipated.
- At least Coles provides 190 car spaces for its customers!

Noise impacts associated with the proposed use;

Council should insist as a minimum that the recommendations required by Clarity Acoustics below be a requirements of any planning/building permit.

- The building fabric should be upgraded as per the recommendations provided in Section 5.1
- The walls separating the Function Room from other areas of the proposed venue should be constructed as per the recommendations in Section 5.2
- Music levels should be limited to background music within the proposed venue with the exception of the Function Room where music should be limited to the levels provided in Table 7
- The external area associated with the Restaurant should only be used for dining up to 2200 hours. After 2200 this area can be used for smokers.

APPENDIX B – USE PARAMETERS (CONDITIONS)

RESTAURANT

1. Maximum hours of operation are:
 - 8AM - 10PM Monday to Friday, with a maximum patronage of 100 persons
 - 8AM – 10PM on any public holiday, with a maximum patronage of 100 persons
 - 8AM – 11PM on weekends, with a maximum patronage of 100 persons
2. Seats associated with the cafe must be provided for 75% of patrons in the venue at any one time.

FUNCTION CENTRE (FUNCTION CENTRE AND EVENT SPACE)

Purpose: For hiring for community groups, conferences, business meetings, community clubs, weddings, parties, exhibitions, performances etc).

3. Maximum hours of operation are:
 - On request to 5PM Monday to Friday, with a maximum patronage of 300 persons
 - On request from 5PM to midnight Monday to Friday, with a maximum patronage of 365 persons
 - On request to 4PM on any public holiday, with a maximum patronage of 250 persons
 - On request from 4PM to midnight on any public holiday if a market is being held , with a maximum patronage of 175 persons
 - On request from 4PM to midnight on any public holiday if no market is held , with a maximum patronage of 365 persons
 - On request to 4PM on weekends, with a maximum patronage of 200 persons
 - On request from 4PM to 1AM on weekends, with a maximum patronage of 175 persons if the market is in operation.
 - On request from 4PM to 1AM on weekends, with a maximum patronage of 365 persons if no market is held
4. No more than one (1) event can be held in the Function centre at any one time.
5. Liquor and food associated with the function centre may be served for immediate consumption only.

BAR

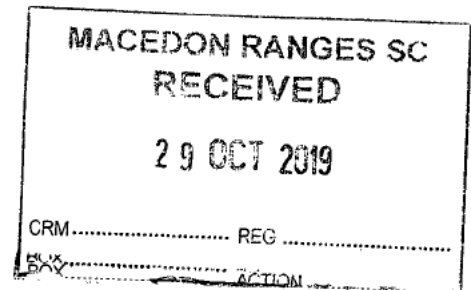
Purpose: The mezzanine bar is open to the public. Bookings for small occasions (birthdays, anniversaries) can occur.

7. Maximum hours of operation are:
 - 3PM - 10PM Monday to Friday, with a maximum patronage of 200 persons
 - 4PM – 11PM on any public holiday if a market is being held, with a maximum patronage of 100 persons
 - 4PM – 11PM on any public holiday if no market is held, with a maximum patronage of 200 persons
 - 12PM - 4PM on weekends, with a maximum patronage of 80 persons.
 - 4PM – 1AM on weekends if a market is being held, with a maximum patronage of 100 persons
 - 4PM – 1AM on weekends if no market is held, with a maximum patronage of 200 persons

Regards

Carolyn Sanders





Dated 27th October 2019

Dear Sir /Madam

With to the proposal of the Old Shed I object to the progression of this so called beneficial Development for various reasons as stated below.....

1 Parking which the developer has totally exaggerated! and tried to wash their hands of a need to provide any spaces under some feeble reason. that others like Coles had to provide!. To palm off their responsibilities on to general rate payers is a cheek! The result of their calculations will spill over into streets and surrounding roads affecting residents in the area along with other practices as poor driving and indiscriminate parking.

2 The choice of a polluted site ! I remind you that this property was used by Wheelie Waste who poured many liters of toxic chemicals oils a and run off from washing their vehicles in the shed

Not forgetting many instances full garbage trucks were left for days within that shed with rats and other vermin accommodated .. I request a health and safety check on this site published for general information

I fail to see the advantage of converting a rusty old shed into a an eatery and bar with market facilities as a tourist destination !

3. The numbers of customers/clients proposed are ridiculous in view that the area will be pressed up from human traffic ,motor noise, parking, refuse and more than likely late night noise , loud music they propose 0100 opening 7days a week , as it stands just down Bowen st and Ligar gets large traffic flow both the from the Bupa complex and. The Garage who use our street as a test track! Reports to you fail to curb this behaviour! Or get any reaction what hope is there controlling late night revellers

4 With entertainment pubs races nightclub venues and other public events attract poor behavior noise garbage. Parking and other attendant bad practices The few residents that the Developer highlighted suit only their lack of foresight allocating only 14 homes that might be affected and few businesses .This only minimises any objection to their application. This is obvious by their eager approach to advertise the project on tv news and the inet in an attempt to influence decision!

