

From: [R & L Natoli](#)
To: [Macedon Ranges Shire Council](#)
Subject: ATT: Jack Wiltshire - Objection to Grant a Planning Permit - DP/2020/1
Date: Thursday, 18 June 2020 7:21:58 PM
Attachments: [MRSC Objection.PDF](#)

Dear Mr Wiltshire,

Please find attached our objection to the proposed development of 110-112 Willowbank Rd, Gisborne (LOT 1 LP 130819 P/Gisborne & LOT 2 LP 130819 P/Gisborne).

Should you wish to discuss our concerns further, please feel free to call myself on [REDACTED] or my husband on [REDACTED].

With regards,

Livinia & Raymond Natoli.



Scanned by [McAfee](#) and confirmed virus-free.

Objection to Grant a Planning Permit

Objection Enquiries:
Phone: (03) 5421 9699
Web: www.mrsc.vic.gov.au

This form is to assist in making an objection as outlined in the *Planning and Environment Act 1987*.

Privacy notice

Council is collecting the information on this form so that it may consider your objection in accordance with its legislative powers and functions. Council can only disclose any information collected in accordance with these powers and functions. Please be aware that Council may provide copies of this objection to interested parties. Visit Council's website to view our Privacy Policy.

Objector details

Provide details of the objector
The person you want Council to communicate with about your objection

Name:	Raymond & Livinia Natoli
Organisation:	
Postal:	
Postcode:	
Contact:	
Email:	

Planning Application details

Provide the Planning Application Number

PLN/	DP/2020/1
------	-----------

The land

Address of the land

Street No: 110-112	Street Name: WILLOWBANK RD
Lot No: LOT 1 LP 130819 LOT 2 LP 130819	Title details (CA, LP, PS, CP, TP) no.:
Township: GISBORNE	Postcode: 3437

Reason for your Objection

Prior to lodging an objection please make sure you clearly understand what is proposed. You can inspect the application at the Macedon Ranges Shire Council's Office or on mrsc.vic.gov.au/Build-Plan/Planning-Permits-Approvals-Forms/Object-to-an-application. Under the *Planning and Environment Act 1987*, an objection can be dismissed if it is evident the objection has been made to secure or maintain a direct or indirect commercial advantage.

Attach additional page/s if there is insufficient room.

we believe that a two story commercial development would not be in keeping with the local area. A large two story building as proposed would dominate the neighborhood and detract from the country feel of the area.

continued...

How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

we do not object to an aged care facility; however we strongly suggest that the facility remain as a collection of single story buildings, similar to the child care centre across the road from this proposed development.

From our personal point of view, we currently enjoy a view of a treed surrounding of that area and that of Mt Macedon behind it. A large two story facility, as proposed will over power that vista and subsequently devalue our property and those of our neighbours.

Objectors Signature

This form must be signed

Signature:  

Date: 18/6/2020 18/6/2020

Lodgement

To ensure Macedon Ranges Shire Council considers your objection, ensure the Council receives your objection by the due date on the notice. Council will send you an acknowledgement letter upon receipt of your objection.

Lodge the completed and signed form by:

Mail:
Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:
Any Council Office

Email: mrsc@mrsc.vic.gov.au

Further important information:

If you object prior to the Responsible Authority determining the application, the Responsible Authority will notify you of its decision.

If the application is to be determined at a Council Meeting, a copy of your objection will form part of the report which is available for public viewing.

If, despite your objection, the Responsible Authority decides to Grant a Permit, you can appeal against the decision. Details of appeal procedures are set out on the back of a Notice of Decision which you will receive provided you have lodged the objection prior to the determination of the application.

If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal to Grant a Planning Permit which will be issued at that time.

For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

From: [Kylie Harrison](#)
To: [Macedon Ranges Shire Council](#)
Subject: OBJECTION TO PLANNING PERMIT DP/2020/1 (VERSION 2)
Date: Thursday, 18 June 2020 11:10:25 PM
Attachments: [OBJECTION TO PLANNING PERMIT.docx](#)

To whom it may concern

Please find attached my objection to the amendment of the abovementioned planning permit. Please disregard my previous email as the attachment was missing a page.

