



# Objection to Grant a Planning Permit

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

## Planning Application details

Provide the Planning Application Number

PLN/ 2019/573

## The land

Address of the land

Street No: 3	Street Name: Baynton Road
Lot No: 1 & 2	Title details (CA, LP, PS, CP, TP) no.: LP215372D
Township Carlruhe	Postcode: 3444

## 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](http://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.

A) Buried asset (private water supply line) in proposed Lot 266
B) Displacement of wildlife (numerous kangaroos)
C) Insufficient detail/planning for screening, particularly to the South of commercial lots
D) Impact on pedestrian safety by increased traffic flow
E) Noise and light emission

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


Attach additional page/s if there is insufficient room.

- |   |
|---|
| A) There is a pressurised water supply line buried underground running through 3 Baynton Rd servicing several properties including 49 Baynton Rd - any excavation work and heavy machinery traffic where it is located threatens our water supply.  |
| B) Numerous kangaroos feed in the area of this planning permit. Without a plan, they may be driven East and South - this may see increased incidence of wildlife on the roadway.  |
| C) & E) Our visual amenity of the rural landscape will be impacted. Further loss of amenity by light & noise pollution if commercial activities or security lighting occur at night. Of particular concern is the lack of screen planting planned at the border of the commercial lots and the riparian zone. |
| D) We utilise Pipers Creek Rd for pedestrian access to Kyneton town centre. Without a plan to manage the interference between pedestrians and increased traffic flow, our access will be impeded.   |

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## Objectors Signature

This form must be signed

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## 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](mailto: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

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The person you want Council to communicate with about your objection

## Planning Application details

Provide the Planning Application Number

PLN/2019/573

## The land

Address of the land

Street No:	Street Name: edgecombe road
Lot No:	Title details (CA, LP, PS, CP, TP) no.: ps331532t and ps74221u
Township kyneton	Postcode: 3444

## Reason for your Objection

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Attach additional page/s if there is insufficient room.

I am objecting to the planned development for the following reasons.
1 – the commercial development of 27 lots negatively effects the character of the area. The eastern side of edgcombe road is presently rural with no commercial businesses. The addition of a fuel service station and other commercial properties would not be in keeping with the areas visual amenity. Commercial development should be restricted to the western side of edgcomb road and along Saleyards road as it presently is or significantly scaled back.
2. The extent of the development is significant and would have a negative effect on the sizable kangaroo population who live in the area and graze on the land proposed for development.
3. a landcare group preserves important native vegetation on the land just after the pipers creek/edgcombe road turn off. There is no mention of this site and its future and it appears that very limited vegetation will be preserved by this development. The area is presently pasture , grasslands with scattered native trees. Changing this into 43 new lots with little vegetation preserved would negatively affect the areas character.
4. the pipers creek/edgcombe road/saleyards road junction would be subject to a significant increase in traffic associated with the new development. This would increase traffic noise and disturbance associated with the change in use of the area. The crossing currently is challenging due to the four directions of traffic and with significant increase in volume the current road set up would not be suitable.
5. The fuel service station and possible commercial development will increase light pollution in the area, especially if the fuel shop/ commercial business are open late/24hrs. No signage/lighting should be visible to residents as is currently the case in this area.
6. The town water supply currently reaches to 53 Baynton road via a private agreement with Coliban water. The outlet is situated on the corner of pipers creek road and baynton road. No mention of water connection is included within the documents but this must be maintained and not impacted by the development.
7. No details on the proposed commercial building has been provided so its very difficult to say how local character would be impacted. Fuel stations often have fast food outlets and truck stops connected are these planned for the site. Can further details be provided as to what commercial business are being targeted or will be built on the commercial and fuel sites? Without knowing this it makes it difficult to establish how much of an impact the commercial sites will have.
8. Baynton Road and pipers creel road are heavily used by cyclists, joggers this development would increase car traffic in the area. There is currently no cycle lanes or footpaths. Consideration should be given to encouraging safe active transport in the area rather than just increasing car traffic.

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

Attach additional page/s if there is insufficient room.

Please see above. We will be affected by the development of the lots due to our close proximity and views of the proposed sites. We can currently see very little commercial business/buildings and after this development most of the commercial sites will be visible.

**Objectors Signature**  
This form must be signed

**Lodgement**

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19<sup>th</sup> July 2020

Macedon Ranges Shire Council  
Attn: Mr Christo Crafford  
PO Box 151  
KYNETON Vic 3444

Dear Christo,

**Re: Planning Permit Application PLN/2019/573**

We are writing regarding the above planning permit application and the advertisement notice received from Planning Notices R Us dated 10 July 2020.

We have several concerns regarding the above application:

- The development of appropriate fences for the protection of our livestock:- This area has always been used for livestock grazing. This development will result in an increase in domestic properties which will bring additional domestic pets including dogs. We request that appropriate fencing be a requirement of the subdivision to protect our stock and reduce trespassers. We expect that we will not need to contribute to the cost associated with the upgrade of the fencing to satisfy this requirement.

- Increase in traffic:- The development is for a 43 lot subdivision. This will result in a significant increase in the level of traffic in the area. Review of the plans identifies on Pipers Creek Road, from Edgcombe Road to Baynton Road, there will be three separate road accesses into the development, plus at least one private driveway access. This is a distance of approximately 500 meters on a curvy road.

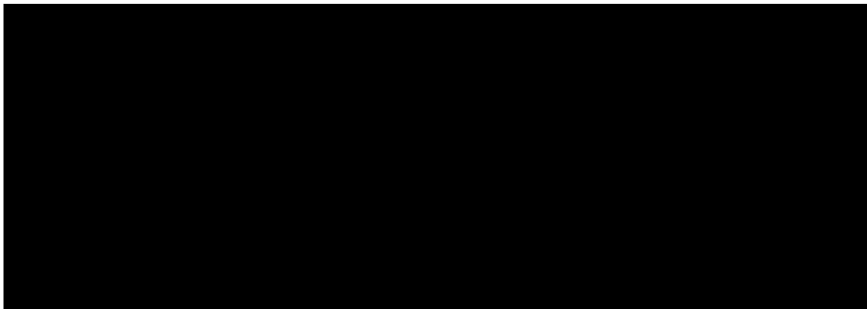
In addition, the Edgcombe Road/Piper Creek Road/Saleyards Road intersection is already difficult to navigate, particularly during summer and long weekends with the traffic to Eppalock.

We also understand that there are two other requests for Planning Permits that have been lodged at Council relating to this development, being a fuel station and restaurants, plus an industrial estate.

All these planning permit requests must be assessed together when considering traffic issues. The number of accesses required on Pipers Creek Road plus the issues with the Edgcombe Road intersection, adding in the traffic associated with a service station and industrial estate, creates a serious risk of increased traffic accidents and possible deaths. We do not feel enough thought has been put into the long-term effect of the entire development of the three planning permits.

