

**Macedon
Ranges**
Shire Council

ATTACHMENTS

**Planning Delegated Committee
Meeting
Under Separate Cover**

Wednesday 13 September 2023

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Submission 1

D22-153052

Maria Nunez

From:
Sent:
To:
Subject:**Categories:**

Planning

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2022/454
Address 56 Howey Street Gisborne VIC 3437
Description Development of six (6) Townhouses and Associated Vegetation Removal



Comment

This Developer is asking once again to remove very mature tree from this block, but on walking past this site, several of these mature trees have already been removed. And yet once again a developer will get away with breaking the law. If the removal of trees has not been approved then why has this happened. Yet again another greedy developer that has no respect for the environment, our town, and the street scape. So I am disapproving this development and the tree removal that has already happened needs to be looked at by the council and action needs to be taken. Just stop turning our town into an ugly suburb. People move out here to get away from that. I know it needs to happen but it needs to happen keeping and respecting the look of the town.



Submission 2

D22-153252

Maria Nunez

From:
Sent:
To:
Subject:

Categories:

Planning

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2022/454
Address 56 Howey Street Gisborne VIC 3437
Description Development of six (6) Townhouses and Associated Vegetation Removal

Comment

I have no issue with the development per se but as previously commented, why are developers getting away with removing invaluable mature trees? A search on google maps shows mature trees on this block but (not so) mysteriously they are no longer there. [REDACTED] before they apply for a planning permit and one has to [REDACTED] this practice. Three century-old oak trees on a large site near me have been removed one by one over the past few years. We know it's the owner's intention to build multiple dwellings on the site and of course the fewer trees there are the more dwellings he can cram on to it. There are another 2 oaks remaining, as well as a tall, well established, neighbour screening hedgerow along the boundary but I suspect they'll all disappear one day soon, most likely just before the planning permit is lodged. Sick and tired of the character of this town being denuded by ring-in developers who only care how much money they can make

Submission 3

D22-156741

Maria Nunez

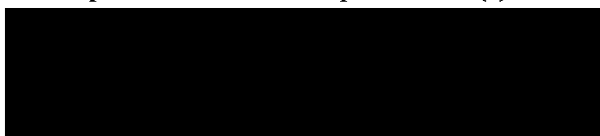
From:
Sent:
To:
Subject:

**Categories:**

Planning

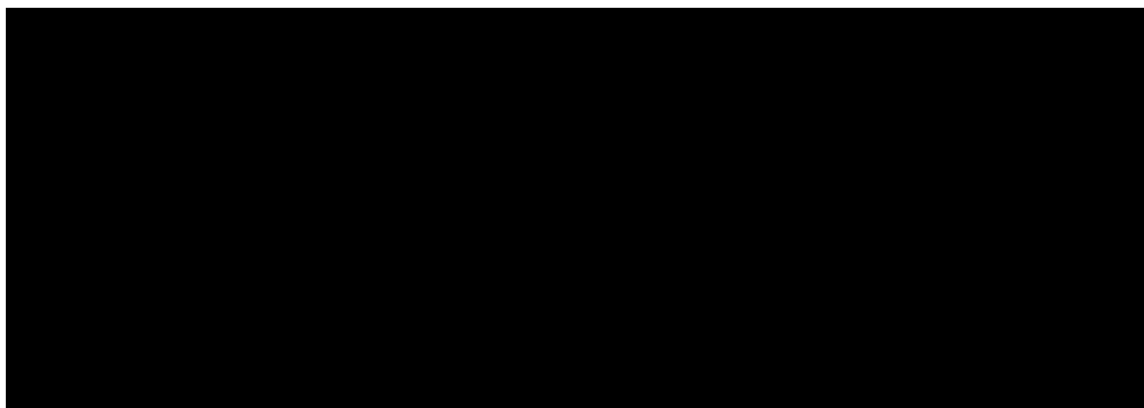
For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2022/454
Address 56 Howey Street Gisborne VIC 3437
Description Development of six (6) Townhouses and Associated Vegetation Removal



Comment

As noted, we are a growth region & we have no issue with respectful developments. We are now classified as peri-urban, no longer regional. But unfortunately congestion, poor infrastructure & the shocking loss of old growth trees is a factor that is increasingly worrying & disheartening to MRS residents, particularly in Gisborne. We have already lost green pastures, damaged ecosystems, cut down healthy trees, compromised wildlife habitats & polluted waterways but this recent loss of mature oak trees in Gisborne township is a clear indication [REDACTED] for our environment & well being. The radical clearing (destruction) of land for easy access & residential development is a gross injustice. Some Victorian Councils somehow manage to inspire developers to work in harmony with their environment. But here it's [REDACTED] [REDACTED] When contacted, [REDACTED] always in support of the developer, always defending their inaction. Something is not right & needs to change in favour of the environment; in favour of nature. Too much is being lost. When it's too late MRSC might finally realise that a healthy community depends on a healthy environment..





Submission 4

D23-42081



**Macedon
Ranges**
Shire Council

**Statutory
Planning**

Macedon Ranges Shire Council
Item received at Office
On 13/9/23 Signed [Signature]

T: (03) 5422 0333 | mrsc.vic.gov.au | ABN 42 686 389 537

Objection to a Planning Permit Application

Any person who may be affected by the grant of a permit may object. Provided your objection is received prior to the application being decided, your objection will be considered and you will be notified of the decision when it is made. This form has been designed to assist with collecting the required information for an objection, but you are not required to use this form.

For assistance completing this form, call Statutory Planning on (03) 5421 9699

* If multiple people are making this objection please list your preferred contact person first as we will only send correspondence regarding the objection to this person.

Planning Permit Application Details

Application Number: PLN/ 2022/454

Property Address: 56 Howey Street, Gisborne, 3437, Victoria

PRIVACY COLLECTION NOTICE

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

You can access Council's Privacy Policy at mrsc.vic.gov.au/privacy

Objection Details

Ensure that you clearly understand the application prior to objecting. You can view all planning applications at our Gisborne office during business hours. During the 14 day advertising period (where applicable) documents are available to view online at mrc.vic.gov.au/planning-register

Describe the reason/s for your objection including how you would be affected by the grant of the permit:

I am objecting to the development on the grounds that six units would be an over development of the site. 56, Howey Street is in a quiet established corner of Gisborne where most of the houses are set in neat well tended gardens with mature vegetation.

[REDACTED] The [REDACTED]
[REDACTED] I have already lost part of the [REDACTED] because of the building of a 2 storey house clad in blue Colourbond corrugated iron in Goode Street. To build this house established trees were cut down. The building is [REDACTED]
[REDACTED] dominates my outlook. [REDACTED]

There is misinformation included in the planning details;

On page one the photograph of a two storey house on the right hand side of the page is not "further down the street", it is, in fact, on the corner of Stephen and Fisher Streets.

Site context and Design response.

Schedule 17 43.02 DDO.

It states that the objectives of this overlay are to protect and enhance the local character of the village and livability of the dwellings in the local area.

Most of the homes in Howey and Goode Streets are single storey family homes.

There are very few two storey buildings in proximity to the site and those that are there are well set back from the road. Other unit developments in this area are well away from the proposed development, most of them are single storey and have space between the units. Terraced style units such as those proposed do not reflect the character of existing properties.

Schedule 17 also requires that 'Maintaining or creating breaks in built form must be provided to create the appearance of openness and protect significant view lines.'

There will be no appearance of openness from this side of the site. [REDACTED] of two houses and their garages only 3.7 metres [REDACTED] What was once a borrowed landscape of mature trees seen from my garden will be of the walls and roofs of the units. [REDACTED]
[REDACTED]

Planning Context.

The design and Development Overlay (DDO17) requires that landscaping and plant selection must protect existing vegetation. In fact, several mature oak trees were cut down recently on the Goode Street side of 56 Howey Street leaving a barren block. It would take many years for any trees being planted during this development to grow to a size where they will be of any significance or provide much needed shade from the hot summer sun..

Environmental and landscape values.

This item mentions ecosystems and habitats.

This area is home to a variety of fauna including possums, wallabies and kangaroos. My garden is regularly visited by cockatoos, corellas, honey-eaters, rosellas and king parrots. Each time trees are cut down to be replaced by new buildings these birds lose their habitats and natural food sources. The new development has very little space which is not either building or concrete in the form of driveways and paths.

What used to be a wild life corridor across the area is being interrupted each time removed trees are not replaced by mature trees.

Traffic.

The proximity of the primary school, which has no off-street parking, is in itself a problem. The streets around the school often have vehicles parked all day which means that residents' visitors cannot park safely. At school drop off and pick up times chaos reigns when parents park on nature strips, too close to junctions or across driveways. It is only a matter of time before a child is injured when dodging across the road between vehicles.