5The Shed has , is an eye sore and should be removed but not to be replaced by a social nightmare to suit greedy developers who do not live or bother once they achieve their own ends .

6. Looking ahead the next adventure will be the obtaining a Night club which totally unacceptable!

7 No surveys were done amongst the other residents who live in surrounding streets and not

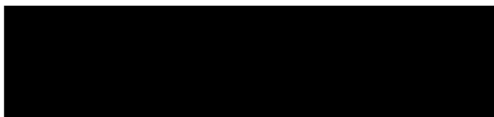
to put too fine a point on it, the time allocated for replies did not meet with the adequate notice which is required by council ! I am sure others had late notice as well .

Kindly, take these objections as a serious reason for disallowing this application as it is not a worthy project at this particular site!

Yours faithfully,

[Redacted signature block]

WA 3442



Dated.. 27th October 2019

Submission 13

MR. DAMIEN HODGKINS,

SENIOR STATUTORY PLANNING OFFICER
MACEDON RANGES SHIRE COUNCIL

P.O. BOX 151

KYNETON 3442.

25.10.2019.

RE PLANNING Application PLN/2019/274.

MACEDON RANGES SC	
RECEIVED	
28 OCT 2019	
CRM.....	REG.....
BOX.....	ACTION.....

MR. HODGKINS.

I AM WAITING TO YOU REGARDING THE
PLANNING APPLICATION FOR 30 BROOKE ST.
WOODEND.

I WANT TO OBJECT TO THIS APPLICATION.
ON THE FOLLOWING GROUNDS.

THE SIZE AND TYPE OF THE VENUE PROPOSED
ESPECIALLY ON SUCH A INAPPROPRIATE SITE
ON A BUSY ROAD AND INTERSECTION.

PARKING WILL CERTAINLY BE A BIG
PROBLEM, BECAUSE OF NO PROVISION FOR
ON SITE PARKING, THEREFORE CARS WILL BE

Macedon Ranges Shire Council

Item received at 1694 Office

On 28/10/19 Signed L. Surr

FORCED TO PARK IN SURROUNDING STREETS
AND ON NATURE STRIPS. THIS SHOULD NOT BE
ALLOWED.

I AM A LONG TIME RESIDENT OF [REDACTED]
[REDACTED] ST. AND ALREADY COPING WITH
INCREASED TRAFFIC TO BUPA AGED CARE
AT THE END OF BOWEN ST.

Yours Sincerely,

From

MRS. JUNE O'CONNOR
[REDACTED]

31/10/2019

S E Macklin and D M Stacey

Dear Sir/Madam,

Subject: Notice of application for a planning permit 30 Brooke St Woodend VIC 3442
Permit Application Reference Number: PLN/2019/274

In reference to the above application and the request for a full waiver on the car parking statutory requirement of 335 car spaces and a suggested peak demand of 255.

We object to the above request as being unreasonable and an impact on the amenity of the residents in proximity to the site.

We are the owners of [REDACTED] in proximity to the area and strongly consider that with no parking arrangement that the amenity of the area will be constantly affected.

Whilst we accept that there is space for parking there is no formal arrangement marked for vehicle parking within the vicinity of the site which would allow and encourage vehicles to park in all manner and locations which would be mostly disorganized and disruptive to residents.

We strongly suggest that the areas in Brooke St located either adjoining or in close proximity to the site could and should be formalized as part of the permit proposal.

Regards

[REDACTED]
Dale Stacey

[REDACTED]
Susan Macklin

From: Maxwell Winchester [REDACTED]
Sent: Thursday, 24 October 2019 5:18 PM
To: Damien Hodgkins; Planning
Cc: Cr Andrew Twaits; Cr Bill West; Cr Helen Radnedge; Cr Henry Bleeck; Cr Janet Pearce; Cr Jennifer Anderson; Cr Mandi Mees; Cr Natasha Gayfer; Cr Roger Jukes; mary-anne.thomas@parliament.vic.gov.au; Mrra
Subject: Objection to Planning Application PLN/2019/274

Dear Mr Hodgkins,

I am writing to you in relation to the planning application for 30 Brooke Street Woodend.

I wish to object to this application on the following grounds:

1. Car parking

Section 52.06 Macedon Ranges Planning Scheme requires a certain number of parking spaces to be provided per patron for restaurants and bars, which the applicant has acknowledged they cannot do with this development as there is no parking available on the plot of land in question.

This application outlines that it expects local streets to provide the requirement of the majority of car parking for the operation, with only 15 car parking spaces accounted for outside the parcel of land in question.

This applicant is clearly in breach of Section 52.06 Macedon Ranges Planning Scheme requires an applicant to ensure car parking does not impact *"fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas"*. It is also in breach of Section 52.06 Macedon Ranges Planning Scheme, *"of reducing the car parking requirement having regard to any historic contributions by existing businesses"*, as the parking plan provided will impact not only residents' equity but also the equity of local businesses within the vicinity.

Surprisingly, the applicant claims there will be no significant impacts of this as a parking strategy. The reality is this is the part of the application that will have the most negative impact on the surrounding businesses and residents. Given the precedent set with previous applications, where small commercial developments have been refused on the grounds of parking, it would be inconsistent for the MRSC to approve this application, given it isn't just asking for a reduction in provision of car parking, but is providing no carparking whatsoever on site.