- Privacy: - We purchased our land 20 years and have lived here for the past 10 years. We purchased in this area for the rural lifestyle and the ability to operate a small farming allotment of livestock and olive and fruit trees. This development will result in the breakup of large primary production land into 5 acres blocks plus a large industrial estate and service station, which will reduce our privacy and the lifestyle we sought. We request appropriate natural screening be a requirement across the entire develop to screen the developments view of our property, as well as reducing noise and lighting that may impact our retirement.
- Native wildlife:- This area has a large population of kangaroos and birdlife. There are a number of creek systems that run through the area that supports and encourages our native wildlife. This development will impact not only reduce the current wildlife, but the future environment with it's impact on the creeks and waterways in the area.
- Noise & Light Emission:- This development, particularly the industrial estate and service station, will result in an increase in noise and light emission which will impact the rural landscape. There appears to be a lack of plans and information associated with screen planting at the border of the commercial lots and the riparian zone.
- Underground water line:- There is an underground water line supplying town water to a number of properties along Baynton Road. The line runs through Lot 266 of the development. Any excavation work and heavy machinery will threaten our water supply.
- Pedestrian access:- A number of people use Baynton Road and Pipers Creek Road to walk into Kyneton. The increase in traffic will impact the safety of these people wanting to walk into town and impede their freedom of movement.

We appreciate the opportunity to put our concerns forward and look forward to receiving your response.



## Response to Planning Application

Macedon Ranges Shire Council Planning Reference PLN/2019/573

The Macedon Ranges is a significant region that has often suffered from a lack of coordinated planning.

At the heart of the issue is the tendency to adopt a default position that 'all developments are bad.' This position has held back land values, caused opportunities to be lost and has sacrificed the economic benefits that generate jobs, fund local infrastructure, and support the environment.

Concerns amongst some people that the Macedon Ranges will be 'destroyed by development' are understandable, although this perspective is mostly based on an unfounded fear of change, rather than fact.

My family continues our long association with the area and over many years we have observed changes that have benefitted towns such as Kyneton.

We have also witnessed well thought, carefully planned proposals wither and die, largely because of unnecessary, extended bureaucratic delays and uninformed objections. Often Council has accorded a disproportionate level of significance to objections from a minority of people who are neither primary stakeholders, nor hold interests within the locality of a proposal.

The lack of clear, reasoned approval pathways saw these investors and businesses walking away, taking with them much needed jobs as well as economic and social benefits. Their experience anecdotally resulting in other investors, banks and financiers adopt a risk-averse approach.

It is an unfortunate reputation that works against the benefits and the potential of investing in the Macedon Ranges.

Kyneton is halfway between Bendigo and Melbourne. It offers the best of 'country living' with easy access to the business districts of both cities. It is affordable, viable and an attractive alternative to many of Melbourne's outlying suburbs.

The appeal of Kyneton will only increase, especially in the post-pandemic period, however a shortage of housing and limited job opportunities will dampen this potential resulting in:

- declining retail and private sector businesses
- higher unemployment
- loss of population to other areas
- a contraction in rates and Council revenues
- a lower level of state/federal funding commitment



According to the Australian Bureau of Statistics, Kyneton still exhibits an ageing bias and a lower comparable mean income. Employment has plateaued, excluding public sector roles, there has been a decline in jobs.

Therefore, without dynamic growth, the town's demographics and overall 'social health' will recede.

This also means that important community infrastructure will potentially be unaffordable in the future and the funding for environmental enhancements and protections will be beyond the scope of Council budgets.

### **Edgecombe Road Proposal**

The area north of the Calder Freeway along Edgecombe and Saleyards Roads was approved by the Council as the designated employment area as part of the Kyneton Structure Plan.

The proposed subdivision (Application PLN/2019/573) aligns and conforms to the Council's zoning and planning framework.

The development of a major service centre directly responds to the existing need created by traffic using Edgecombe Road which is a major arterial link. VicRoads/Regional Roads Victoria have confirmed the large volumes of tourist traffic carried on this road. The road authorities have also designated Edgecombe Road as an approved 'B-Double' and heavy vehicle route.

This development will provide important facilities currently not available in Kyneton and in practical terms, it will give tourist traffic a reason to stop and/or obtain supplies in the town rather than this business going to other places.

The development of this site also resolves a range of issues including better drainage, improved runoff treatment and even the mitigation of grass fire risks on what is a major emergency evacuation route.

The service centre proposal generates jobs and is a foundation or 'anchor' for other land holdings within this zone.

This is an important opportunity for Council to demonstrate the benefits of the Kyneton Structure Plan and more particularly, the benefits of integrated planning alongside Council's built form guidelines to create developments that are visually and functionally appropriate.

Economically, the application for the subdivision is a genuine stimulus for secondary investment and job creation providing benefits that flow across the entire town.

I note the subdivision proposes and specifies discrete sizes for the adjoining land parcels.

This is a sensible and wise approach to ensure that in the future the land does not become an 'industrial ghetto.' The sizing typifies the scale and nature of 'tier one' type businesses who typically are prepared to invest in the environmental and social setting of their locales.

This is important for protecting the future value of the nearby ratepayer-owned assets as well as ensuring Kyneton's employment growth.

In turn, the economic multipliers provide other benefits including appreciation of housing values and attracting residential investment to meet the town's current shortfall of rental properties.

I am of the view that the applicant has a demonstrated track record of providing quality developments both in terms of the built form and in maintaining harmony with their locations.

I doubt that any residential, commercial, or industrial property owner in Kyneton would disagree with the need for professional planning controls that are sensitive to the surrounding areas and are beneficial to the entire town. When applied intelligently, such measures protect surrounding investments by ensuring a consistent high standard of design and environmental protection.

To this end, I believe that the Structure Plan's real value will be seen in the delivery of this subdivision which will also become an important investment stimulus, especially with the post-covid effects expected to have negative economic impacts for the next decade.

For developers and investors such as the applicant who is investing in an asset they will own and operate, a professional, timely response by Council is now critical.

I am aware that other regions are actively soliciting this type of rare opportunity with financial grants, rate concessions and fee waivers. As a ratepayer, I am heartened that the Macedon Ranges Shire is in the advantageous position not having to 'hustle' for investment in this manner. None the less, we cannot afford to be complacent or make our planning processes a barrier.

Approving the subdivision does not dilute Council's controls in respect of future built form or other aspects which remain subject to subsequent approvals, permits and consultation.

The land is appropriately zoned for the proposed use and has no unique or substantive environmental or ecological merits. The development transforms an unused, low value redundant paddock into an important economic and social asset which benefits the entire town.

I also understand that the development is funded/supported by various Australian superannuation funds.

In my experience, the involvement of these funds brings a high level of governance and oversight. The funds' tight focus on their public reputation affords Council yet another layer of quality and integrity assurance.

I believe that ratepayers would support Council acting in a nimble, proactive manner to ensure that a development that creates jobs, contributes to the local economy, and respects the environment is quickly secured.

I would urge Council to not delay approving this important and rare opportunity.



Letter to the Editor

Dear Sir/ Madam

We write in response to the report in the Midland News paper, Tuesday August 4, on the proposed development of the land either side of the Pipers Creek Rd intersection with Edgecombe Rd, listing possible interested tenants as including a retail fuel out let, fast food outlets, bulky goods outlets, trade suppliers, wholesale food suppliers and more.

The article speaks of 500 construction jobs, and then 400 and 150 part time on going jobs expected to come with the development.