The new development will bring at least six more vehicles to add to the already dangerous situation on these narrow roads where pedestrians are required to walk on the bitumen where the nature strips are poorly maintained and there are no footpaths.

Summary.

I have no objection to building developments taking place but the proposed development of six units does not fit in with the existing character of the area. It presents as a solid mass of building with very little open space visible from the road.

I

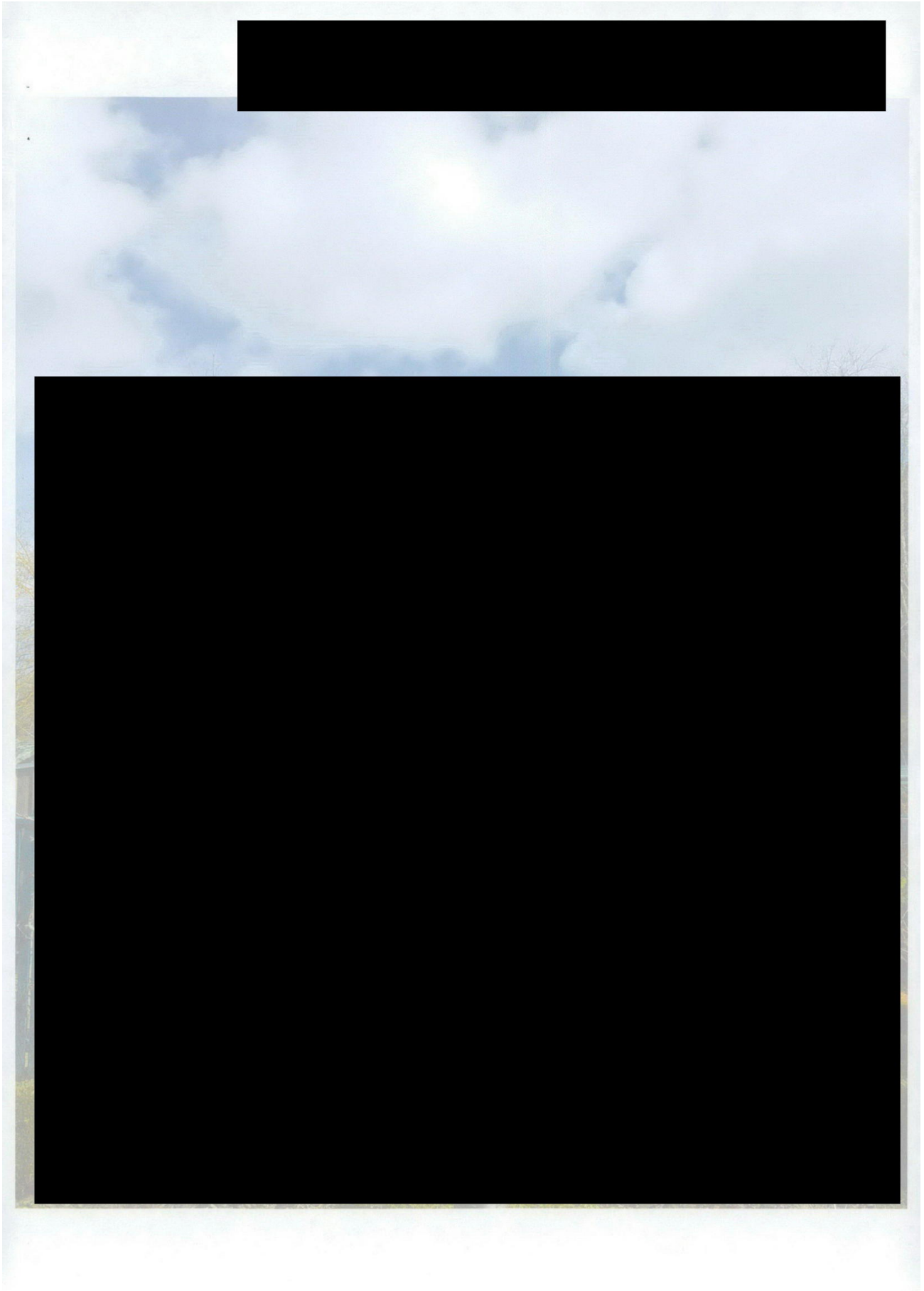
It is especially unsuitable for a block which is so close to a busy road junction that is used by traffic related to the primary school or which is avoiding using Aitken Street.

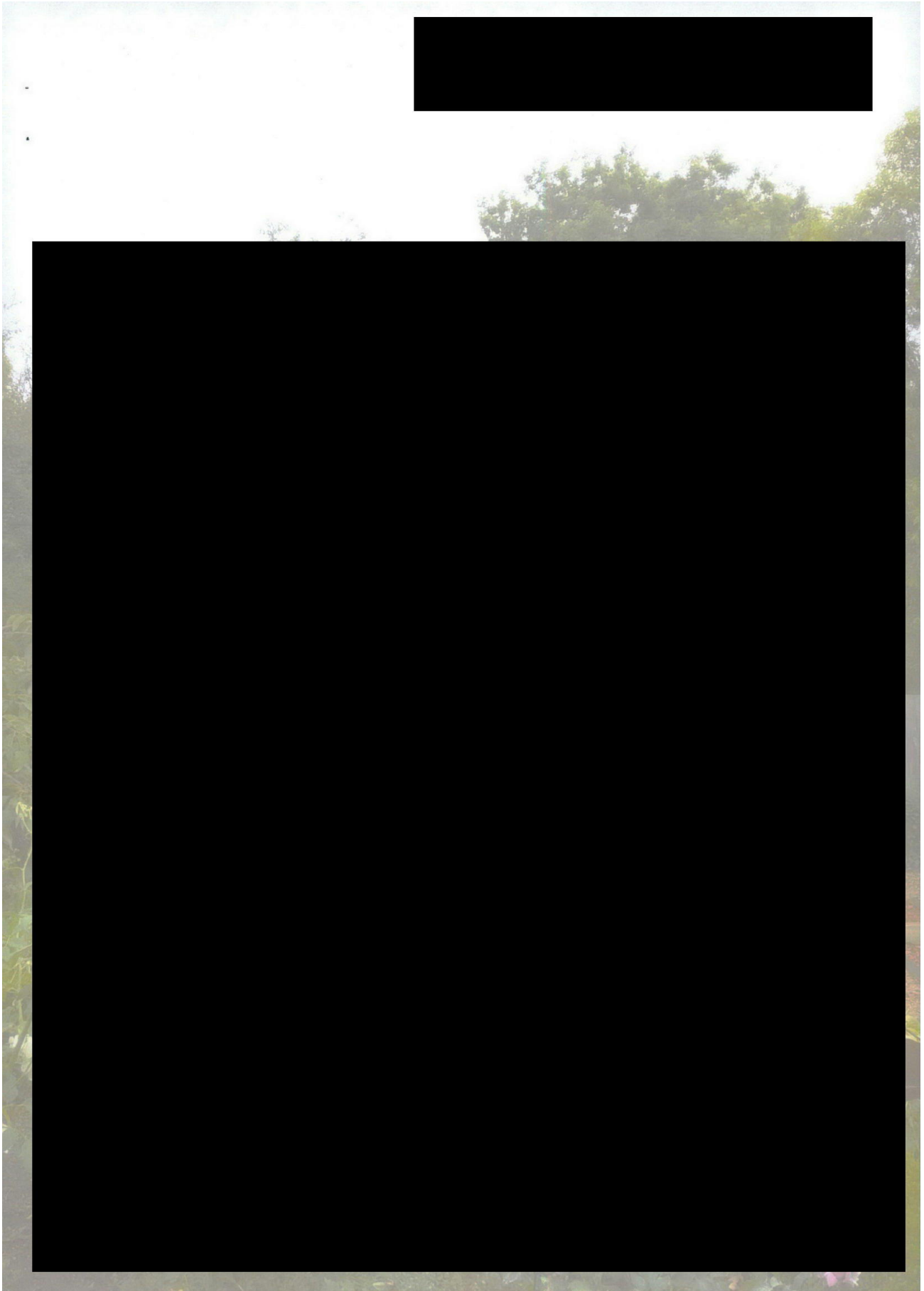
HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444

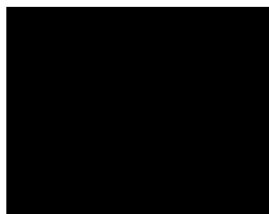






Submission 5

D23-44977



Macedon Ranges Shire Council
Item received at Gisborne Office
On 7/3/23 Signed: [Signature]

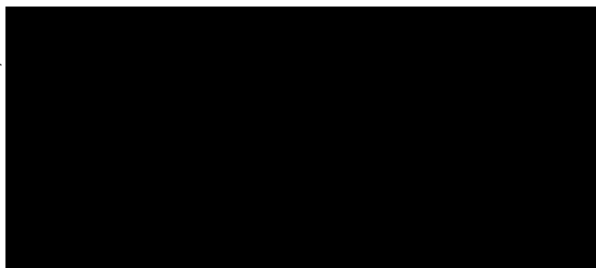
Macedon Ranges Shire Council
Robertson Street
GISBORNE 3437

Re: Application for a Planning Permit PLN2022/454

Further to a phone conversation with one of your officers today, we wish to advise the following:

1. [Redacted] the above application had been [Redacted]
2. On viewing their documents, we wish to advise we object to the application. Initially, two large very old oak trees were removed for which we understand council approval was not sought.
3. The plans indicate that six two-storey units are to be erected on the property at the corner of Howey and Goode Streets. To do this, an existing house will be demolished, and it would appear most of the remaining trees on the block.
4. Two of the units [Redacted] We do not wish this area of Gisborne to become suburban.... We live here to appreciate the space around us. The proposed site buildings will be very congested, with little space between the units.
5. The plans show provision for a one-car garage per unit. It therefore will mean that extra owner's cars and visitor's cars will create a parking lot in Howey and Goode Streets,

We trust the above will be considered when studying the application for approval.