Section 52.06 Macedon Ranges Planning Scheme also requires the applicant to provide evidence of *"the long term likelihood and provision of car parking spaces"*. Given approval of this application would set a precedent for other, similar development in this area, the long term picture is not very favourable.

Section 52.06 Macedon Ranges Planning Scheme has decision guidelines that make it clear this application is not appropriate. Much of the claimed parking from this application is on gravel roads that are residential streets that only carry a few cars per day. The applicant expects cars to drive nose in to kerb, and possibly drive up the kerb on the side of gravel roads in the area. It is not possible that this expectation ensures the *"protection and enhancement of the streetscape"*, nor will it ensure the *"amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians"*. Interestingly, the applicant failed to submit any photos of these gravel roads in their revised Town Planning Application.

There are also a number of errors in the car parking estimate figures provided by the applicant. If Clause 56 of The Macedon Ranges Planning Scheme figures are used, a total of 453 car parking spaces would be needed for this facility, not the 253 claimed by the applicant.

Regardless of the number of car parks (corrected figures or applicant's figures), it is clear the applicant wishes to use public car parking space to service its private business. It is not the responsibility of the residents of the Macedon Ranges to subsidise car parking for an entire enterprise.

2. This application is not appropriate for a Zone 3 Industrial

The application concerns a property currently located in a Zone 3 Industrial category. This application is not appropriate for a Zone 3 Industrial for a range of reasons.

The proposal is for what is a large retail outlet that according to the applicant's own figures could have traffic and patron volume to the level of the new Coles Store on High St. In addition, the building itself has a retail footprint the size of the new Coles Store on High St. Let us not underestimate the size of the building and patronage under consideration here. It is significant. According to the planning application, up to 665 patrons with over 250 cars could be at the venue at any time.

According to Section 7.1 of the Macedon Ranges Planning Scheme development planning applicants must "avoid retail within the Industrial Zone 3 that will undermine the viability of the town's commercial core" and only "support retail uses that cannot easily be accommodated within Woodend's retail core due to their large floor area requirements for the handling, display or storage of goods". It is clear from both of these statements within the planning scheme that the intent was that retail for the display of goods such as whitegoods, carpets or tiles would be appropriate, rather than the display of 600 odd people who have been on the piss.

In addition, Section 7.1 of the Macedon Ranges Planning Scheme requires development within this particular area, "east of High St and South of Anslow St", to provide a "positive address to all street frontages, including landscaped front setbacks with off street car parking to the side or the rear". This application fails on all fronts here, but most of all in the car parking, which is non-existent.

It must be remembered that this area was recently rezoned as Industrial 3 for good reason. The Industrial 3 Zone replaced the Industrial 1 to acknowledge the proximity to residences within a short distance of the area. To approve this application would be an insult into all the work that went into ensuring this area did not negatively impact those who are located near it.

3. Application not consistent with C98

In 2014, MRSC adopted the Woodend Structure Plan and Neighbourhood Character Study. One of the requirements of Amendment C98 is that commercial development be focussed on the High Street between the two bridges to retain the village feel of Woodend: "*Retain the existing Commercial 1 zone as the focus of commercial and retail activity in the town centre*". It is clear that a development of this magnitude, will most definitely not retain the commercial 1 zone as the focus of commercial activity and retail activity in Woodend.

4. Impact on local community/amenity issues

My greatest concern for this proposed development is the negative impact it will have on the local community. These concerns centre around noise and carparking.

The applicant's own assessment is that there is a potential for up to 665 patrons drinking alcohol on this site (200 in the bar, 100 in the restaurants and 365 in the function centre). Given the proximity to local residents (the site backs on to houses and there are 14 houses within 100m) and a child care centre, one has to ask if adding up to 665 patrons drinking alcohol is a positive contribution to those who live locally and put their children in the childcare next door.

State Planning Policy Clause 15.01-1 of the Built Environment Policy states that development should: "*Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability*". This development proposal will lower the quality of life of those who live and run businesses nearby and will likely lead to road safety issues given how many cars will be expected to park on the sides of gravel roads in the area.

Amendment C98 Design and Development Overlay (DDO23) has objectives that require development to "*retain and enhance the character of Woodend's town centre*". This application will likely take foot traffic from businesses in the town centre and in the long run this is likely to have a negative impact on the viability of the town centre.

Amendment C98 Design and Development Overlay (DDO23) has objectives that require development to "*to improve pedestrian amenity, safety and streetscape legibility*". Unless it is a requirement for this applicant to spend millions of dollars upgrading local streets, the only outcome will be a dramatic reduction in safety for all road users in the area.

Conveniently, perhaps in an effort to mislead the decision on the application, the applicant has listed the child care centre/education centre outlined above (located on Wood St), which it virtually backs onto, as a residential property. Surprisingly in the applicant's Acoustic assessment, neither the existence nor proximity to this education centre is acknowledged.