In the face of so much loss to our economy, jobs and businesses, as a result of the Covid pandemic, such a possibility seems to offer us much that is good.

But of course, there are many 'goods'.

We would like to ask if there is room for a public consultation about this proposal for our town?

Questions that come to mind are such things as:

What would the people want for our environment?

How much of the large income from this proposed development would come back into the town (recognising that proposed wages of people working there will undoubtedly bring benefit)?

What will such a development mean for people already providing similar services in our town?

How will the character and streetscape of our town be affected by the coming of 2 fast food outlets (MacDonalds?)

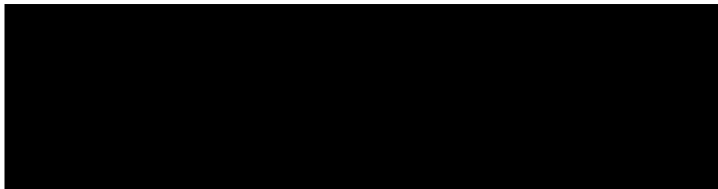
What type of future development will best serve the well being ,character and longevity of our town?

How else might a development look, what else might be included for the people?

The experience of the Covid epidemic and shutdown has taught us many things (hopefully!).

Perhaps the most important learning is that people come before money.

We implore our council to keep this learning in mind as they consider their response to this proposed development and to hold all possibly good outcomes in tension.



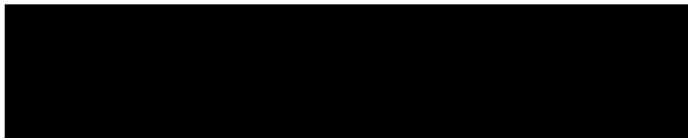
We write to express our dismay on reading about the proposed development of the land either side of the Pipers Creek Road intersection with Edgecombe Road, and the list of interested tenants including retail fuel outlets, fast food outlets (besides bulky goods outlets, trade suppliers, wholesale food suppliers etc.)

You write (Tuesday 6<sup>th</sup> August) of the 400 fulltime and 150 part time jobs which the development is expected to provide, but we wonder how these figures will stand up against the loss of jobs which undoubtedly will follow, held by people in the community already providing similar services?

As we look towards the time of recovery from the Covid pandemic, our shopkeepers are urging us 'to shop local'. We are wondering how the diversion of money into what could be huge, nebulous retail consortiums, with little or no connection with us, will encourage this?

It has been the experience of many small towns where fast food giants have established themselves, to find their small local food shops and restaurants have died. During the brief time of respite from lock down, towns like ours found themselves swamped by people from Melbourne, looking for relief, a different experience of shopping and eating from the fast and homogenous type of fare so much a part of Melbourne. Why would we not celebrate our difference, rather than falling prey to the creeping homogenisation which is emanating out of the big cities?

As people who live not far from the proposed development, the thought of having to negotiate our way through streams of traffic and large trucks delivering bulk supplies, into and out of Pipers Creek Road, fills us with dread and seems a road much too far to travel.





## **SUBMISSION**

### **Planning Application 2019-573 by Retail Fuel Developments Pty Ltd Subdivision Edgecombe Road, Kyneton**

For more than fifty years, Prendergast Earthmoving has been a part of the Macedon Ranges business community. The business was created by a single person who recognised a local opportunity and with just one small piece of equipment stepped forward. Since that time, the business has grown and today employs more than 35 local people as well as providing work and support to dozens of businesses across the Macedon Ranges and Central Victoria.

The business has invested heavily in land, plant, equipment and people. Our operation continues to create apprenticeships and opportunities for local jobs, including heavy maintenance support. These are the jobs that otherwise would have seen families leave our towns. Instead, they work locally and every day the benefits flow back into our local shops, schools and community groups.

Much of our earthmoving and civil work comes from the front-end of private developments and public sector projects. It is a competitive industry sector with huge cost pressures.

Increasingly, more operators from other parts of the state seeking to buffer the forecast economic downturn that lies ahead by bidding on local projects. Some of these bids are often cut the bare minimum and in turn create huge, unacceptable risks.

Such risks result in subcontractors working on razor-edge deadlines to cut corners, or heavy vehicle drivers pushing speed limits to get that extra load. Often communities are critical of works where those delivering the project have no local ties or limited local knowledge and as a result there is little focus on or understanding of broader community impacts. It is little wonder that green field developments are often looked upon with scepticism and concern.

Prendergast Earthmoving and Civil are part of the local community and this insight provides a unique and qualified understanding of industry conditions and what makes a 'good development' - both during construction and in its ongoing operation.

Using this expertise, we have examined the proposed subdivision application and it is our belief that the approach adopted by the Applicant is appropriate to the region and does not rely on forcing contractor, construction and community risks in order to be viable. Drawing upon our knowledge we offer the following assessment for Council's consideration.

#### **1. Site Location**

- The site of the subdivision proposal complies with the existing zoning classification and will provide an important 'gateway' to Kyneton's existing employment area.
- The Kyneton Structure Plan identifies the location as the employment focal point of the town. During the past year, this designation has created a measure of market confidence that has already resulted in businesses committing to sizable investments.
- The size of the divided lots is suitable to attract high quality businesses who require specific land areas and configurations.
- The proposed development of a vehicle service centre on the southern side of the subdivision is consistent with the needs of surrounding businesses
- The zoning and location create no negative impacts on residences
- Council's controls on built form and civil infrastructure design are well placed to assist the applicant deliver a high-quality outcome for Kyneton.



## **2. Environment**

- The subdivision and subsequent development pose no adverse impacts on the surrounding area which has low grade flora and fauna
- The land has remained unused and generally not maintained. (We note that some sections have from time to time been affected by noxious weeds)
- The site of the proposed service centre on the southern boundary, near Post Office Creek provides an opportunity to control and improve the quality of the water runoff, including reducing the contaminants that flow down from the northern abutment of the Calder Freeway overpass.
- We are aware of the applicant's desire to create a high-quality facility that is sympathetic to the local landscape and environment

## **3. Adjoining Businesses**

- As a nearby landowner, we believe the subdivision and development does not create any adverse impacts for surrounding properties or tenants
- It is our view that the subdivision will provide a positive effect on surrounding land values. This is an important consideration as banks continue to tighten the conditions on business and mortgage finance, especially in areas where land values stagnate or fall.
- We also believe that the subdivision will attract other private sector investment. This is vital especially as the region will need to withstand what is expected to be a severe economic contraction as a result the covid pandemic.

## **4. Traffic**

- Our business operates several heavy vehicles and we are familiar with the state government's B-double and heavy vehicle routes. Edgecombe Road is a declared route managed by Regional Roads Victoria. The development does not create adverse impacts or risks and offers some benefits.
- Edgecombe Road is an arterial connecting the Calder Freeway with other arterial feeder roads linking other parts of the state. In addition to heavy vehicle traffic, it also provides access for tourist and visitors. The location of the service centre and the proposed provision of slip roads for the surrounding subdivision appropriately responds to these factors.
- From our perspective, a local service centre will potentially assist in reducing our truck movements through Kyneton's main retail and commercial area.

