

To:

Macedon Ranges Shire Council

Attn: Awaiz Sadiq

Coordinator Statutory Planning

PLN/2019/580

We Debra Madigan & Kaye Madigan owners of [REDACTED] wish to object to the planning permit for the following reasons.

- 15 lots is an overdevelopment of the site.
- The lot sizes and layouts do not fit in with the current neighbourhood character.
- The removal of the majority of vegetation (trees & Shrubs) on the site will significantly alter the amenity of the whole area.
- The proposed street trees have no height or width measurements included for future growth suitability.
- 2 entrances for this area seems unnecessary.
- The main entrance mentions 16m, but what width is the road, verge, verge and footpath planned at.
- Some lots are small. Will vehicles be allowed to park on roadsides.
- Will garbage trucks have room with private vehicles to manoeuvre, with up to 3 large bins out at every household
- The planned main entrance / exit point needs to be locked at seriously by Vic Roads as Barry street will need the consideration of turning or slip lanes, and speed signs to address this site for all the additional residential turning traffic.
- Our main concern is the speed and visibility of traffic coming from the west of Barry street. At this site which is on a small hillcrest and the two residential driveways below this site (one being ours) are on the decline reducing our visibility of vehicles coming from the west.
- On paper this area of road looks flat so an actual site visit would be beneficial.

Best Regards:

Debra and Kaye Madigan.

Vic 3434

23rd March 2020.

CP 164407E P/Lancefield Lot 3 LP 138565
Macedon Ranges Shire Council.

Planning Permits - Approvals

Dear Sir/Madam,

In response to your notice of an application for a planning permit for 142-144 Barry Street, Romsey Vic 3434.

Since the new subdivision at the Knox Road end of Metcalfe Drive has been completed, there has been a significant increase at the intersection of Metcalfe Drive and Barry Street.

The new road proposal for 142-144 Barry Street is in such close proximity to the Metcalfe Drive and Barry Street intersection that in my opinion it will make the area extremely high risk of having car accidents.

For each house will most probably have two cars, and that is not including if they have adult children with vehicles, then you have Family and Friends visiting.

I live in the [redacted] service road, [redacted] the proposed new road, to leave our service road to turn right can be very tricky at present with the increased traffic using Metcalfe Drive, but if the new road goes ahead and the cars come across

Barry Street to turn left into Metcalfe Dr. this could cause a lot more problems, let alone the trucks for constructing the road and then while the houses are being built.

The traffic coming from Woodend along Barry Street, do not always slow to 60km in time for the intersection, as the 60km sign is too close to the Barry Street and Metcalfe Drive corner.

I can only suggest that access to these new blocks, should come in off of Cypress Court. The council could purchase some land off of the owners of number 10 Cypress Court as they have an extremely wide block to gain a safer entrance to the proposed blocks of land.

Yours Sincerely,


GLYN BALL

[REDACTED]

From: Lynda Mumford [REDACTED]
Sent: Monday, 30 March 2020 8:29 AM
To: Macedon Ranges Shire Council
Subject: PLN/2019/580 142-144 Barry st Romsey

To whom it may concern

Lynda and Adam Mumford
[REDACTED]

Please accept our objection below

1) 15 properties are too many as this increases more backing onto our property and increased traffic

Please provide clarification on:

- 2) exactly which trees will be removed from our border and what fencing, type and height, it will be replaced with
- 3) how long is anticipated build of properties due to take once planning is granted ? I work from home and am concerned with noise and disruption of services once building begins

Lynda and Adam Mumford
Tel [REDACTED]

Sent from my iPhone

Submission 4

[REDACTED]
[REDACTED]

30 March 2020

Macedon Ranges Shire Council
PO Box 151
KYNETON VIC 3444

Dear Sir/Madam

Re: Planning Permit Application PLN/2019/580

I wish to lodge my objection to the above Planning Permit application.

My reason for objection is the location of the new road. I live on [REDACTED] and find it very difficult and dangerous getting out of Metcalfe Drive onto Woodend Road. I literally must do a U turn to get onto Woodend Road. The location of the new road is extremely dangerous. It needs to be located either at the start of the subdivision i.e. before lot 1 not between the lot 1 and lot 15 or a new entry point found at the back of the subdivision.

Cars speed up and down Woodend Road and adding another road to juggle in getting out of Metcalf Drive is dangerous. There are going to be 15 blocks with quite possibly 2 cars per block. That adds another 30 cars trying to negotiate getting onto Woodend Road. Also, the 60KM sign should be further up Woodend Road, not right on Metcalfe Road and maybe speed bumps installed on this road.

Yours faithfully

[REDACTED]

Marjorie Davis (Mrs)

From: [REDACTED]
Sent: Monday, 20 April 2020 2:10 PM
To: Awais Sadiq
Subject: Re: PLN/2019/580

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Awais

Thank you for your email and a copy of the applicant's response dated 14 April 2020.

Put simply the applicant's response does not adequately address my concerns which I will outline below.