The greatest concern in regards to amenity relates to the amount of noise that will be likely given the patronage of the venue at night. The applicant makes it clear that it will occasionally operate as a market, but the majority of the site's activities will be in the function

centre, bar and restaurant after hours. This will have a considerable negative impact on the quality of life of the residential neighbours to the property, which are clearly identified within metres of the site in question.

Aside from the noise from patrons of the venue, the applicant admits that waste management will occur during the nights, which again will have a serious impact on the quality of life of local residents. The applicant is either kidding themselves, or kidding the Macedon Ranges community given they argue there will be no serious impact on the quality of life of local residents as claimed in the application.

Errors within Application

Aside from the issues with the planning application in relation to policy outlined above, the application is riddled with errors, which I'm sure MRSC planning officers have picked up that include:

- Brooke Street from High Street to Mt. Macedon Road is NOT in a VicRoads zone (i.e. it is in Council's responsibility). This means that any improvements to surrounding areas for the provision of car parking will come at MRSC's cost, not Vicroads
- A warehouse (which is identified on the application), must be "*at least... 30 metres from land used for... education centre...*". The plan fails to identify The Early Learning Centre at 12 Wood St which would be close to or less than 30m. The unacknowledged child care/Early Learning Centre is virtually next door to the venue.
- Both the restaurant and the bar may have dancing and entertainment, further detriment to the surrounding residential properties.
- The bar definition also allows for later applications for amusement machines and gambling. It is not clear whether this has been applied for or will be applied for with this application.
- Assuming a liquor licence is approved, the Restaurant definition allows for liquor to be served without food as long as there are tables and chairs for 75% of patrons. All of the bar, function centre and restaurant are all shown on the drawings with seating for 75% of maximum patrons, suggesting this is likely an outcome.
- Shops are prohibited in this The Industrial Zone 3 (other than a convenience shop or take away food premises). A shop has to be in conjunction with a supermarket and all shops must comprise less than 500m². A supermarket is prohibited in this zone outside the Melbourne metropolitan area. A Market is sales including foodstuffs, from stalls. Stalls are not specifically defined in the scheme so has its ordinary meaning, as in a table within a market. The plans do not present market stalls as such, but lock up shops, which are prohibited within this zone.
- Page 24 of the applicant's Traffic and Transport Assessment refers to the Roads and Maritime Services of New South Wales' (RMS) publication 'Guide to Traffic Generating Developments' (October 2002) to determine the number of car parks needed for market stalls. It is not clear why a NSW publication would be used to determine car parking spaces for a Victorian application given Section 52 of the Macedon Ranges Planning Scheme has a calculation table for car parking spaces in the shire

Summary

On the basis of the examples of this application not being consistent with state and local planning regulations, I believe the only viable choice for MRSC is to refuse this planning application.

To approve this application would not be consistent with Industrial 3 Zone and risks setting a precedent for other similar developments of this size in the area, which would have a detrimental effect in the long term on the viability of the commercial zone in Woodend.

Yours Sincerely

Dr Maxwell Winchester

[Redacted]

[Redacted]

Objections to Proposed Development at 30 Brooke street, Woodend, Victoria 3442.

PLN/2019/274.

OBJECTION MADE BY:

Glenn and Deborah Else

[REDACTED]

To whom it may concern,

We (Glenn and Deborah Else) to voice our strong objection to the proposal for the development at 30 Brooke, st, Woodend. Along with many of our neighbours, whom will also be making contact to voice their concerns, we solidly object due to the following concerns:

1/ Firstly, the placement of the proposal sign was not easily visible-making one think that it the hope to pass this through with as little time as possible to raise their concerns.

2/ Parking- As someone who has had to jump through hoop after hoop to adhere to council regulations when we first bought a block to place a factory on in [REDACTED], we are absolutely bewildered and frankly, angered that appears to be different rules for

different people. Building a factory to initially house 3 staff cars at the time, we were told that we were required to have 27 (yes 27!) onsite parks! How ridiculous!! And now, this proposal which will see a vast number of staff and patrons' vehicles need parking, does not need to supply onsite car parking! How is this fair? Why should surrounding houses in Bowen, Ligar and Wood street have to have their own privacy and nature strips invaded due to this development? Does not seem fair in any shape or form. Rules need to be consistent, fair and not change due to whoever is on council seeking some personal gain from new developments!

3/Trees will have to be removed from residential streets to make space for parking? Isn't Woodend now protected by Flora and Fauna regulations? It sure seemed the case when [REDACTED] was building and had to pay a vast sum of money to ensure her build met the flora requirements.

4/Noise pollution to nearby schools, childcare centres, homes, churches and aged care facilities are a major concern. The young and the elderly are meant to be given the nurturing they require and deserve. If daytime venues which attract large crowds, vehicle movement (trucks and cars along with emergency

vehicles) and also allow alcohol consumption are created, how is this fair to those around the development? Not only will it cause disruption in the day, but greatly so after hours to nearby residents. Do parents want to be collecting their children from childcare centres where there is a chance of crossing the path of intoxicated people? I don't think so.

5/ Un sealed roads in Ligar and Wood street have caused concern with existing traffic, can you imagine the dust pollution with extra traffic through this development?