## **5. Jobs and Local Content**

- A major development of this size and importance will generate direct employment during construction with additional job creation continuing during the operational phases.
- During construction, there are also opportunities for practical training and knowledge enhancement. As an employer of apprentices and trainees, we would regard this as an important opportunity for our workforce.
- We understand that the applicant has a high commitment to ensuring local content in the delivery of the development and encourage Council to foster this undertaking as part of the approval process.
- The flow on effects from using local trades, suppliers and businesses should not underestimated in Council's consideration of the subdivision application. These benefits will flow quickly into localised direct and indirect employment as well as a boost to the town's economy.
- From cups of coffee in the morning to ongoing jobs, quarry and concrete, building materials and other supplies, this project must be regarded as a major stimulus opportunity for the region.

Respectful of the compressed timeframes associated with forthcoming elections, the real prospect of a severe economic downturn and the immediate need to secure and underpin local employment, we encourage Council to ensure that this application for subdivision is quickly approved.

We believe that professional and carefully managed planning approval processes are the cornerstone of ensuring that developments are appropriate for the area and we believe that this development aligns with the intent of these controls.

Importantly, with more of private sector investment being facilitated by superannuation funds, there is a need to ensure that the Macedon Ranges gains a reputation as a place where there is planning clarity and clear defined processes that don't incur unnecessary and costly delays. The increasing involvement of super funds who are sensitive to the public perceptions of their investments provides Council with another layer of confidence in the creation of high-quality outcomes.

The subdivision itself is an enabling step. The approval of which does not diminish Council's controls. Timely approval of the subdivision enables the proposed early works to be commenced during the summer period well ahead of the autumn-winter rains which could delay the flow-on of economic benefits.

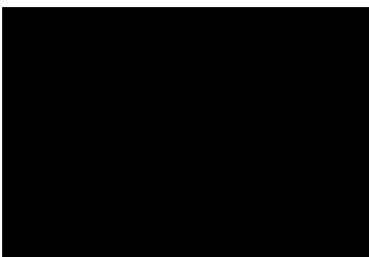
Approval of the subdivision also firmly secures this huge private sector investment for Kyneton. The necessary consultation and further design development can be undertaken in parallel with the early works. This means that the economic multipliers can begin to be realised from late 2020 with more relaxed timeframes possible for the consultative processes associated with the built form and any subsequent proposals in relation to the other lots.

As a business made up of local people, we are all conscious of protecting our rural-urban lifestyles and the important environmental aspects that are unique to the Macedon Ranges.

We are also aware of the need to take steps now to buffer our region from the loss of jobs and other economic impacts arising from the covid-19 pandemic and the expiry of employment subsidies early next year.

This application represents a low-risk, high value opportunity for the town's economy as well as future Council revenue which will be vital in providing much needed public infrastructure.

We urge Council to act swiftly and ensure that this important facility and sizable investment is secured without delay.



Macedon Ranges Shire Council

[mrsc@mrsc.vic.gov.au](mailto:mrsc@mrsc.vic.gov.au)

Via email

Dear Sir/Madam,

**RE: PLANNING APPLICATION PLN/2019/573**

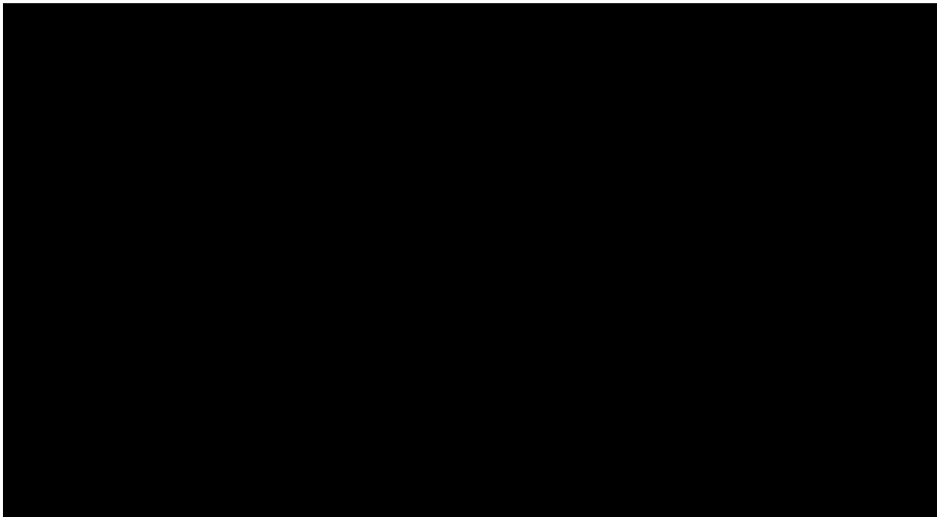
Please find attached a submission in connection with the above matter for consideration by Council

This development represents a once in a decade 'catalyst opportunity' – especially at a time when the propensity to attract private sector investment is, and will remain, depressed.

This is an opportunity for Council's agglomerated Structure Plan to deliver a strong uplift in property values, increased local employment and ongoing financial benefits for all ratepayers without imposing detrimental impacts on the local environment.

We urge Council to recognise the uniqueness of this opportunity and not to repeat the errors of its predecessors which resulted in the loss of similar investments and denied local ratepayers the resultant economic, social and environmental benefits.

I am authorised to provide consent to the publication of this submission.



## SUBMISSION

# **PLANNING APPLICATION PLN/2019/573 EDGECOMBE ROAD KYNETON**

## **BACKGROUND**

1. This submission is made by John Duignan Builders Pty Limited owners of 57 Edgcombe Road Kyneton which adjoins the proposed development.
2. John Duignan Builders Pty Limited is a local family business which during the past 30 years has invested several million dollars in residential, commercial and industrial properties within the Macedon Ranges Local Government Area.
3. The principals of the business are long term residents of the Macedon Ranges and live within 1.5 kilometres of the proposed development. They are committed to ensuring that their children and grandchildren can enjoy a unique lifestyle and have local future employment.

## **CONTEXT**

4. For more than a decade Regional Victoria, outside of major cities such as Geelong and Bendigo, has struggled to attract substantive private sector investment and deliver the functional, social and structural infrastructure that facilitates residential and sustained economic growth.
5. Kyneton has suffered from a recognised lack of residential housing stock and even (pre-covid) demonstrated stagnated employment growth (*2014 – 2019 ABS data shows less than 0.5% real growth*) which is also reflected in a disproportionately high, rising unemployment rate.
6. The dominant source of FTE employment in Kyneton remains the healthcare and social welfare sector, largely attributable to, and reliant upon public sector jobs and/or funding.
7. Despite the Greater Daylesford-Macedon Ranges' Region exhibiting a significant growth in daytrip and short break visitors, the marketing of Kyneton has almost exclusively relied on imagery associated with Kyneton's Piper Street. This has resulted in the town not being well known for its broader attributes including outdoor scenery and experiences. It has also meant that the town is not well recognised for its investment potential.
8. Notwithstanding, Kyneton is the significant junction from the Calder Freeway with Edgcombe Road providing a vital arterial corridor to the northern regions of the state.
9. Kyneton is the major town halfway between two of Victoria's largest population centres.
10. The proposed development utilises land (zoned C2) in an area adjoined by other, established commercial and industrial properties.
11. There are no residential properties within 'affect-proximity' to the proposed development that pre-date the existence of other commercial/industrial properties or Council's declared zoning of the site.
12. Edgcombe Road is an existing designated B-Double route and is a declared primary Higher Vehicle Mass road.