1. Tree Management - **addressed**
2. Fencing - **addressed**
3. Street lighting - please advise what requirements Council will impose on the developer to install street lighting. Further, if the developer is required to install street lighting, please confirm the number of street lights to be installed, their location and the nature of the lighting - **the applicant has not addressed this**
4. Building Envelopes - please identify what requirements Council will impose on the developer with respect to building envelopes on the 15 lots. **The applicant has not adequately addressed this. As with lots in Cypress Court, the lots (what ever the number) should have similar restrictions placed on the including building envelopes and restrictions with respect to outbuildings.**
5. Dwelling High Limitations - please identify what requirements Council will impose on the developer with respect to Dwelling High Limitations on the 15 lots. **The applicant has not adequately addressed this.**
6. Out Building / Shedding - please identify what requirements Council will impose on the developer with respect to Outbuildings / Sheds in terms of their height, construction material, encroachment on any defined building envelopes on the 15 lots. **The applicant has not adequately addressed this. As with lots in Cypress Court, the lots (what ever the number) should have similar restrictions placed on the including building envelopes and restrictions with respect to outbuildings**
7. Does the proposal comply with the CFA's requirements? I.E Hydrant and fire fighting infrastructure - **addressed**
8. Traffic Management - noting that the 2015 Application consisted of one additional road way exiting onto Barry Street and the 2019 Application does, has Council made an application to VicRoad to reduce the speed of traffic traveling from the West into Romsey from 80km to 60km - **pls take this email as a formal request for Council to reduce the speed from 80km/h to 60km/h along the Romsey Road / Barry Street section**
9. Will the Roadway be managed by Council or considered common property and therefore be the responsibility of the lot owners? - **addressed**
10. Number and size of proposed development is also concerning - **not adequately addressed by the applicant. They applicant refers to Romsey Residential Character Study - page 7 of the study places the development in area C which notes that the vast majority of this area is already developed. Further it notes the block sizes arrange from 1000 to 2000 square meters. The**

current proposal has 14 of the 15 lots below 1000 square meters. Therefore, the sites is out of character with area C and is considered an over development.

Finally, the battle axed block should not have separated unrestricted access. To avoid having a battle axed block, lots 14 and 15 should be increased in size to include lot 13.

Kind regards

Nic Needham
[REDACTED]

Mob [REDACTED]

From: Awais Sadiq <ASadiq@mrsc.vic.gov.au>

Sent: Thursday, April 16, 2020 5:31 AM

To: Nicholas Needham [REDACTED]

Subject: PLN/2019/580

Hi Nic,

Please see the attached response from the applicant in relation to your concerns.

Please let me know if you are satisfied or you still want your concerns to stand for the assessment of the application. Thanks

Regards,

Awais Sadiq

Coordinator Statutory Planning

Macedon Ranges Shire Council

T 03 5421 9631 | F 03 5422 3623

TTY call 133677, then ask for 03 5421 9631

PO Box 151 Kyneton Victoria 3444

Email: asadiq@mrsc.vic.gov.au

Web: www.mrsc.vic.gov.au



Awais Sadiq

From: [REDACTED]
Sent: Thursday, 23 April 2020 7:32 PM
To: Awais Sadiq
Subject: Re: PLN/2019/580
Attachments: trees.jpg

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Hi Awais, thank you for the clarification.

- The fence will be either colourbond or timber and will be installed at the developers/builders cost. No cost to us.
- The treeline is planned to be removed

This is of great concern to us and we do not agree with the removal of the significant trees on the North and West boundaries.

- These trees are an active windbreak for the entire area including Boyd Court. Removal of these trees will impact our properties significantly from what it is now.
- Removal of these trees will also dramatically change the landscape of Boyd Court and we believe will have a significant impact on the value of our properties by reducing the street appeal. The overarching skyline of the court will be irreversibly impacted by the removal of back drop of the trees (see attached)
- We are also concerned with the environmental impact of tree removal.
- Possibility of rodents and native animals seeking shelter once their habitat is removed.

We hope the plan can be altered to protect the significant trees from removal, regards Brian and Janet Calovic

On Fri, 17 Apr 2020 at 08:10, Awais Sadiq <ASadiq@mrsc.vic.gov.au> wrote:

Hi Brian,

Thank you for the email.

No fencing has proposed as part of the subdivision and it will up to the individual owner of each lot to have a fence of their choice.

If you see the plan you can see the applicant is proposing to remove the trees along north and west boundary with red dotted lines on the plan.

If you have concerns please let me know and I am happy to consider your concerns for the assessment of the application. Thanks

Regards,

Awais Sadiq

Coordinator Statutory Planning

Macedon Ranges Shire Council

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Email: asadiq@mrsc.vic.gov.au

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From: brian j calovic [REDACTED]
Sent: Thursday, 16 April 2020 7:09 PM
To: Awais Sadiq <ASadiq@mrsc.vic.gov.au>
Subject: Re: PLN/2019/580

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Hi Awais, thank you for the response. My only questions are:

The timing of the fencing. Will this happen in the early stages of the development? We would like it to be in place to act as a barrier to the ongoing works.

Also what color will fencing be if colourbond? we would prefer a woodland grey to match the existing fencing we have in place if possible. Plank fence is also OK.

Are the large wind break trees on the North and West boundary to stay? No problem removing the smaller scrub trees.

Regards Brian

On Thu, 16 Apr 2020 at 15:27, Awais Sadiq <ASadiq@mrsc.vic.gov.au> wrote:

Hi Brian,

Please see the attached response from the applicant in relation to your concerns.

Please let me know if you are satisfied or you still want your concerns to stand for the assessment of the application. Thanks

Regards,

Awais Sadiq

Coordinator Statutory Planning

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