6/ Venues which supply alcohol-leads to noise, fighting, littering and possible vandalism. Where will the security be since this venue is away from the township?? Will the council be paying for extra police in the town or security teams? I highly doubt that. We do not need our village to be a place of violence and destruction and for people living nearby (especially the elderly) to feel anxious or unsafe due to living so near to a place which makes money through alcohol consumption.

7/Many children walk/ride/ catch buses near the location in question. With extra traffic on the road. This poses a possible threat to those children. Are we

**putting money ahead of the community's safety?
Definitely seems like that.**

8/Segregating the township- already we have empty shops in the town which is worrying. What will this development do to those businesses in town that have worked long and hard to establish themselves? Will it take away their ability to make money? What do we want the hub of Woodend to be? It is a village- a lovely township which shouldn't be spread out.

We hope council can see that this development is not in the best interest of the town. What is your vision for Woodend? If it is to spread the township out like Sunbury and places alike, you are on the right track!

Please see sense and listen to the voice of your rate payers.

Yours sincerely,

Life long members of the Woodend community

Glenn and Deborah Else

[Redacted signature block]

Ph: [Redacted phone number]

Email: [Redacted email address]

A & V Franklin

Owners: [REDACTED]
[REDACTED]

24th October, 2019

Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444
mrsc@mrsc.vic.gov.au

Responsible Authority – Planning Department

RE: Application Reference # PLN/2019/274

We wish to object to the application at 30 Brooke Street Woodend, on the following grounds:

The majority of car parking required should be on site. If this is not enforced it creates an undesirable precedent for future developments in the Shire. On-street car parking will also have a massive impact on the residents in the area.

It seems inconceivable to think that a development of this scale can proceed with no car parking on site.

Regards
Anthony & Vicki Franklin

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 23 October 2019 6:24 PM
To: Macedon Ranges Shire Council
Subject: Woodend Development.

Mr Damien Hodgkins
Senior Statutory Planning Officer
Macedon Ranges Shire Council
PO Box 151
Kyneton, 3444
Monday, October 21, 2019
Re: Planning Application PLN/2019/274

Dear Mr Hodgkins,
I am writing to you in relation to the planning application for 30 Brooke Street Woodend.

I wish to object to this application on the following grounds:

1. Car parking
Section 52.06 Macedon Ranges Planning Scheme requires a certain number of parking spaces to be provided per patron for restaurants and bars, which the applicant has acknowledged they cannot do also there is a child care Center within the immediate vicinity which will possibly put children at risk. This application states it expects local streets to provide the majority of car parking for the operation, with only 15 car parking spaces accounted for outside the parcel of land in question.

This applicant is clearly in breach of Section 52.06 Macedon Ranges Planning Scheme requires an applicant to ensure car parking does not impact "fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas". It is also in breach of Section 52.06 Macedon Ranges Planning Scheme, "of reducing the car parking requirement having regard to any historic contributions by existing businesses", as the parking plan provided will impact not only residents' equity but also the equity of local businesses within the vicinity.

Surprisingly, the applicant claims there will be no significant impacts. The reality is this is part of the application that will have a large negative impact on the current businesses and local residents. Given the precedent set with previous applications, where small commercial developments have been refused on the grounds of parking, it would be inconsistent for the council to approve this application.

Section 52.06 Macedon Ranges Planning Scheme also requires the applicant to provide evidence of "the long term likelihood and provision of car parking spaces". Given approval of this application would set a precedent for other, similar development in this area, the long term picture is not very favourable.

Section 52.06 Macedon Ranges Planning Scheme has decision guidelines that make it clear this application is not appropriate. Much of the claimed parking from this application is on gravel roads that are residential streets that only carry a few cars per day. The applicant expects cars to drive nose in to kerb, and possibly drive up the kerb

on the side of gravel roads in the area. It is not possible that this expectation ensures the “protection and enhancement of the streetscape”, [REDACTED]. It is clear the applicant wishes to use public car parking space to service its private business. It is not the responsibility of rate payers to subsidise businesses.

2. This application is not appropriate for a Zone 3 Industrial [REDACTED]

The application concerns a property currently located in a Zone 3 Industrial category. This application is not appropriate and this proposal is for what is a large retail outlet that according to the applicant’s own figures could have traffic and patron volume to the level of the new Coles Store on High St. In addition, the building itself has a retail footprint the size of the new Coles Store on High St. This is a significant development. According to the planning application, up to 665 patrons with over 250 cars could be at the venue at any time. [REDACTED]

According to Section 7.1 of the Macedon Ranges Planning Scheme development planning applicants must “avoid retail within the Industrial Zone 3 that will undermine the viability of the town’s commercial core” and only “support retail uses that cannot easily be accommodated within Woodend’s retail core due to their large floor area requirements for the handling, display or storage of goods”. It is clear from both of these statements within the planning scheme. As well as that there is also the issue with noise during the evenings 7 days a week. [REDACTED]