## **SUITABILITY OF DEVELOPMENT TO ADJOINING PROPERTIES**

13. The development as described poses no direct disadvantage to adjoining land holdings and is consistent with the expectations associated with the zoning of the site. It is also consistent functional objectives expressed in the Kyneton Structure Plan endorsed by the current Council
14. The development as described, is complimentary to the adjoining properties providing a positive contribution to:
  - a. Aggregated land values
  - b. Broad economic growth
  - c. Attraction of secondary investment and employment
15. We are satisfied that the proposed development demonstrates a level of certainty in relation to providing the environmental protections that are appropriate for the Macedon Ranges.
16. Specifically, and further informed by our own recent work, we encourage Council to expedite the approvals necessary for the proponent to undertake early works associated with the subdivision during the 2020-2021 summer period, particularly along the southern section of the site bordering Pipers Creek. This will also assist in the facilitation of gross pollutant traps ahead of the autumn wet season removing unfiltered runoff from Edgcombe Road and the Calder Freeway overpass. This would also assist in the stabilisation of the subsoil conditions which were, in part, amplified by the construction of the Calder freeway overpass and other factors.
17. We are satisfied that the proposed development does not pose any threat to our business investments and the interests of our tenants
18. We are satisfied that the visual amenity, built form and traffic management elements of the proposed development do not create adverse impacts for our investments and tenants
19. As construction professionals, we are also satisfied that the proponent has delivered and retains the capability to deliver, significant large-scale developments that demonstrate a high level of design and environmental functionality.
20. It is noted that the proponent is seeking the approval of subdivision of four lots into 43 lots and associated drainage reserve. Approval of this subdivision does not dilute Council's role or powers as the Responsible Authority in respect of further development/built form. A timely approval of the subdivision application does however enable adjoining properties, including those currently undertaking refurbishments, to adopt an integrated approach.

## **BROADER CONSIDERATIONS**

21. The proposed development represents a significant investment in the local economy at a time when national, state and local economic growth is in rapid decline.
22. The scale of the development's investment generates sizable direct growth in Council's future rate capture and is a catalyst for secondary growth
23. The broader uplift in value of commercial and industrial land in Kyneton has already been evidenced as a result of this proposal. This uplift also extends to those Council/ratepayer owned assets.

24. The value of the development's investment is equivalent to the total of all government facilitated infrastructure spending within Kyneton over the past decade.
25. The proposed development at a minimum will generate ongoing employment across a broad range of roles
26. The development when operational, will stimulate flow-on opportunities for other businesses within Kyneton by attracting people 'off the freeway' thereby redirecting spending that currently otherwise is lost to other locations such as Sunbury or Bendigo.
27. We understand the proponent intends to maintain a high local content prescription providing other Macedon Ranges businesses with an immediate economic benefit. We are aware that some local businesses have already been engaged by the proponent.

## **ADVOCACY**

It is easy to adopt a simplistic view that resisting all development is the optimal position for the future of the Macedon Ranges. In practice however, the loss of economic growth arising from this view shifts the increasing cost burden of environmental protection onto what would be a static ratepayer base.

Further, the cost burden of other Council services and the imposition of state regulated rate caps means that Council may be forced to either impose a draconian, fee-based delivery model upon all ratepayers, or alternatively slash its operational capability.

It is equally simplistic to foster an unregulated approach and accept any development based purely on economic contributions.

A commitment to smart, environment-led design however balances these priorities which are not mutually exclusive.

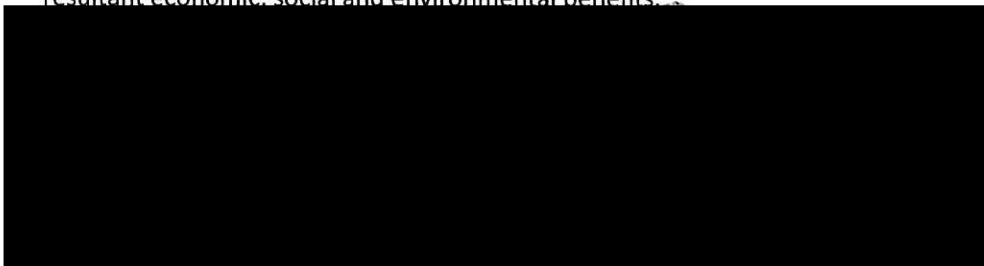
Early commitment to high quality design and environmental standards by Council enables the financial barriers to private sector investment to be confidently addressed. In real terms this means that there is propensity for early phase expenditure not to be 'burned' on servicing interest costs while awaiting protracted approval processes, but for these funds to be reinvested in front end design enhancements and ongoing legacies.

It is our experience that enabling subdivision approval within a smart building and environmental framework facilitates scope for design enhancements and additional benefits.

This proposed development is 'smart design' and affords a sympathetic and respectful consideration that protects the local environment. It represents a once in a decade 'catalyst opportunity' – especially at a time when the propensity to attract private sector investment is, and will remain, depressed.

This is also an opportunity for Council to demonstrate its agglomerated Structure Plan can deliver a strong uplift in property values, increased local employment and ongoing financial benefits for all ratepayers without imposing detrimental impacts on the local environment.

We urge Council to recognise the uniqueness of this opportunity and not to repeat the errors of its predecessors which at times, resulted in the loss of similar investments denying local ratepayers the resultant economic, social and environmental benefits.



MACEDON RANGES SC  
RECEIVED

30 JUL 2020

To: Christo Crafford  
Coordinator Statutory Planning  
MRSC  
Kyneton Admin Centre  
Mollison St Kyneton Vic 3444

PLN / 2019 / 573

Dear Sir, No reply needed  
Thankyou for supplying the Planning Report  
for the subdivision of land (43 lots, 1 common  
property and reserve land).

I have no specific objection to the  
development but in general I see another  
repetition of urban over crowding.

Small lot sizes, too much imposition  
upon Kyneton's Services.

Sewerage treatment, water supply,  
traffic loads and bottlenecks.

Rubbish transfers and over all impact  
of an increase in human population  
upon the town.

The increase in economic activity brings  
with it a decrease in amenity.