MACEDON RANGES SC	
RECEIVED	
08 MAR 2023	
CRM.....	REG
BOX	ACTION

Submission 6

P23-12109

Objection to development proposed for 56 Howey Street Gisborne.

1. There has been no formal notification to residents in the area abutting this proposed development. This has meant very little time for appropriate consideration or review. I request that the period for advertising is extended and residents are afforded appropriate time to consider this further.
2. The development as proposed is excessive for the size of site with 6 double storey townhouses and associated site infrastructure.
The development makes no attempt to address wither the character or scale of the existing properties in both Howey and Goode Street.
3. No detail has been provided in relation to general improvements that will be required of the developer to improve the current state of Goode Street. Goode Street is in a very poor condition, there is no formed drainage and there is poor drainage generally in this area. It is assumed that with any proposed development that the current state would be rectified rather than exacerbate it.
4. Are the benchmark images of similar developments in the area considered by council as exemplary of the type of development proposed for Gisborne?
I would have thought that there were opportunities to lift the quality of design aesthetic rather than replicate poor examples.
5. What landscape improvements are proposed? To facilitate this development the proponents to date have removed two substantial oak trees at the corner of Goode and Howey Street with very little respect for the impact this has had across the streetscape and with no consultation



Submission 7

D23-45518

**Macedon
Ranges**
Shire Council**Statutory
Planning**T: (03) 5422 0333 | mrsc.vic.gov.au | ABN 42 686 389 537**Objection to a Planning Permit Application**

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For assistance completing this form; call Statutory Planning on (03) 5421 9699.

Objector Details**Name/s*:****Organisation:****Phone:****Address:**

* If multiple
only send correspondence regarding the objection to this person.

Planning Permit Application Details**Application Number:** PLN/ 2022/454.**Property Address:** 56 HOWEX ST, GIBBORNE. 3401**PRIVACY COLLECTION NOTICE**

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

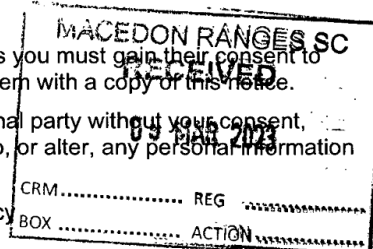
Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

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Objection Details

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Describe the reason/s for your objection including how you would be affected by the grant of the permit:

THIS DEVELOPMENT, SHOULD IT GO AHEAD
WILL IMPACT GREATLY ON MY QUALITY
OF LIFE.
REASONS ARE EXPRESSED ON ACCOMPANYING
SHEETS!

HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444

D23-46085

This objection refers to the Application Reference No. PLN/2022/454.

We value the characters of our township as we have [REDACTED]

[REDACTED] Th [REDACTED]

the property [REDACTED]

The [REDACTED]

Heritage Overlay and quoting the information received, this is supposed to "conserve and enhance heritage places and to insure that any development does not affect the significance of a heritage place." This development is a mockery of that statement. You mention that there is 1 Gisborne house with a Heritage Overlay. Please show some respect to that property!

No regard has been given to [REDACTED] as all the information refers to what impact this development should it go ahead; have on those living in Howey and Goode streets. We are the ones who would be most seriously affected with a 2 storey building [REDACTED] "openness and removing the protection of significant view lines."

SETTLEMENT states- "Planning is to recognise the need for health, wellbeing and safety." This fact has been completely ignored. There has already been the need for help in coping with the anxiety this information has caused.

Schedule 17 states that "the objectives of this overlay are to protect and enhance the local overlay character of the village and liveability of dwellings in the local area." The proposal of six 2 storey monstrosities goes completely against that objective. This proposal is anything but compatible.

A request was made some time ago for a footpath and kerb and channelling along the Howey St. side [REDACTED] but to no avail. It appears that a developer gets special attention and all his requests are met asap.

We already endure chaotic times with the school traffic, and if this development goes ahead there will be 12 more cars causing more havoc in our streets.

There are few 2 storey buildings in our area, and the other houses that do exist are totally compatible. 6 single storey houses jammed together would be out of place in 56 Howey St, but 2 storey would totally ruin what is a valued part of OLD GISBORNE.

[REDACTED]
objective was to look after the needs of the town's rate-payers. [REDACTED]

give preference to the developer, who sweeps into town, ruins the ambience of various areas and is gone with a pocket full of money. Stephens St is also being threatened in the same way.

I was greatly disturbed when [REDACTED]

generations, requested a permit to build a home on 56 Howey St, and also remove a tree from

the block. [REDACTED] At a later date we were aware all the trees on the block were being attacked by chainsaws, and by next day stumps were also removed. Obviously developers go by a different set of rules which fills me with untold anger!! Now we are told all the trees will go. Instead [REDACTED] the treed vista that is present [REDACTED] walls and windows and a roof.

This is an example of what we would have to endure for months...firstly sound of the house being knocked down, the ongoing noise of heavy machinery preparing the block followed by the bashing and banging of the construction workers.

There is a lack of respect for those of us who chose to live in Old Gisborne, and never imagining the quaint old town would be ruined in our life time by 2 storey monstrosities [REDACTED] and will hugely devalue our property.

One of many odd comments is: "The appreciation of the residence from Prince and Howey Sts. must not be interrupted by any development or landscaping. "No consideration given to the occupants of [REDACTED]

Why is the 2 storey property at the corner of Fisher Stephens Streets mentioned when it is blocks away from the site?

We're aware that progress has to take place, but hideous over development has ruined what was once a beautiful country town thanks to the council giving permits to ruthless developers. Another example is the proposal for Stephens St.

15 states: "Planning should protect places and sites with significant heritage value."

"Planning is to recognise among other things Heritage!! It should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment. " Why are you allowing the opposite to happen?

In closing our suggestion would be to give a permit to the developer for preferably 4 single storey units, maybe 6 single buildings, but 6 double storey units would be :
TOTALLY UNACCEPTABLE to our neighbourhood!!

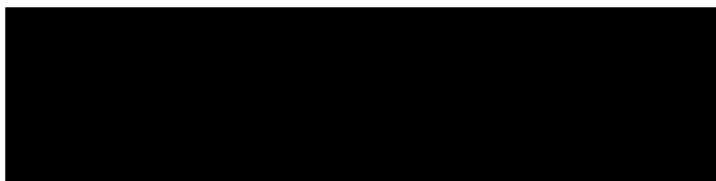
[REDACTED]

Submission 8

D23-46085

Maria Nunez

From:
Sent:
To:
Subject:



I'm putting forward my objection to the proposed development of 6 dwellings at **56 Howey Street, Gisborne – PLN/2022/454**

Surrounding 56 Howey Street, there are many blocks that have 1 dwelling. 56 Howey street is also the [REDACTED] a heritage listed house [REDACTED] To have 6 units sitting next to a heritage listed house & neighbouring houses that are 1 house per block, does not fall in line with the aesthetics of the area.

On Howey Street, the houses directly across the road from 56 Howey street are all 1 house per block dwellings.

Directly behind 56 Howey street, the blocks all have 1 dwelling on each block.

[REDACTED] 56 Howey Street. With the proposed planning being 2 story dwellings, [REDACTED] sides will be compromised. Please note, we never received communications in the mail with regards to the planning, [REDACTED]

I would like to ask that consideration be taken with regards to the beautiful big Oak trees that were removed by the developer, before the proposed planning was put forward. (Please see before and after pics attached). This was a devastating blow to everyone in the neighbourhood as it changed the look of that end of the street dramatically.