Kind regards,

Kylie Harrison



Objection to Grant a Planning Permit

Objection Enquiries:
Phone: (03) 5421 9699
Web: www.mrsc.vic.gov.au

This form is to assist in making an objection as outlined in the *Planning and Environment Act 1987*.

Privacy notice

Council is collecting the information on this form so that it may consider your objection in accordance with its legislative powers and functions. Council can only disclose any information collected in accordance with these powers and functions. Please be aware that Council may provide copies of this objection to interested parties. Visit Council's website to view our Privacy Policy.

Objector details

Provide details of the objector
The person you want Council to
communicate with about your
objection

Name:	KYLIE HARRISON
Organisation:	
Postal Address:	
Postcode:	
Contact:	
Email:	

Planning Application details

Provide the Planning
Application Number

PLN/DP/2020/1

The land

Address of the land

Street No: 112 & 110	Street Name: WILLOWBANK ROAD
Lot No: 1 & 2	Title details (CA, LP, PS, CP, TP) no.: 130819
Township: GISBORNE	Postcode: 3437

Reason for your Objection

Prior to lodging an objection please make sure you clearly understand what is proposed. You can inspect the application at the Macedon Ranges Shire Council's Office or on mrsc.vic.gov.au/Build-Plan/Planning-Permits-Approvals-Forms/Object-to-an-application. Under the *Planning and Environment Act 1987*, an objection can be dismissed if it is evident the objection has been made to secure or maintain a direct or indirect commercial advantage.

Attach additional page/s if there is insufficient room.

My objection is in relation to the proposed Aged Care Facility and Community Centre at 110 & 112 Willowbank Road.

Whilst I do not object to an Aged Care Facility at this site, I object to the construction of a building more than one storey. Commercial buildings are always much larger and of a particular architectural aesthetic compared to residential buildings. A two -storey building of this nature will obstruct natural views and is not in keeping with the rural residential surrounds. Maintaining the single storey commercial design as per the Childcare and Health facilities in the opposite site would be far more appropriate for this location.

I believe it is important that our town has adequate housing for our elderly, as well as facilities for community activities. However, if the appropriate considerations are not given to the surrounding environment and the overall “look and feel” of the area, it detracts from the rural elements of the Macedon Ranges that are sought after, and goes against the strategic objectives of the Macedon Ranges Planning Scheme as they relate to:

- protect and enhance the valued attributes of identified distinctive areas and landscapes
- preserving the neighbourhood character;
- landscape considerations;
- the strategic and physical context of the location.

A two-storey commercial building surrounded by residential properties is not aligned to these elements of the Planning Scheme.

Furthermore, I object to the construction of a Community Centre unless additional parking is added to the proposal. It is clear that there has been minimal parking included in the proposal, which will result in Willowbank Road and the surrounding residential streets being used as car parks, contributing to traffic and road safety concerns. Gisborne is already experiencing the effects of limited carparking in its activity centres and the proposal I question is not consistent with the Macedon Ranges Planning Scheme as it relates to logical and efficient provision of infrastructure.

In summary:

- I object to the construction of a two-storey building at the proposed site
- I object to the construction of a community centre without adequate a car parking being provided on the site

How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

As a resident of [REDACTED], this development impacts me and my family directly. Should a two-storey commercial building be erected at the proposed site, it will not be in keeping with the surrounding landscape or current building profiles. It will impact the look and feel of the area to the detriment of our enjoyment and the value of our property. Specifically, the current views of Mount Macedon from our property will be completely obstructed by a two-storey commercial building on the proposed site.

Furthermore, if provision of additional carparking is not factored into the plan, we will be impacted by an increase of on-street parking in and around [REDACTED] by users of the Community Centre rendering our neighbourhood unsafe for road and foot traffic.

Objectors Signature

This form must be signed

Signature:	[REDACTED]
Date:	18 JUL 2020

Lodgement

To ensure Macedon Ranges Shire Council considers your objection, ensure the Council receives your objection by the due date on the notice. Council will send you an acknowledgement letter upon receipt of your objection.