I wish you success in planning



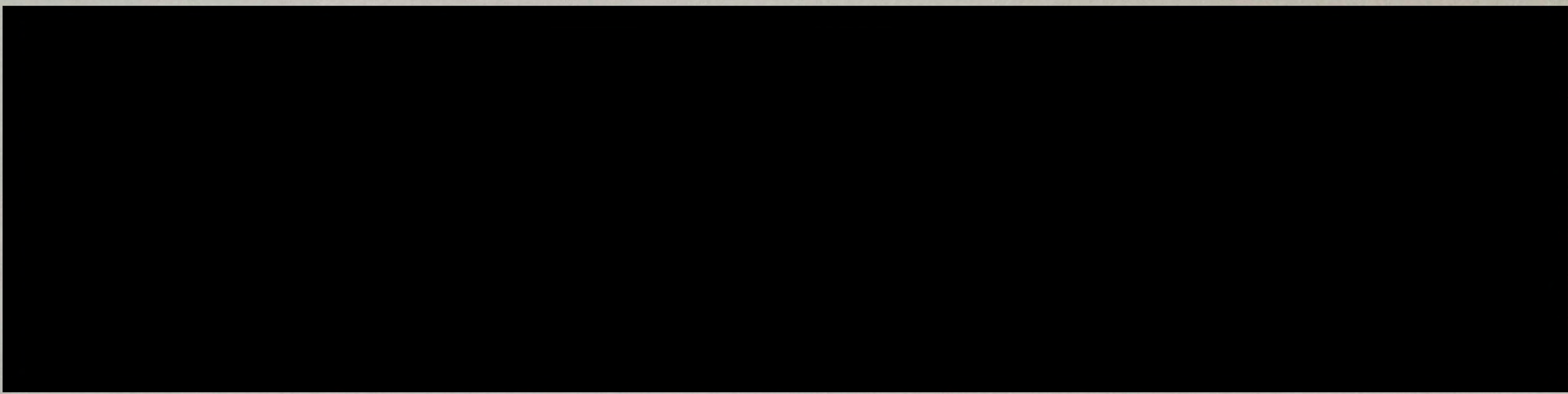
# Objection to Grant a Planning Permit

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



### Planning Application details

Provide the Planning Application Number

PLN/ 2019 / 573

### The land

Address of the land

Street No:	Street Name: EDGECOMBE ROAD
Lot No: 1	Title details (CA, LP, PS, CP, TP) no.:
Township KYNETON	Postcode: 3444

### 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](http://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.

- Scale is inappropriate in a farming rural setting.
- Subdivision of rural land against planning codes and recommendations.
- No one wants Kyneton to look like Sunbury
- Unique picturesque area that should



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

Attach additional page/s if there is insufficient room.

be preserved.

- The Character of Kyneton would be tainted and ruined..
- Tourism will be negatively impacted.
- Environments and wildlife will be further threatened.
- 

## Acknowledgement

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

Place the completed and signed form by:

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

In Person:  
Any Council Office

Email: [responsible@svic.gov.au](mailto:responsible@svic.gov.au)

Other important information:

If you object only to the Responsible Authority determining the application, the Responsible Authority will only advise its decision.  
If the application is to be determined at a Council Meeting, a copy of your objection will be 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 the decision. The appeal procedures are set out on the back of this form.



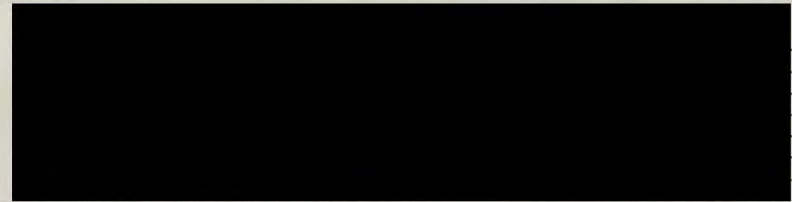
# Objection to Grant a Planning Permit Submission 10

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

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

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### Planning Application details

Provide the Planning Application Number

PLN/2019 / 573

### The land

Address of the land

Street No:	Street Name: EDECOMBE ROAD
Lot No: 1	Title details (CA, LP, PS, CP, TP) no.:
Township KYNETON	Postcode: 3444

### Reason for your Objection

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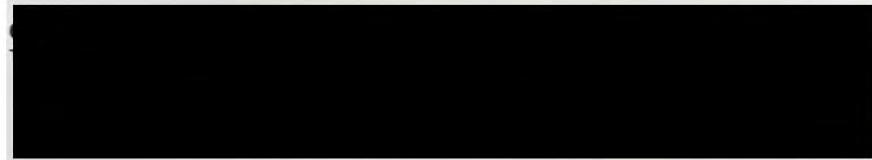
Attach additional page/s if there is insufficient room.

This planning application has many negative and detrimental impacts. The rural character of Kyneton would be impacted and Sunbury like development is not appropriate within the Macedon Ranges.

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

Attach additional page/s if there is insufficient room.

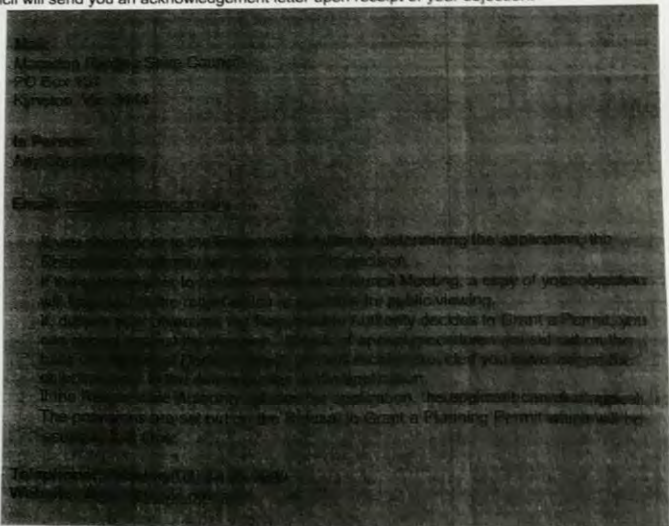
The granting of subdivision for land which has always been used as farming land would damage the unique qualities that Kyneton and surrounds are famous for. Local business will be negatively impacted. Tourism would be greatly impacted if the development was granted. The plans are too large a scale. INDUSTRIAL DEVELOPMENTS ARE UACHOTNOW.



### 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:



Further important information:

For help or more information

## **MACEDON RANGES SHIRE COUNCIL SUBMISSION**

**Planning Application 2019-573**

**Subdivision Development, Edgecombe Road, Kyneton**

Committed to Kyneton, our businesses utilise local suppliers and promotes the town as an employment hub and a prime location for business development.

Edgecombe Road is an important connection to the northern central area and the Calder Freeway means Kyneton benefits from direct connections to the airport, Bendigo and Melbourne. The area to the north of the freeway is a growing employment zone with several businesses committing to substantial investments in new buildings and expansion. These investments have fuelled employment growth and are helping to stimulate other businesses to consider Kyneton as a preferred location.

Economically, it is without doubt that the pressures arising from the covid-led recession will have a heavy impact on regional Victoria, especially with the ending of government employment and business support subsidies early next year. It is therefore vital that proposals such as the subdivision of the properties immediately opposite our factory and warehouse proceed with a sense of urgency.

We are aware that the proposal has undergone extensive evaluation including the production of numerous technical, planning and engineering reports. The subdivision plan provides lot sizes that are conducive to attracting high quality retail operators and the adoption of a master planning approach means that there is a prescribed quality outcome.

Over the years, we have observed the site of the proposed service centre which adjoins the Freeway and Edgecombe Road. This is a significant road connection and the service centre development would provide much needed vehicle facilities. From Bendigo, there nearest driver rest area is some 90 kilometres south of Gisborne. The facility would also be the only southbound access fuel facility between Bendigo and Calder Park.