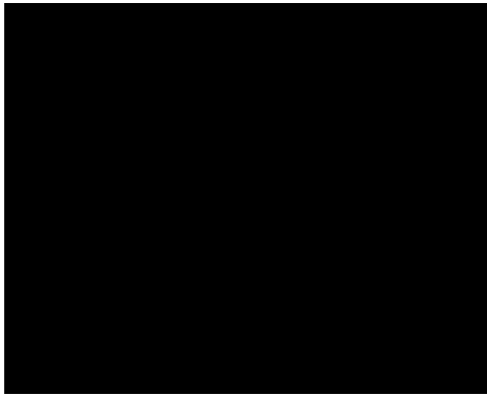
When you look down Goode Street, the large established Oak trees create a beautiful tree lined street, that is aesthetically pleasing. To have this replaced with concrete and 6 dwellings does not fall in line with the look and feel of Goode Street.

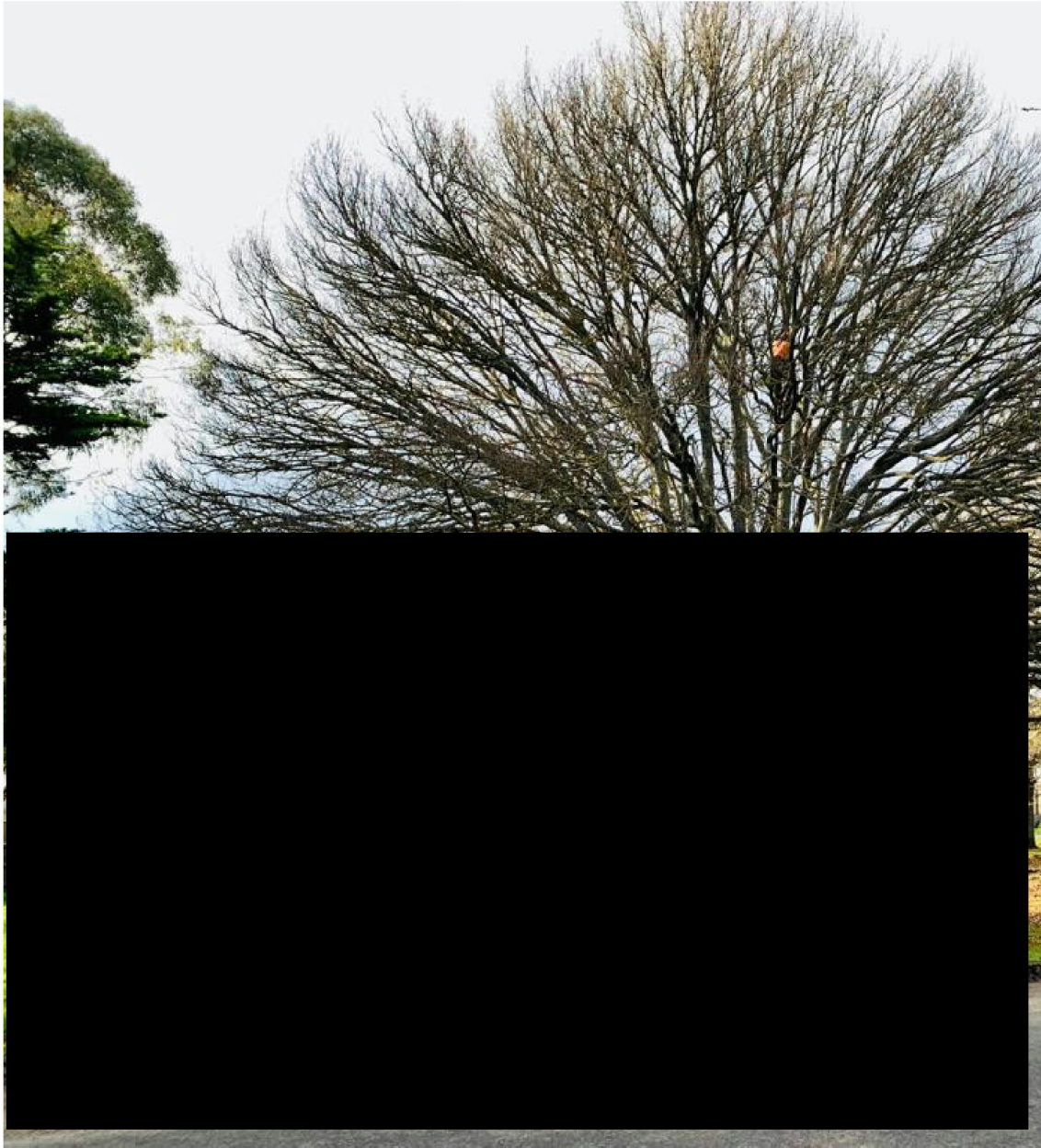
Can the developer please include trees in their planning? I'd like to request they plant an established tree in place of the the large Oak tree that they removed (in alignment with all the other trees on Goode Street). This could help to bring back the look and feel of Goode & Howey Street (that they took away). And hopefully also soften the blow on all of the residents.

On another note, as we are facing Climate Change, is there any push from council or the state for developments to have a greener approach to building? It would be great to see some overlays put in place for all future developments. [REDACTED] it is heart-breaking to see what is happening. I just do not understand why there isn't a push for sustainability. I would love it if you could point me in the direction of who I can talk to at council about this?

I also do hope Macedon Ranges Shire Council can one day put in place an "environmental significance overlay" to protect the look of Gisborne.

Please let me know if you need anymore information. Our details are as follows:







Submission 9

D23-46144

Maria Nunez

From:
Sent:
To:
Subject:
Attachments:



Dear MRSC,

Please accept my personal submission regarding PLN_2022_454_-_56_Howey_Street_Gisborne.

My concerns are not with the actual development, but concentrate on the conditions and details.

Recently MRSC released the proposal for footpaths along Howey Street, yet this proposal (on pages 33 and 36) discusses the setbacks are calculated as there is no footpath and declares that there is no compliance with Clause 55.03-1 Standard B6 - Street setback. Could this non-compliance be addressed using the council's footpath proposal, and will the developer be paying for the proportion of the footpath and kerb and channelling bordering the development (as with other recent developments)?

On Page 32, the location description correctly acknowledges that the site is in close proximity to UL Daly Nature Reserve. Howey Street is also part of an important biolink and wildlife corridor to the west of UL Daly Nature Reserve, which links the Gisborne Golf Club and further to Bullengarook. 56 Howey Street needs to play a part of this linkage and local character, I respectfully request that all plantings both inside and outside the development consist of indigenous plantings. This needs to be included as a condition of the permit. I have attached a list of local plants for your convenience, which identify the natural and historic vegetation of the area, there is a plant for every situation, they have evolved to suit the local conditions and provide habitat and other ecological benefits like less water requirements.

On Page 33 of the proposed development, under the heading of "11. Settlement" it states that planning is to recognise the need for, and as far as practicable contribute towards ... * Prevention of pollution to land, water and air ... * Protection of environmentally sensitive areas and natural resources. I say the above request to use indigenous plants contributes positively to this requirement, whereas use of introduced species (especially deciduous trees) is in direct conflict with these requirements. This would be a positive for all, and would incur no extra costs for anyone. This would have to be expressed in the conditions so residents would be required to maintain this.

Further to * Protection of environmentally sensitive areas and natural resources, I request that cats not be permitted in the development, or at a minimum only be permitted indoors or within cat enclosures. This is justified by the damage these pest animals cause to wildlife and neighbouring properties. With council's own documentation stating that *"A study in 1996 found on average that one domestic cat predated on approximately 32 native animals each year. Based on this statistic, and assuming that the majority of local domestic cats are allowed to roam, more than 96,000 native animals could be killed in the Macedon Ranges every year."* This is not from a recent document and the population and assumably cat numbers have greatly increased in Gisborne. Protection from cats would be a positive covenant for the community and biodiversity.

Tree 8 is a habitat tree which is home to magpies, this TPZ must be enforced and respected.