In addition, Section 7.1 of the Macedon Ranges Planning Scheme requires development within this particular area, “east of High St and South of Anslow St”, to provide a “positive address to all street frontages, including landscaped front setbacks with off street car parking to the side or the rear”. This application fails on all fronts here, but most of all is the car parking, which is non-existent. [REDACTED]

The Industrial 3 Zone replaced the Industrial 1 to acknowledge the proximity to residences within a short distance of local housing. [REDACTED]

3. Application not consistent with C98 [REDACTED]

In 2014, MRSC adopted the Woodend Structure Plan and Neighbourhood Character Study. One of the requirements of Amendment C98 is that commercial development be focussed on the High Street between the two bridges to retain the village feel of Woodend: “Retain the existing Commercial 1 zone as the focus of commercial and retail activity in the town centre”. It is clear that a development of this size, will most definitely not retain the commercial 1 zone as the focus of commercial activity and retail activity in Woodend. [REDACTED]

Michael and Julie Blyth
[REDACTED]

From: Joanne Leitch [REDACTED]
Sent: Friday, 25 October 2019 10:14 AM
To: Macedon Ranges Shire Council
Subject: Objection to planning permit 30 Brooke street woodend

RE: PLN/2019/274

To MACEDON ranges shire council,

I'm writing this to inform you of my STRONG objection to planing permit for 30 Brooke street, woodend. I object to this planning permit for the following reasons....

1/ The notice of Application for planing permit PLN/2019/274 is not visible for the public to see it has sneakily been put up and is hidden by a tree.

2/ as a resident of [REDACTED] street I oppose to the NO car parks, where will staff park all day ?

I do not want intoxicated patrons parking all over the nature strip around my house. I work hard to keep this looking nice and do not want it destroyed by vehicles.

3/ the noise from this venue will be intrusive and unjust as it is a quite peaceful part of town not to mention the noise of intoxicated people leaving the venue.

4/ having alcohol so close to a child care centre is absolutely ridiculous how can this even be considered ? Not to mention the increase of traffic that will make it extremely dangerous for parents and children leaving the centre.

5/ the removal of trees ? After having demands made on us to plant certain trees after we personally applied for a permit to be able to operate out of a factory in woodend how can this even be considered?

I personally think that someone in council must have a personal interest in this planning permit cause after hearing about all the demands and certain RULES, the hold ups on private permits other residents in woodend have been ask to adhere by ?

I question why this would even be considered.

I strongly OBJECT to this planning permit

Yours sincerely
Joanne
[REDACTED]

From: Kate Caelli [REDACTED]
Sent: Friday, 25 October 2019 2:27 PM
To: Macedon Ranges Shire Council
Subject: Objection to Planning Permit: PLN/2019/274

Re: Planning Permit PLN/2019/274
30 Brooke St Woodend

To whom it may concern,

I wish to lodge an objection to this development for the following reasons:

Although the plan itself appears to be an excellent one it is planned for entirely the wrong location. It is close to some of Woodend's most beautiful historic houses and beautiful gardens and would I think result in their eventual demise at great loss to the historic appeal of Woodend. Nobody wants to live next door to a tavern! This small and now inconsistent commercial zone is surrounded by residential houses. The development would lead to a deterioration of the surrounding residential area.

There is inadequate parking space available for this development and this would result in patrons parking on residential streets which would also detract markedly from the historic tranquil appeal of Woodend. The plan for Woodend as I understand it is to develop Woodend tastefully while preserving its historic character. The proposed development is inconsistent with that plan.

There is adequate space within the village centre for such an ambitious development, for example the old Coles supermarket location, with parking readily available. There is also vacant land available within the village itself. Locating the development within the village centre would enhance the village rather than detract and divide as the Brooke Street location would do. It would help to create a more dynamic and attractive village centre which I think would in turn enhance the businesses within the development and attract more of the passing trade to the tavern.

When visiting country towns, it is noticeable that those that have scattered commercial areas seem to attract far fewer visitors than those that provide attractions grouped so as to present options to visitors.

One of Woodend's premier attractions is that the residential area is readily accessed on foot, and that it retains its historically appealing character even in the mix of old and new houses. The proposed development in the Brooke St location would threaten that harmony and lead to a deterioration of the town's appeal.

Sincerely, Kate Caelli

From: Terrence Caelli [REDACTED]
Sent: Monday, 21 October 2019 9:04 AM
To: Macedon Ranges Shire Council
Subject: Objection to Planning Permit: PLN/2019/274

Dear Council
re: Planning Permit: PLN/2019/274 30 Brooke St., Woodend

Objections to plan.

Although, at present, the area is an industrial site – for historical reasons - it is very small and surrounded by residential properties, some historic, and many with outstanding gardens. A quiet neighbourhood. The planned rezoning to Industrial 3 Zone is critical although a better solution would be for it to be zoned residential, in my view and move all Woodend industry to the Woodend North industry zone.

Further, with the existing Goodstart Early Learning Woodend facility in Wood St, significant planned residential developments along Mt. Macedon Road and surrounding streets, it is simply inconsistent to have such a development. The market/restaurant/tavern proposal is not at all consistent with the quiet residential features and Zone 3 status. The parking issue is significant and the MRSC should not allow such constraints to be removed for all the above reasons. Removal of trees is totally unacceptable if there is no plan to plant more and improve on the existing street access. No doubt the building is in bad shape and the owners should address this issue – independent of any development. It is an embarrassment to Woodend and not consistent with MRSC publicly supporting tourist, quality of life, for the region.