Additionally, we are advised that the development of the site will create up to 1,000 jobs which for Kyneton is a record boost to employment and the local economy. This alone will create demand for housing and provide important flow on benefits to other businesses.

The area is already zoned C2 commercial, and therefore the use of the site for business purposes is already a right. The location within the town's designated Employment Zone is also consistent with Council's Structure Plan which recognises the importance of maximising a productive, clean manufacturing and distribution locality.

We are aware of the work undertaken to prepare the application and in relation to the major considerations we offer the following advice.

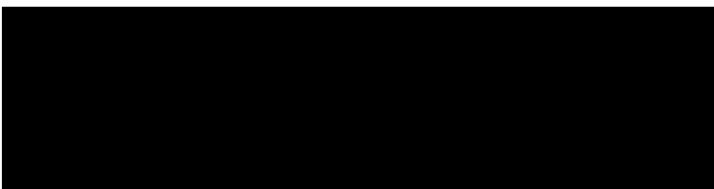
- The site location is within the designated Employment District and is within the requirements of the appropriate commercial zoning classification
- The proposal of a service centre and subdivision is complementary to our business operations

- There appear to be no negative impacts on residential properties
- As the closest business, there are no adverse impacts on our operations
- Edgecombe Road is already a B-double and heavy vehicle route and carries a large volume of tourist traffic, particularly on weekends. The provision of a carefully planned service centre is a preferable remedy to the current situation where vehicles are exiting the Freeway and parking along the western verge of Edgecombe for a break
- The state (Regional Roads Vic) is the Responsible Authority for Edgecombe Road and advise that the road is suitable for use by heavy commercial transport
- We note that the subdivision plan also includes the provision of slip roads on the site thereby removing the cost burden from ratepayers
- The site is affected by runoff from the road and Freeway overpass and run off from the site is presently unmanaged, at times impacting Edgecombe Road. The proposed subdivision and development would remedy this situation
- The area has a low level of environmental value with non-native weeds and other non-indigenous vegetation
- This vegetation attracts roaming, nomadic mobs of kangaroos which we have observed moving from bushland areas into and out of the site, often causing concerns for motorists
- The proposed development will assist in uplifting the values of nearby commercial properties which will be beneficial for those businesses requiring to fund growth from secured borrowings
- Importantly, we believe that the development will attract further private sector investment, which is vital for Kyneton as the state faces the largest economic downturn since the Great Depression
- Economically, his development is equivalent to four local hospitals and exhibits economic multipliers nearly five times greater than the state's recent school building and community health projects. We are advised that there are at least 500 jobs associated with civil works and construction and ongoing, more than 1,000 FTE jobs.
- The flow-on effects to local businesses are significant and will assist businesses in attracting trade to the town
- The Applicant has advised the project will have a high level of local content further underpinning the economic benefits to the town, particularly in delivering local jobs.

This development has been long in the planning and represent an investment in Kyneton that far exceeds the propensity of Council or public sector funding. The economic benefits are substantial, including creating a sizable future revenue stream for Council. Importantly, the development does not compromise the Macedon Ranges' reputation as an ecological and natural environmental haven for visitors.

We encourage the Council not to delay the approval of this subdivision to accelerate the flow through of economic benefits to commence before the cessation of covid support impacts the local economy.

As a 'local' for than more 50 years, I personally believe that Kyneton is well placed to accommodate appropriate commercial growth , that will support the local economy, and at the same time maintain the town's appeal as a prime tourist region.



**Macedon Ranges Shire Council**

Via email

[mrsc@mrsc.vic.gov.au](mailto:mrsc@mrsc.vic.gov.au)

Dear Sir/Madam,

**Re: Planning Application PLN/2019/573**

We would like to make a submission to the Macedon Ranges Shire Council in connection with the above matter for consideration by Council.

[REDACTED]

As local landowners and ratepayers of the Shire for over 30 years, we support the above Application, as a development like this does not present itself often, and the local area can benefit immensely, not only economically.

[REDACTED]

Providing substantial financial support and sponsorship to the Kyneton Football & Netball Club over the years, and the message that we keep getting from the local and younger community is **“we need more jobs.”** This development would encourage the younger people to remain within the Kyneton community rather than moving closer to Melbourne to seek the same opportunities.

A development like this will not only help the town of Kyneton prosper, it will also provide benefits to the rest of the Macedon Ranges Shire.

Especially in these times, and in the future, **“employment creation opportunities” such as this, cannot and should not, be taken for granted.**

This development is an opportunity for the MRSC to help deliver an increase in local employment, an increase in property values, and ongoing financial and social benefits for all local ratepayers, without any major impact on the local environment.

Given this developments location, proximity to Freeway and being midway between Melbourne and Bendigo there is no reason to discourage private investment, in times where private investment is already depressed.

The MRSC has a robust Structure Plan for this area, being zoned Commercial/Industrial for some years now, let's improve the area and let the local ratepayers prosper, and not hinder development in the local area and watch it move down the Highway.

[REDACTED]

**Christo Crafford**

---

**From:** Christo Crafford  
**Sent:** Tuesday, 25 August 2020 10:40 AM  
**To:** Planning  
**Subject:** FW: Proposed subdivisions Edgecombe Rd, Kyneton File # PLN/2019/573

For registration, Pathway & acknowledgement please.



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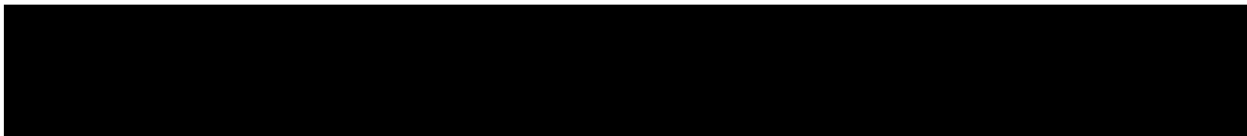
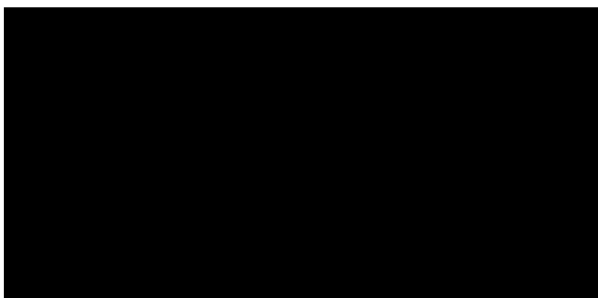
Dear Mr Crawford

Re : Proposed subdivisions Edgecombe Rd, Kyneton File # PLN/2019/573

I'm writing with regard to the above proposed subdivisions on Edgecombe Rd, Kyneton and wish to confirm my formal objection to the proposed development. Unfortunately I have only just become aware of this proposal through the article in the Midlands Express newspaper (4Aug2020) and hope I may still be included in any information processes.