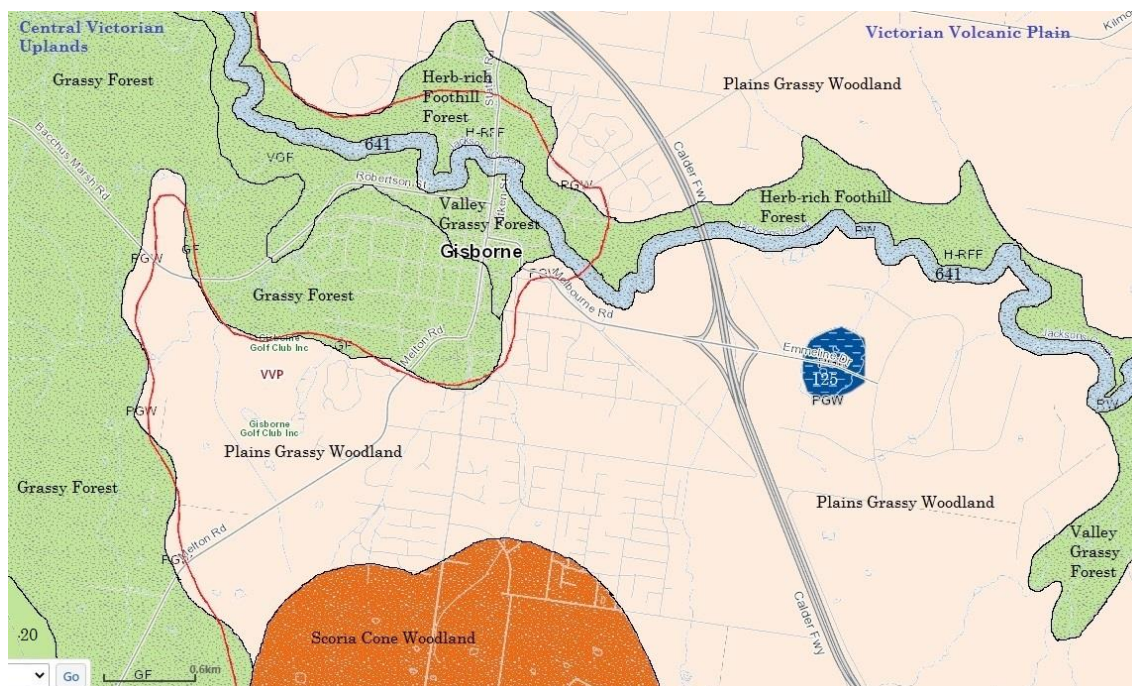
I believe all of my submission is justified on Page 34: "12 Environmental and landscape values"

"Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values. ... Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value."

Please ensure that local indigenous plantings are a condition of the permit.



Major EVCs of Gisborne



Bioregion:

VVP – Victorian Volcanic Plain (right side of red line)

CVU – Central Victorian Uplands (left side of red line)

Ecological Vegetation Class:

23 - H-RFF – Herb-rich Foothill Forest

47 - VGF – Valley Grassy Forest

55 - PGW – Plains Grassy Woodland

128 - GF – Grassy Forest

641 - Riparian Woodland

894 - SCW – Scoria Cone Woodland

EVCs also listed as present: 20, Heathy Dry Forest, 125 Plains Grassy Wetland.

NatureKit: <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>

To find more about bioregions and EVCs – zoom in through the link above and see finer detail, noting that these can be a generalisation and that many small pockets of different EVCs and ecotones exist. The plant list below has been based on this EVC mapping, surveys and recommendations.

Bioregion: Central Victorian Uplands.**Ecological Vegetation Class 23 – Herb-rich Foothill Forest.****Status:** depleted.

Description: Occurs on relatively fertile, moderately well-drained soils on an extremely wide range of geological types and in areas of moderate to high rainfall. Occupies easterly and southerly aspects mainly on lower slopes and in gullies. A medium to tall open forest or woodland to 25m tall with a small tree layer over a sparse to dense shrub layer. A high cover and diversity of herbs and grasses in the ground layer characterise this EVC.

Large Trees		
Species	DBH(cm)	#/ha
Eucalyptus spp.	70cm	20/ha

Tree Canopy Cover		
% Cover	Character Species	Common Name
40%	<i>Eucalyptus globulus ssp. bicostata</i>	Eurabbie
	<i>Eucalyptus obliqua</i>	Messmate stringybark
	<i>Eucalyptus dives</i>	Broad-leaved peppermint

Understorey			
Life form	Number of different species	% cover	Life form code
Immature canopy tree		5	IT
Understorey Tree or large shrub	3	10	T
Medium Shrub	3	5	MS
Small Shrub	2	1	SS
Prostrate Shrub	1	1	PS
Large Herb	4	5	LH
Medium Herb	11	25	MH
Small or Prostrate herb	3	5	SH
Large Tufted Graminoid	2	5	LTG
Large Non-tufted Graminoid	1	5	LNG
Medium to Small Tufted Graminoid	6	20	MTG
Medium to tiny Non-tufted Graminoid	2	5	MNG
Ground Fern	2	10	GF
Scrambler or Climber	3	5	SC
Bryophytes/Lichens	n/a	20	BL

Recruitment: Continuous	Organic litter: 40%	Logs: 20m / 0.1 ha
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Bioregion: Central Victorian Uplands.**Ecological Vegetation Class 47 – Valley Grassy Forest.****Status:** vulnerable.

Description: Valley Grassy Forest occurs under moderate rainfall regimes of 700-800 mm per annum on fertile well-drained colluvial or alluvial soils on gently undulating lower slopes and valley floors. Open forest to 25 m tall may carry a variety of eucalypts, usually species that prefer more moist or more fertile conditions over a sparse shrub cover. In season, a rich array of herbs, lilies, grasses and sedges dominate the ground layer but at the drier end of the spectrum the ground layer may be sparse and slightly less diverse, but with the moisture-loving species still remaining.

Large Trees		
Species	DBH(cm)	#/ha
Eucalyptus spp.	70cm	20/ha

Tree Canopy Cover		
% Cover	Character Species	Common Name
40%	<i>Eucalyptus melliodora</i>	Yellow box
	<i>Eucalyptus radiata s.l.</i>	Narrow-leaf peppermint
	<i>Eucalyptus obliqua</i>	Messmate stringybark
	<i>Eucalyptus rubida</i>	Candlebark

Understorey			
Life form	Number of different species	% cover	Life form code
Immature canopy tree		5	IT
Understorey Tree or large shrub	2	10	T
Medium Shrub	3	10	MS
Small Shrub	4	5	SS
Prostrate Shrub	2	1	PS
Large Herb	2	1	LH
Medium Herb	8	15	MH
Small or Prostrate herb	2	5	SH
Large Tufted Graminoid	2	10	LTG
Large Non-tufted Graminoid	1	1	LNG
Medium to Small Tufted Graminoid	7	20	MTG
Medium to tiny Non-tufted Graminoid	1	5	MNG
Ground Fern	1	5	GF
Scrambler or Climber	1	1	SC
Bryophytes/Lichens	n/a	20	BL

Recruitment: Continuous	Organic litter: 20%	Logs: 20m / 0.1 ha
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Bioregion: Victorian Volcanic Plain.**Ecological Vegetation Class 55 - 61 – Plains Grassy Woodland.****Status:** endangered.

Description: Low growing forest to 20 m tall with an understorey of small and medium shrubs and a rich diversity of herbs. Large shrubs and understorey trees may also be conspicuous. Often grows in areas transitional between drier box stringybark forests and taller herb-rich forests typical of more favourable environments.

Large Trees		
Species	DBH(cm)	#/ha
Eucalyptus spp.	80cm	8/ha

Tree Canopy Cover		
% Cover	Character Species	Common Name
10%	<i>Eucalyptus camaldulensis</i>	River red gum

Understorey			
Life form	Number of different species	% cover	Life form code
Immature canopy tree		5	IT
Understorey Tree or large shrub	1	5	T
Medium Shrub	3	10	MS
Small Shrub	2	1	SS
Prostrate Shrub	1	1	PS
Large Herb	3	5	LH
Medium Herb	8	15	MH
Small or Prostrate herb	3	5	SH
Large Tufted Graminoid	2	5	LTG
Medium to Small Tufted Graminoid	12	45	MTG
Medium to tiny Non-tufted Graminoid	2	5	MNG
Bryophytes/Lichens	n/a	10	BL
Soil Crust	n/a	10	S/C

Recruitment: Continuous	Organic litter: 10%	Logs: 10m / 0.1 ha
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Bioregion: Central Victorian Uplands.**Ecological Vegetation Class 128 - Grassy Forest.****Status:** vulnerable.

Description: Low growing forest to 20 m tall with an understorey of small and medium shrubs and a rich diversity of herbs. Large shrubs and understorey trees may also be conspicuous. Often grows in areas transitional between drier box stringybark forests and taller herb-rich forests typical of more favourable environments.