Lodge the completed and signed form by:

Mail:
Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:
Any Council Office

Email: mrsc@mrsc.vic.gov.au

Further important information:

If you object prior to the Responsible Authority determining the application, the Responsible Authority will notify you of its decision.
If the application is to be determined at a Council Meeting, a copy of your objection will form part of the report which is available for public viewing.
If, despite your objection, the Responsible Authority decides to Grant a Permit, you can appeal against the decision. Details of appeal procedures are set out on the back of a Notice of Decision which you will receive provided you have lodged the objection prior to the determination of the application.
If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal to Grant a Planning Permit which will be issued at that time.

For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

From: [Admin - McKenna Contracting](#)
To: [Macedon Ranges Shire Council](#)
[REDACTED]
Subject: 110-112 Willowbank Rd Objection
Date: Thursday, 16 July 2020 1:10:33 PM
Attachments: [Objection Letter .pdf](#)
[Willowbank overlay.pdf](#)
[116 Willowbank preliminary plans.pdf](#)

Hello Jack

Thank you for the opportunity to provide the attached documents regarding the amendments of the Fersfield Development Plan Lot1 LP130819 P/Gisborne, Lot2 LP130819 P/Gisborne

We would appreciate your time to discuss in greater detail if you are available at some stage

Kind Regards

Tracey and Matt McKenna

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Tracey McKenna



10th July 2020

Dear Sir/Madam

Reference:

Application to amend Development Plan DP/2020/1

Lot 1 LP130819 P/Gisborne, Lot 2 Move LP130819 P/Gisborne

112 Willowbank Road, Gisborne.

Contact Officer: Jack Wiltshire
 Strategic Planner

Objection to Development of the Residential Aged Care Facility

I write in connection to the above development planning application. I have examined the plans and I know the site well sharing the eastern boundary with the property in concern for the past ten years. I wish to object to this proposal on the following grounds:

- The 2 leveled building that is proposed on the eastern boundary of the property. Our concerns being the overshadowing our land eliminating the natural sunlight for a great period of daylight hours due to its height, length and physical size. Also, we are concerned of the height of the building impacting our privacy our views and the aesthetics (visual impact) of our land not keeping within the current rural environment we live in. The location, noise and visual impact of plant rooms.
- The 2 way access road on the eastern boundary. This is on our boundary, our objection being the volume of trucks that will access this road for deliveries into the planned loading dock. This will increase the pollution and noise, the noise created by the beeping of reversing trucks into the loading bay. Where the new road is proposed to be constructed is on an already busy intersection used by residents in the increasing neighboring estates as well as a childcare facility opposite. The entry and exit to this new road are a concern being close to a T intersection. This will also make entering and exiting our property dangerous.

- Loading bay on our eastern boundary. The concerns being the increase of traffic (trucks) pollution, noise of reversing and braking trucks, truck headlights, the increase and management of rubbish.
- Waste Management, our concerns being the location, smells, loading and removal and the management of increased vermin.
- Commercial kitchen. Our concerns being the volume of noise due to the fact that it is a commercial kitchen being operated 24hours 7 days a week and the noise of exhaust fans. Also, the continuous odors that are emitted from a commercial kitchen from cooking and waste.
- Amendments to council's original overlay. Our concerns being that we will become landlocked and the newly proposed court bowl would become an additional construction cost. The proposed blocks sharing the boundary with the Aged care facility with decrease in value due to their location (overshadowed- there will be no natural light, their privacy and views will be affected) and their access via the court bowl will be limited and less appealing compared to council original approved design-see attachment DP/201/7 26th June 2012
- We feel our plan of building our dream family home-(see attachment Colab Preliminary plans) could now be overshadowed by the overdevelopment of Willowbank Road. We have invested a lot of time, money and consideration into building and developing our land to adhere to Gisborne's country feel.

The following are recommendations:

- Relocate large residential building to their eastern boundary of 110 Willowbank Road
- Construction of public road from Willowbank Road opposite Brady Road on west boundary, through to proposed road at north of 112 Willowbank Road. Continuing to link all original future proposed road as council s original overlay.

Thank you for taking my objections and suggestions into account I would appreciate a meeting to discuss the above point in detail.

Yours Sincerely.

Tracey McKenna