Should this application progress to the stage of public notifications I wish to be advised and can be contacted either via return email



Thankyou

Regards





**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.

Hello Christo

Thankyou for your phone call requesting more information regarding my objection to the proposed subdivision;

**PLN2019573 Edgecombe Road Kyneton.**

Firstly there has been **inadequate public consultation regarding this subdivision, also inadequate public notice.. ie no visible signage of Public Notice to Develop for Commercial and Residential purposes on site at Edgecombe Road**

Secondly the timing is inappropriate considering we are effectively in lockdown unable to attend council meetings or access council offices during Covid Restrictions.

My Objections include

- 1 -Loss of Habitat for native animals including a visible mob of up to 100 kangaroos
- 2-Loss of farming land and valuable soil
- 3-Increased Traffic
- 4-Increased pressure on already inadequate infrastructure ie sewerage,water ,rubbish removal
- 5-Changing the Rural Country feel of Kyneton forever
- 6-Fire risk increased with Industrial zoning
- 7-Increased pollution and of toxic waste
- 8- Unecessary expansion of "industrial/commercial "zoning from the Saleyard Road side of Edgecombe road to the Pipers creek side

These are just a few of the objections that come to mind. If this development goes ahead it will change the nature of our immediate area and Kyneton forever.

We need to focus on what sort of place we want to live and what are the values that we as a community living in the Macedon Ranges with all it's wonderful natural amenity and history have to offer.

Yours Sincerely,

Our discussion this morning refers.

Can you please provide the details/reasons for your objection.

Regards,

**Christo Crafford**

Coordinator Statutory Planning  
Macedon Ranges Shire Council

T 03 5421 9673 | F 03 5422 3623

TTY call 133677, then ask for 03 5421 9673

PO Box 151 Kyneton Victoria 3444

Email: [ccrafford@mrsc.vic.gov.au](mailto:ccrafford@mrsc.vic.gov.au)

Web: [www.mrsc.vic.gov.au](http://www.mrsc.vic.gov.au)



**#InThisTogether**

We are here for you at this challenging time.  
For COVID-19 updates, information and support, visit  
[mrsc.vic.gov.au/coronavirus](http://mrsc.vic.gov.au/coronavirus)

**Christo Crafford**

---

**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 Mr Crawford

**Re : Proposed subdivisions Edgecombe Rd, Kyneton File # PLN/2019/573**

Further to my letter on the 11th August 2020, I write to formally lodge my objections to the above proposed subdivisions on Edgecombe Rd, Kyneton and request formal acknowledgement of this, at your earliest convenience.

Sadly, I feel that there has been no real public consultation and only became aware of this proposal through the article in the Midlands Express newspaper. After speaking with 3 separate council employees I have tried to gather more information, although this has been very difficult as the council offices have been closed due to Covid-19 and only brief information has been available via email.

After telephoning you're office today, I was disappointed to find that this application is proceeding to council on Tuesday, despite my request in my previous letter (11 August 2020) to be contacted should this application progress to council. This along with the lack of public access to council offices and council meetings has left me feeling deeply concerned over the transparency surrounding this application and a growing concern that this issue is being pushed through under the darkened cloak of Covid-19.

Some of my concerns that I wish to highlight are as following ;

- this is a very large and highly complex proposal, yet I cannot seem to get clear information on how many rural residential lots and how many commercial lots are being proposed here. Also I am unclear as to what is being proposed the commercial lots be used for.
- I am deeply concerned about the loss of valuable, fertile farming land and the encroachment on rural farming land.
- I have grave concerns over environmental degradation and the loss of flora and fauna and in particular the threat to aquatic habitat along the Post Office creek
- Increased traffic on a road not equipped to cope with this type of additional load. Will the road and intersection be upgraded and how much disruption is expected?
- This type of proposal discourages tourism. In a post Covid era we may well be economically more reliant on Australians travelling to regional towns such as Kyneton to enjoy the small country town experience. Should a large development suddenly appear, as the "first impression" people see coming up the freeways, these people may well continue travelling on to more unspoilt spots.
- This application would place an increased burden on local services such as sewage, rubbish collection, power lines, increased water consumption etc. Has there been any examination as to whether our services such as our reservoirs can accommodate these increases?

- Increased industry, power line etc increase fire risk in an already bushfire prone area.
- The bulky appearance would be a dominating, visual appearance at the township entrance and not in keeping with its rural, bushland setting
- This proposal ignores the significant impact this development would have on Kyneton which prides itself on its country village appeal. This sort of development is not in keeping with our small rural community.
- This area is the gateway to some of the Macedon range most precious natural attractions such as Blackhill reserve and Turpin falls. Do we really want this type of heavy industry on the access road tourist will take to reach these areas? This paints an extremely poor picture as to how the Macedon Ranges values such natural assets.
- This type of development is not protecting and preserving our unique environment and does not promote the Macedon Ranges standing as a region that values and protects its natural attractions. I believe people come to towns like Kyneton to leave the city behind and enjoy small country lanes, remnant green landscapes, native birds and wildlife, not sprawling industry and environmental degradation
- The northern area of Kyneton already shares the greatest burden of industry in the Macedon Ranges and this application seem to be exacerbating this further.



## Plan of Subdivision PS742221U/S2

### Introduction

The aim of this submission is to improve the environmental outcomes and riparian protection along Post Office Creek for the above application by Retail Fuel Developments. The development is quite close to Baldhill Reserve which is home to endangered and threatened flora and fauna. This development could play an important role in expanding the habitat that our local indigenous species rely on for their survival. The area could be home to new residents while at the same time restoring grassy woodland which has been decimated by inappropriate farming and grazing for over one hundred and fifty years. Planting of trees and understorey will help our Shire in its quest to lead the region and the Kyneton community to carbon neutrality. This development is a 'one off' opportunity to create a biolink which could eventually connect Baldhill Reserve with significant vegetation and habitat at Kyneton Bushland Resort. The project has the potential to be a shining example of leadership for action on climate change and ecological restoration by a large developer. Conditions suggested to achieve the aims of this submission.

Redesign the road into the RLZ blocks as a no through road. This would protect the habitat area and greatly increase the amenity of the residents due to reduced traffic flow. The changed location of the road would also reduce the bottleneck where the road is close to the subdivision's East boundary. Lots 1, 2, 3, and 17 would access from Pipers Creek Road. Approach Vic Roads to place a dawn to dusk recommended limit on Pipers Creek Road of 60 kph to reduce wildlife carnage and vehicle damage. The area coloured green would be designated habitat zone which would have an open fencing requirement. Domestic animals would be kept out of the whole wildlife corridor and either the developer or the eventual landowners would be responsible to implement a timely revegetation programme.

The one acre domestic zone (blue) would allow the development of wastewater treatment plants, dwellings and sheds and the keeping of domestic animals. Domestic animals may have to be fenced in so they were not able to wander into the habitat zone.

Council may consider a 173 agreement or the like for the expanded riparian zone along Post Office Creek and the habitat zone. Lot sizes would be maintained at 2 ha.

As a community we can learn from the failures associated with RLZ. With proper conditions in place this project could overcome some of the flaws which have become evident over three decades.

<https://vimeo.com/258671527>

Modified Plan of Subdivision PS742221U/S2 This plan is part of a submission to improve the environmental outcomes and riparian protection along Post Office Creek for the above application by Retail Fuel Developments.