Finally, and more concerning, is the open-ended nature of the proposal. The definition of a “market/restaurant/tavern” seems open to abuse. For example, could it become a Disco? What type of Market? A Restaurant (likely large) in a quiet neighbourhood is just not consistent. The MRSC would need to be quite prescriptive on such issues if it were to be approved. I can only assume the developers want to maximize their profits independent of what Woodend residents want and need.

Trust them to do the right thing. No.

Trust the MRSC to do the right thing. I hope so.

I can only hope MRSC supports us, the ratepayers, and not the developers.

Relevant part of approved Woodend development plan

woodend-structure-plan-and-neighbourhood-character-study

“ It is recommended that the Industrial 1 land is rezoned to the Industrial 3 Zone to provide for light industrial and service business uses. This would better reflect the existing range of businesses which are located in the precinct, and allow Council to more appropriately manage current and future interface conflicts. Permit requirements under this zone (as per the recently introduced reformed zones) are more extensive and therefore Council is able to consider potential amenity impacts upon surrounding areas and uses. Combined with a rezoning, new local policy direction will guide the types of preferred activities appropriate to the Industrial 3 land.

This zoning and policy change would clearly differentiate this industrial precinct as a location for light industrial and low impact businesses, with larger operations directed towards the industrial precinct at Clancys Lane or Kyneton. It is important that the industrial areas do not allow for retail or bulky goods sales that compete with the retail

core” (pg 40)
and on pg 44.

“Retain the town centre industrial area as a light industrial / service industrial area. Rezone to Industrial 3 Zone, to better manage the design and amenity impacts of future development and encourage a service business role. Implement a policy to prevent retail or bulky goods sales in this area.”

Sincerely

Terry Caelli

Terry Caelli

Mobile [REDACTED]
[REDACTED]

From: SUSAN KIVIMETS [REDACTED]
Sent: Friday, 25 October 2019 3:42 PM
To: Macedon Ranges Shire Council
Subject: Re: PLN/2019/274

Dear Alexia Paterson,

I am writing to you to object strongly with regards the development at 30 Brooke Street, Woodend, 3442, with PLN/2019/274 planning number. I am a resident in [REDACTED] Street near [REDACTED], this development will affect me greatly, especially with the waiver of 255 car parks.

I have to already have to put up with people parking on my nature strip, doing u turns in my driveway from [REDACTED] across the road from me. With the waiver of carparking in Brooke Street I will have an increase in parking on my nature slip, tearing it up and moving the gravel in my driveway. It will increase the volume of traffic in my street also and add to my frustration I already have due to [REDACTED] and the [REDACTED] at the end of [REDACTED] Street.

Brooke Street and surrounding streets are not equipped to handle the increased volume of traffic this development will bring, they are minor roads. People visiting this development will not care where they park if there is no off street parking, no structure, they will park where ever they like, making it extremely difficult for local residents. Has a representative from the council actually had a look at Brooke Street and surrounding streets? Have they come out and seen what it is like when Steve Grahams Auctions, have an auction day on a Sunday? It is a free for all with regards to parking and pedestrians. Did you waiver carparks when the new Coles was build, I don't think so.

This is not the area for a development like this. I know this area is set up for light industrial but my side is residential, the council must have a duty of care for it's residents. I have lived here for approximately 20 years, I have paid my rates on time and I will feel extremely let down by my council if this development goes ahead, without suitable parking. Is this council so out of touch with its ratepayers and the areas they live in?

Also, what about the increase in noise pollution. I am extremely worried about the hours this centre will be open, being a residential area. If this has a tavern that is open late at night, it will cause me a great deal of stress and anxiety, as I work early shifts.

I know I am only one person but there are many people who will be greatly impacted by this development. I hope that my council will do the right thing by myself and my neighbours. This is not a development that is suitable for the area, especial without off street parking.

I look forward to your response.

Susan V Kivimets.
[REDACTED]

From: Gary Johnstone [REDACTED]
Sent: Saturday, 26 October 2019 10:29 AM
To: Macedon Ranges Shire Council
Subject: Planning permit PLN/2019274

My name is Gary Johnstone I am the owner of [REDACTED] Wooden & 30 Brook St is a [REDACTED]. I wish to object to the granting of this permit as I do not think it fits in with the area as far the car parking is concerned .If they think you can park in Ligar St there will need to have the street up graded to have gutters and a sealed road as it is now you could not park on the south side unless you cross the open drain right next to the roadway . On the north side there is a lot of drive ways and only a few spaces on the grass area in front of the property's . Also over the years I have lived in [REDACTED] the road has flooded several times and all the water ended up going through THE SHED at 30 Brook St . The council has tried to clean up the problem but when we get very heavy rain there is still problems with rain water from Ligar St . So as far as I am concerned there will be a lot of work to be done for parking & drainage . Regards Gary johnstone [REDACTED]

To Macedon Ranges Shire Council:

Re: PLN/2019/274.