Large Trees		
Species	DBH(cm)	#/ha
Eucalyptus spp.	70cm	20/ha

Tree Canopy Cover		
% Cover	Character Species	Common Name
30%	<i>Eucalyptus obliqua</i>	Messmate Stringybark
	<i>Eucalyptus rubida</i>	Candlebark
	<i>Eucalyptus radiata s.l.</i>	Narrow-leaf Peppermint

Understorey			
Life form	Number of different species	% Cover	Life Form Code
Immature Canopy Tree		5	IT
Understorey Tree or Large Shrub	2	10	T
Medium Shrub	3	10	MS
Small Shrub	4	5	SS
Prostrate Shrub	2	1	PS
Large Herb	3	5	LH
Medium Herb	10	15	MH
Large Tufted Graminoid	1	5	LTG
Medium to Small Tufted Graminoid	9	30	MTG
Scrambler or Climber	2	1	SC
Bryophytes/Lichens	Na	10	BL
Total understorey projective foliage cover		80%	

Recruitment: Continuous	Organic litter: 20%	Logs: 20m / 0.1 ha
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Bioregion: Central Victorian Uplands.**Ecological Vegetation Class 641 Riparian Woodland.****Status:** endangered.

Description: Occurs beside permanent streams, typically on narrow alluvial deposits. Woodland to 15 m tall generally dominated by *Eucalyptus camaldulensis* over a tussock grass-dominated understorey. Tall shrubs may be present and amphibious herbs may occur in occasional ponds and beside creeks. While flooding may be common, sites are rarely inundated for lengthy periods.

Large Trees		
Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	80cm	15/ha

Tree Canopy Cover		
% Cover	Character Species	Common Name
20%	<i>Eucalyptus camaldulensis</i>	River Red-gum

Understorey			
Life form	Number of different species	% Cover	Life Form Code
Immature Canopy Tree		5	IT
Understorey Tree or Large Shrub	2	15	T
Medium Shrub	3	10	MS
Small Shrub	1	1	SS
Large Herb	4	15	LH
Medium Herb	5	10	MH
Small or Prostrate Herb	1	5	SH
Large Tufted Graminoid	3	10	LTG
Large Non-tufted Graminoid	1	5	LNG
Medium to Small Tufted Graminoid	4	20	MTG
Medium to Tiny Non-tufted Graminoid	2	5	MNG
Scrambler or Climber	1	5	SC
Bryophytes/Lichens	Na	10	BL

Recruitment: Continuous	Organic litter: 30%	Logs: 20m / 0.1 ha
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Bioregion: Victorian Volcanic Plain.**Ecological Vegetation Class 894 – Scoria Cone Woodland.****Status:** endangered.

Description: Eucalypt woodland to 15 m tall or non-eucalypt woodland to 10 m tall over a grassy to bracken-dominated understorey with a range of herbs. Occurs on the slopes of freely-draining scoria cones and spatter areas of more coarse boulder-forming flow sources. Soils are fertile but often skeletal.

Large Trees		
Species	DBH(cm)	#/ha
Eucalyptus spp.	70cm	15/ha
Allocasuarina spp.	40cm	

Tree Canopy Cover		
% Cover	Character Species	Common Name
15%	<i>Eucalyptus viminalis</i>	Manna gum
	<i>Allocasuarina verticillata</i>	Drooping sheoak

Understorey			
Life form	Number of different species	% Cover	Life Form Code
Immature Canopy Tree		5	IT
Understorey Tree or Large Shrub	1	5	T
Medium Shrub	2	10	MS
Large Herb	3	5	LH
Medium Herb	6	10	MH
Small or Prostrate Herb	3	5	SH
Large Tufted Graminoid	1	15	LTG
Medium to Small Tufted Graminoid	4	15	MTG
Medium to Tiny Non-tufted Graminoid	1	5	MNG
Ground Fern	2	20	GF
Bryophytes/Lichens	N/A	10	BL
Soil Crust	N/A	10	S/C

Recruitment: Continuous	Organic litter: 20%	Logs: 10m / 0.1 ha
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Species	Common name	Life Form	EVCs
<i>Acacia aculeatissima</i>	Thin-leaf Wattle	SS	23, 47, 55, 128
<i>Acacia dealbata</i>	Silver wattle	T	23, 47, 55, 128, 641, 894
<i>Acacia genistifolia</i>	Spreading wattle	MS	23
<i>Acacia implexa</i>	Lightwood	T	47, 55, 128, 641
<i>Acacia leprosa</i> var. <i>uninervia</i>	Large-leaf cinnamon wattle	MS	47
<i>Acacia mearnsii</i>	Black Wattle	T	23, 47, 55, 128, 641, 894
<i>Acacia melanoxylon</i>	Blackwood	T	23, 47, 55, 128, 641, 894
<i>Acacia mucronata</i> subs. <i>longifolia</i>	Narrow-leaf wattle	MS	23
<i>Acacia nanodealbata</i>	Dwarf silver wattle	MS	47, 128
<i>Acacia paradoxa</i>	Hedge wattle	MS	23, 47, 55, 128, 641
<i>Acacia provincialis</i>	Wirilda	T	23, 128
<i>Acacia prunissima</i>	Ovens wattle	LS	128
<i>Acacia pycnantha</i>	Golden wattle	MS	47, 55, 128
<i>Acacia rostriformis</i>	Bacchus Marsh wattle	MS	128
<i>Acacia stricta</i>	Hop wattle	MS	23
<i>Acacia verniciflua</i>	Varnish wattle	MS	128
<i>Acacia verticillata</i>	Prickly moses	MS	23, 47, 55, 128, 641
<i>Acaena agnifolia</i>	Hairy sheep's burr	MH	23, 47, 55, 128, 641
<i>Acaena echinata</i>	Sheep's burr	MH	23, 47, 55, 128, 641, 894
<i>Acaena novae-zelandiae</i>	Bidgee-widgee	MH	23, 47, 55, 128, 641, 894
<i>Acaena ovina</i>	Australian sheep's burr	MH	23, 47, 55, 128, 641
<i>Acrotriche prostrata</i>	Trailing ground-cherry	PS	23
<i>Acrotriche serrulata</i>	Honey-pots	PS	23, 47, 55, 128
<i>Adiantum aethiopicum</i>	Common maidenhair	GF	894
<i>Alisma Plantago-aquatica</i>	Water plantain		128, 641
<i>Allocasuarina littoralis</i>	Black Sheoak	T	47, 55, 128, 641
<i>Allocasuarina verticillata</i>	Drooping sheoak	T	47, 55, 128, 894
<i>Alternanthera denticulata</i>	Lesser joyweed	MH	641
<i>Anthosachne scabra</i> s.s.	Common Wheat-grass	MTG	23, 47, 55, 128, 641
<i>Aphanes australiana</i>	Australian piert	SH	128
<i>Arthropodium strictum</i>	Chocolate Lily	LH	23, 47, 55, 128, 641
<i>Arthropodium milleflorum</i>	Pale vanilla lily	LH	23, 47
<i>Asperula conferta</i>	Common Woodruff	MH	23, 47, 55, 128, 641, 894
<i>Asperula scoparia</i> subsp. <i>Scoparia</i>	Prickly Woodruff	MH	23
<i>Asplenium flabellifolium</i>	Necklace fern	GF	23, 894
<i>Austrostipa bigeniculata</i>	Knead Spear-grass	LTG	55, 641
<i>Austrostipa densiflora</i>	Dense spear-grass	LTG	55
<i>Austrostipa mollis</i>	Supple spear-grass	LTG	47, 55, 128
<i>Austrostipa rudis</i> ssp. <i>nervosa</i>	Veined spear-grass	LTG	55
<i>Austrostipa rudis</i> subsp. <i>rudis</i>	Veined spear-grass	LTG	23, 47, 55, 128, 641
<i>Austrostipa scabra</i>	Rough spear-grass	MTG	55
<i>Austrostipa semibarbata</i>	Fibrous spear-grass	MTG	47, 55

