



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

Planning Application details

Provide the Planning
Application Number

PLN/2020 /291. 85 Harpers Lane

The land

Address of the land

Street No: 85	Street Name: Harpers Lane
Lot No:	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. 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.

The proposed subdivision with the currently proposed 87 lots is very intensive relative to the site and to available infrastructure and out of character with the rural residential development flanking this isolated land lot . My points are summarised as below:

Lack of suitable road infrastructure.

As a local using Harpers Lane I believe that Harpers Lane as the sole access to other connecting thoroughfares, even upgraded, will not be able to cope with the traffic from an additional 87 households. Intersections of Harpers Lane to the north and south are not currently fit for increased traffic volumes given they are intersections with limited visibility to oncoming traffic with allowed speeds of 100km. The proposal has assumed 200 vpd however I feel that is a very understated estimate. Assuming a typical 4 member household of 2 adults and 2 children and on the basis that there are no supporting amenities within the sub division, and although no expert my estimates are a minimum of 350 vpd (2 adults 1 return trip each from 87 lots).

I believe this contravenes paragraphs 15.01-45, 18.01-15, 18-02-35 and 21.11.1 of the Macedon Ranges Planning Scheme 31/07/18 VC148

Lack of pedestrian/cycle paths.

There already is a current lack of pedestrian or cycle paths from this immediate vicinity offering a safe alternative for foot or cycle access to Kyneton. No solutions are considered by this development further exacerbating the issue. I believe this contravenes paragraphs 15.01-45, 18.01-15, 18-02-35 and 21.11.1 of the Macedon Ranges Planning Scheme 31/07/18 VC148

Water Supply/Pressure – [REDACTED] we have had ongoing water supply/pressure issues for years which are only now being addressed. The installation and supply to and disposal of water and sewerage will likely be a further drain and impact on existing infrastructure and users.

Contrary to the pattern of local urban structure and subdivision

The subdivision is clearly contrary to the “neighbourhood characteristics” as contemplated by paragraph 54.033 of the Macedon Ranges Planning Scheme 31/07/18 VC148 . Given the other low density housing immediately to the south is generally 4000sqm and that page 300 of the Macedon Ranges Planning Scheme 31/07/18 VC148 contemplates low density housing in Woodend and Gsiborne should be 0.6 and 0.4 hectares respectively I believe that the current proposed lot size is too small and out of step.

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


Attach additional page/s if
there is insufficient room.

██████████ I believe I will be detrimentally affected by the 87 proposed lot through impacted infrastructure and increased road traffic.

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Objectors Signature

This form must be signed

Signature:	
Date:	5-2-21

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