I Object to this planning application

1.

Not in accordance with the defined useage for IN3Z.

The purpose of the IN3Z is, in part:

.....

– To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations; and

This plan is not as above, it is a large commercial retail operation.

Location	37°21'37"S 144°32'01"E	30 Brooke Street, Woodend
Use	Mixed-use Development (comprising market stalls, restaurant, bar, office and function centre land uses)	
Car Parking	No on-site car parking	

2

Car Parking

I will be significantly affected by the car parking of the patrons of this business.

The proposal, to not define any car parking at all, is completely unacceptable.

Parking of patron will occur up to my address



The surrounding streets have no kerbs and gutters, cars will damage the nature strips,

In winter become Bogged, and cause additional wear to the streets

The surrounding streets are unsealed, and in dry months increase the already significant dust issues.

Clause 52.06 - Car Parking	
Requirement vs Provision	The site triggers a statutory requirement for up to 453 spaces. No on-site parking is proposed,

	and hence a dispensation is sought.
--	-------------------------------------

Yours

Matt & Fiona Gunn



Woodend.

[REDACTED]

Macedon Ranges Shire Council
Attention : Alexia Paterson,
Senior Statutory Planning Officer

28th October, 2019

OBJECTION Re : Application for Planning Permit by Match Trading for use of land at 30 Brooke Street Woodend for a Retail Premises (Market, Restaurant & Tavern, Function and Office, Sale and Consumption of Liquor, Removal of Vegetation (street reserve trees). Full waiver in Car Parking Requirement.

My home at [REDACTED] is [REDACTED] to the proposed development and my quality of life will be greatly diminished if it is to go ahead. At present I am surrounded by businesses that only operate from 8 to 6, Monday to Friday; they all can contain their parking requirements within their own boundaries and none of them generate noise after business hours. In it's previous use, the property had strictly enforced noise restrictions and was not allowed to operate on Sundays.

I wish to object to the granting of a permit to Match Trading for the above application on the following grounds :

*The application is vague and unspecific as to what is entailed or envisaged as "Retail, Market, Restaurant & Tavern, Function and Office, Sale and Consumption of Liquor".

*The above uses should be located within the shopping / business / tourist district of Woodend not the Light Industrial zone.

*I object to the noise that will be generated within the facility and by patrons leaving late at night and all weekend.

*I particularly object to the removal of the street reserve trees which presently obscure the view of the unattractive structure. These are an asset for the whole community and an important part of the Brooke Street landscape. In these days of global warming, Council should not grant permits without a strong environmental plan that contributes to the greening of the surrounding landscape.

*I object to the waiver of car parking requirements on the grounds that the neighbouring streets, largely residential, are for the amenity of the residents. The character of this older part of the town with it's wide streets and nature strips should be protected as intrinsic to Woodend's rural character.

*The residents of the BUPA nursing home in Bowen Street regularly walk along these roads which will become more dangerous if these streets are to be used as carparking.

Michael Dale,
[REDACTED]

Robyn Bartley
[REDACTED]

27th October 2019

To Whom it May Concern.

Our property is located on the [REDACTED] and would be affected by any waiver of car parking. It is a residential property, having lived here over 30 years.

In my opinion, the Traffic and Transport Assessment prepared by Impact Traffic Management is biased towards the applicant. They have not considered that angle parking on the west side of Bowen Street between Urquhart and Brooke Streets is not feasible unless vehicles park on the nature strip, which is not allowed under Vic Roads rules. VicRoads website states 'parking is not allowed on a footpath, nature strip or reservation (unless the vehicle is a motorcycle or bicycle).' A nature strip is defined as the area between a road and adjacent land and includes amongst other things areas of grass, cement or gravel, dirt and driveways. See rule 208 of the Victorian Road Safety Road Rules 2017. The Macedon Ranges Shire Council website also states unsuitable parking areas include parking too close to an intersection, driveway, fire hydrant or school crossing, as well as parking on a nature strip.

The Brooke and Bowen Street roadside corner is potholed and degraded. Any additional traffic and parking would only add to the already poor condition of the roadside. On occasion, the potholes are backfilled, but this is always a short-term repair only.

Parallel parking on the east side of Bowen Street between Urquhart and Brooke Streets would be dangerous as the carriageway is not sufficiently wide to accommodate vehicles and 2 lanes of passing traffic. Also, people alighting from the left-hand side of the vehicle, would be stepping out into a deep gutter, which could lead to injuries.

During the wetter Winter months, the verges/nature strips become soft and muddy. Vehicles departing leave deep tyre indentations, which leads to difficulty mowing and maintaining the nature strips. If parking were allowed on these grassed areas, maintenance would become even more difficult and time consuming.

In light of this planning application, serious consideration should be given to upgrading the nearby roads, including kerbs and channels, with the expected increase in volume of traffic.

I am not against the Planning application overall. In fact, I consider it to be a welcome addition to Woodend and better use than an industrial complex. I do, however, feel that a full car park waiver would be detrimental to residents living near the site.