<i>Banksia marginata</i>	Silver Banksia	MS/T	23, 47, 55, 128
<i>Bedfordia arborescens</i>	Blanket leaf	T	23
<i>Billardiera mutabilis</i>	Common Apple-berry	SC	23, 47, 55, 128
<i>Billardiera scandens</i>	Common Apple-berry	SC	23, 47
<i>Blechnum minus</i>	Soft water-fern	GF	23, 641
<i>Blechnum nudum</i>	Fishbone water-fern	GF	23
<i>Blechnum wattsii</i>	Hard water-fern	GF	23
<i>Bossiaea prostrata</i>	Creeping Bossiaea	PS	23, 47, 55, 128, 641
<i>Bothriochloa macra</i>	Red-leg grass	MNG	47, 55, 641, 894
<i>Brunonia australis</i>	Blue Pincushion	MH	23, 47, 128
<i>Bulbine bulbosa</i>	Bulbine lily	MH	23, 47, 55, 128, 641
<i>Burchardia umbellata</i>	Milkmaids	MH	23, 47, 55, 128, 641
<i>Bursaria spinosa subsp. spinosa</i>	Sweet Bursaria	MS	23, 47, 55, 128, 641, 894
<i>Caesia calliantha</i>	Blue Grass-lily	MH	47, 55, 128
<i>Callistemon sieberi</i>	River bottlebrush	MS	128, 641
<i>Calocephalus citreus</i>	Lemon beauty-heads	LH	55
<i>Calocephalus lacteus</i>	Milky beauty-heads	LH	55
<i>Calochlaena dubia</i>	Common ground-fern	GF	23
<i>Calystegia sepium</i>	Large bindweed	SC	641
<i>Carex appressa</i>	Tall sedge	LTG	23, 47, 55, 641, 128
<i>Carex breviculmis</i>	Common Grass-sedge	MTG	23, 47, 55, 128, 641, 894
<i>Carex fascicularis</i>	Tassel sedge	MTG	641
<i>Carex inversa</i>	Knob sedge	MTG	23, 47, 55, 641
<i>Carex tereticaulis</i>	Poong'ort	LTG	55, 641
<i>Carpobrotus modestus</i>	Inland pigface	SH	894
<i>Cassinia aculeata subsp. aculeata</i>	Common Cassinia	MS	23, 47, 55, 128, 641, 894
<i>Cassinia longifolia</i>	Shiny Cassinia	MS	23, 47, 55, 128, 641
<i>Cassinia sifton</i>	Drooping cassinia	MS	23, 55, 128, 641, 894
<i>Centella cordifolia</i>	Centella	MH	128
<i>Centrolepis aristata</i>	Pointed Centrolepis	TTG	894
<i>Chloris truncata</i>	Windmill grass	LTG	47, 55, 641
<i>Chrysocephalum apiculatum subsp. apiculatum</i>	Common Everlasting	LH	23, 47, 55, 128, 641
<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	LH	23, 47, 55, 128, 641, 894
<i>Clematis aristata</i>	Mountain Clematis	SC	23, 47, 128, 641, 894
<i>Clematis microphylla</i>	Small-leaved Clematis	SC	23, 47, 55, 128, 641, 894
<i>Convolvulus erubescens spp. agg.</i>	Pink Bindweed	SC	55
<i>Coprosma quadrifida</i>	Prickly Currant-bush	MS	23, 47, 128, 641
<i>Coronidium scorpioides</i>	Button everlasting	MH	23, 47, 55, 128
<i>Correa glabra var. glabra</i>	Rock correa	MS	23, 47, 641
<i>Correa reflexa</i>	Common correa	MS	23
<i>Cotula australis</i>	Common cotula	SH	128
<i>Craspedia variabilis</i>	Variable billy buttons	MH	23
<i>Crassula decumbens</i>	Spreading crassula	MH	128
<i>Crassula helmsii</i>	Swamp crassula	SH	128, 641

<i>Crassula sieberiana</i>	Sieber crassula	SH	128, 894
<i>Cyathea australis</i>	Rough tree-fern	TF	23
<i>Cycnogeton procerum</i>	Water ribbons	MTG	641
<i>Daviesia latifolia</i>	Hop bitter-pea	MS	47
<i>Daviesia leptophylla</i>	Narrow-leaf Bitter-pea	MS	23, 47, 128
<i>Daviesia ulicifolia</i>	Gorse bitter-pea	MS	23
<i>Deyeuxia quadriseta</i>	Reed bent-grass	LTG	47, 128
<i>Dianella amoena</i>	Matted flax-lily	MTG	47, 55, 894
<i>Dianella revoluta</i> var. <i>revoluta</i> s.l.	Black-anther Flax-lily	MTG	23, 47, 55, 128, 641, 894
<i>Dianella tasmanica</i>	Tasman Flax-lily	MTG	23, 47, 128
<i>Dichelachne crinita</i>	Long-hair Plume-grass	MTG	23, 47, 55, 128
<i>Dichelachne hirtella</i>	Hairy Plume-grass	MTG	23, 47, 128
<i>Dichelachne micrantha</i>	Short-hair plume-grass	MTG	47, 128
<i>Dichelachne rara</i>	Common plume-grass	MTG	23, 55,
<i>Dichondra repens</i>	Kidney-weed	SH	23, 47, 55, 128, 641, 894
<i>Dicksonia antarctica</i>	Soft tree-fern	TF	23
<i>Dillwynia cinerascens</i>	Grey Parrot-pea	SS	23, 47, 128
<i>Dillwynia sericea</i>	Showy parrot-pea	SS	23, 47
<i>Diuris sulphurea</i>	Tiger orchid	orchid	128
<i>Dodonaea viscosa</i>	Sticky hop-bush	MS	47, 55
<i>Dodonaea viscosa</i> subsp. <i>cuneata</i>	Wedge-lead Hop-bush	MS	23, 55, 128
<i>Drosera aberrans</i>	Scented sundew	SH	128
<i>Drosera auriculata</i>	Tall sundew	MH	47, 128
<i>Drosera hookeri</i>	Grassland sundew	MH	128
<i>Drosera peltata</i>	Pale sundew	MH	128
<i>Echinopogon ovatus</i>	Common hedgehog-grass	MNG	23
<i>Einadia nutans</i>	Nodding saltbush	PS	23, 47, 55, 128, 641
<i>Eleocharis acuta</i>	Common Spike-rush	MNG	641
<i>Eleocharis sphacelata</i>	Tall spike-sedge	LTG	128
<i>Epacris impressa</i>	Common Heath	MS	23, 47, 128
<i>Epilobium billardierianum</i>	Variable willow-herb	LH	894
<i>Epilobium billardierianum</i> subs. <i>cinereum</i>	Grey willow-herb	LH	128
<i>Epilobium hirtigerum</i>	Hairy willow-herb	LH	894
<i>Eragrostis brownii</i>	Common love-grass	LTG	128
<i>Eryngium ovinum</i>	Blue devil	LH	55
<i>Eryngium vesiculosum</i>	Prickfoot	SH	641
<i>Eucalyptus brookeriana</i>	Brooker's gum	T	47
<i>Eucalyptus camaldulensis</i>	River red gum	T	55, 641
<i>Eucalyptus globulus</i> ssp. <i>bicostata</i>	Eurabbie	T	23
<i>Eucalyptus dives</i>	Broad-leaf Peppermint	T	23, 47, 55, 128, 641, 894
<i>Eucalyptus goniocalyx</i> s.s.	Bundy	T	47
<i>Eucalyptus melliodora</i>	Yellow box	T	47, 55
<i>Eucalyptus nortonii</i>	Silver Bundy	T	47, 128
<i>Eucalyptus obliqua</i>	Messmate Stringybark	T	23, 47, 128, 641, 894

<i>Eucalyptus ovata</i>	Swamp gum	T	23, 47, 55, 128, 641
<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	Narrow-leaf Peppermint	T	23, 47, 55, 128, 641, 894
<i>Eucalyptus rubida</i>	Candlebark	T	23, 47, 55, 128, 641
<i>Eucalyptus tricarpa</i>	Red ironbark	T	128
<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	Manna Gum	T	23, 47, 55, 128, 641, 894
<i>Euchiton involucratus</i>	Star cudweed	MH	128
<i>Euchiton japonicus</i>	Creeping cudweed	MH	128, 894
<i>Exocarpos cupressiformis</i>	Cherry Ballart	T	23, 47, 55, 128, 641, 894
<i>Gahnia radula</i>	Thatch saw-sedge	LNG	23, 641
<i>Geranium gardneri</i>	Rough crane's bill	MH	47, 55, 641
<i>Geranium potentilloides</i>	Soft crane's bill	MH	23, 47, 641, 894
<i>Geranium retrorsum</i>	Grassland crane's bill	MH	894
<i>Geranium solanderi</i> var. <i>solanderi</i> s.s.	Austral crane's bill	MH	47, 55, 641
<i>Geranium</i> sp. 2 (<i>ciliocarpum</i>)	Variable crane's bill	MH	23, 47, 55, 128, 641
<i>Geranium</i> sp. 3	Pale-flower crane's bill	MH	47, 55
<i>Glyceria australis</i>	Australian sweet-grass	MTG	128, 641
<i>Glycine clandestina</i>	Twining glycine	SC	23
<i>Gnaphalium indutum</i>	Tiny Cudweed	SH	128
<i>Gonocarpus humilis</i>	Shade Raspwort	MH	23, 47
<i>Gonocarpus tetragynus</i>	Common Raspwort	MH	23, 47, 55, 128
<i>Goodenia ovata</i>	Hop Goodenia	MS	23, 47, 128, 641
<i>Goodenia lanata</i>	Trailing goodenia	SH	47
<i>Gynatrix pulchella</i>	Hemp bush	MS	641
<i>Hackelia suaveolens</i>	Sweet Hound's-tongue	MH	55, 128, 894
<i>Hardenbergia violacea</i>	Purple Coral-pea	SC	23, 47, 55, 128
<i>Hemarthria uncinata</i> var. <i>uncinata</i>	Mat grass	MNG	47, 55, 641
<i>Hibbertia riparia</i>	Upright guinea-flower	SS	55
<i>Hovea heterophylla</i>	Common Hovea	SS	23, 47, 128
<i>Hydrocotyle hirta</i>	Hairy Pennywort	SH	23, 47, 128, 641
<i>Hydrocotyle laxiflora</i>	Stinking Pennywort	MH	23, 47, 55, 128, 894
<i>Hydrocotyle sibthorpioides</i>	Shining pennywort	SH	128
<i>Hypericum gramineum</i>	Small St John's wort	MH	55, 894
<i>Indigofera australis</i>	Austral indigo	MS	23, 128
<i>Isolepis platycarpa</i>	Broad-fruit club-sedge	MTG	128
<i>Juncus amabilis</i>	Hollow rush	MTG	55, 641
<i>Juncus australis</i>	Austral rush	MTG	641
<i>Juncus gregiflorus</i>	Green rush	LTG	641
<i>Juncus holoschoenus</i>	Joint-leaf rush	MTG	641, 894
<i>Juncus pallidus</i>	Pale Rush	LTG	23, 47, 55, 128, 641, 894
<i>Juncus planifolius</i>	Broad-leaf rush	MTG	128
<i>Juncus subsecundus</i>	Finger Rush	MTG	47, 55, 128, 641, 894
<i>Kennedia prostrata</i>	Running Postman	SH	55, 894
<i>Kunzea phyllicoides</i>	Slender burgan	MS	128
<i>Lachnagrostis filiformis</i>	Common blown grass	MTG	641

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<i>Laphangium luteoalbum</i>	Jersey Cudweed	MH	128
<i>Lepidosperma elatius</i>	Tall sword-sedge	LTG	23
<i>Lepidosperma laterale</i>	Variable Sword-sedge	MTG	23, 47, 55, 128, 641
<i>Lepidosperma longitudinale</i>	Pithy sword-sedge	LNG	55
<i>Leptorhynchos squamatus</i>	Scaly buttons	MH	47, 55
<i>Leptorhynchos tenuifolius</i>	Wiry Buttons	MH	47, 55, 128
<i>Leptospermum continentale</i>	Prickly Tea-tree	MS	23, 47, 55, 128, 641
<i>Leptospermum lanigerum</i>	Woolly Tea-tree	MS	128, 641
<i>Leucopogon virgatus</i>	Common beard-heath	SS	128
<i>Lilaeopsis polyantha</i>	Australian lilaeopsis	MS	641
<i>Lissanthe strigosa subsp. subulata</i>	Peach Heath	SS	23, 47, 55, 128
<i>Lomandra filiformis subsp. coriacea</i>	Wattle Mat-rush	MTG	23, 47, 55, 128, 641, 894
<i>Lomandra filiformis subsp. filiformis</i>	Wattle Mat-rush	MTG	23, 47, 55, 128, 641, 894
<i>Lomandra longifolia subsp. exilis</i>	Cluster-headed Mat-rush	LTG	23, 47, 128
<i>Lomandra longifolia subsp. longifolia</i>	Spiny-headed Mat-rush	LTG	23, 47, 55, 128, 641
<i>Lomandra nana</i>	Dwarf mat-rush	MTG	23, 47, 55
<i>Luzula meridionalis</i>	Common Woodrush	MTG	23, 47, 55, 128
<i>Lycopus australis</i>	Australian gipsywort	LH	641
<i>Melicytus dentatus</i>	Tree violet	MS	47, 55, 128, 641
<i>Mentha australis</i>	River mint	MH	641
<i>Microlaena stipoides var. stipoides</i>	Weeping Grass	MNG	23, 47, 55, 128, 641, 894
<i>Microseris scapigeria</i>	Yam daisy / Murnong	MH	55, 47, 128
<i>Microtis parviflora</i>	Slender onion orchid	MNG	128
<i>Microtis unifolia</i>	Common onion orchid	MNG	128
<i>Montia australasica</i>	White purslane	SH	641
<i>Myriophyllum crispatum</i>	Water-milfoil	LH	641
<i>Olearia argophylla</i>	Musk daisy-bush	T	23
<i>Olearia erubescens</i>	Moth daisy-bush	SS	23
<i>Olearia lirata</i>	Snowy daisy-bush	MS	23, 47
<i>Opercularia ovata</i>	Broad-leaf stinkweed	SH	55
<i>Opercularia varia</i>	Variable Stinkweed	SH	23, 47, 128
<i>Oreomyrrhis eriopoda</i>	Australian caraway	MH	23, 47, 641
<i>Oxalis exilis</i>	Shade wood-sorrel	MH	894
<i>Oxalis perennans</i>	Grassland wood-sorrel	MH	55, 128, 641, 894
<i>Ozothamnus ferrugineus</i>	Tree everlasting	MS	23, 47, 641
<i>Ozothamnus obcordatus</i>	Grey everlasting	MS	23, 128
<i>Pauridia glabella var. glabella</i>	Tiny star	MH	894
<i>Pelargonium australe</i>	Austral stork's bill	MH	23, 55, 894
<i>Pelargonium rodneyanum</i>	Magenta stork's bill	MH	23, 55
<i>Persicaria decipiens</i>	Grassland knotweed	LH	128, 641
<i>Phragmites australis</i>	Common reed	LNG	641
<i>Pimelea humilis</i>	Common Rice-flower	SS	23, 47, 55, 128, 894
<i>Pimelea linifolia</i>	Slender rice-flower	MS	128

<i>Plantago varia</i>	Variable Plantain	MH	23, 47, 55, 128, 894
<i>Platylobium parviflorum</i>	Handsome flat pea	PS	23, 128
<i>Poa ensiformis</i>	Sword tussock-grass	MTG	23, 894
<i>Poa labillardierei</i> var. <i>labillardierei</i>	Common Tussock-grass	LTG	23, 47, 55, 128, 641, 894
<i>Poa morrisii</i>	Soft tussock-grass	MTG	23, 47, 55, 128, 894
<i>Poa sieberiana</i>	Grey Tussock-grass	MTG	23, 47, 55, 128
<i>Poa tenera</i>	Slender tussock-grass	MNG	23, 47, 641
<i>Podolepis jaceoides</i>	Showy/Basalt podolepis	MH	23, 55
<i>Polyscias sambucifolia</i>	Mountain panax	MS	23
<i>Polystichum proliferum</i>	Mother shield-fern	GF	23
<i>Pomaderris aspera</i>	Hazel pomaderris	T	23, 47, 55, 641
<i>Pomaderris racemosa</i>	Cluster pomaderris	T	47
<i>Poranthera microphylla</i>	Small poranthera	MH	55, 128
<i>Potamogeton ochreateus</i>	Blunt pondweed		128
<i>Prostanthera lasianthos</i>	Victorian Christmas bush	MS	23, 47, 641
<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	Austral Bracken	GF	23, 47, 55, 128, 641, 894
<i>Pterostylis nutans</i>	Nodding greenhood	orchid	128
<i>Pultenaea gunnii</i>	Golden Bush-pea	SS	128
<i>Pultenaea pedunculata</i>	Matted Bush-pea	SS	47, 128
<i>Rubus parvifolius</i>	Small-leaf bramble	SC	23, 47, 55, 641, 894
<i>Rumex brownii</i>	Wiry dock	MH	641, 894
<i>Rytidosperma caespitosum</i>	Common Wallaby-grass	MTG	23, 47, 55, 128, 641
<i>Rytidosperma duttonianum</i>	Brown-back Wallaby-grass	MTG	55
<i>Rytidosperma geniculatum</i>	Knead Wallaby-grass	MTG	23, 47, 55, 128, 641
<i>Rytidosperma pallidum</i>	Silvertop Wallaby-grass	MTG	23, 47, 128
<i>Rytidosperma pilosum</i>	Velvet Wallaby-grass	MTG	23, 641, 894
<i>Rytidosperma racemosum</i> var. <i>racemosum</i>	Slender Wallaby-grass	MTG	23, 47, 55, 128, 641
<i>Rytidosperma setaceum</i>	Bristly Wallaby-grass	MTG	23, 47, 55, 128, 641
<i>Sambucus gaudichaudiana</i>	White elderberry	MH	23
<i>Schoenoplectus tabernaemontani</i>	River club-sedge	LNG	128, 641
<i>Schoenus apogon</i>	Common bog-sedge	MTG	55, 894
<i>Schoenus tesquorum</i>	Soft bog-sedge	MTG	128
<i>Sebaea ovata</i>	Yellow sebaea	MH	128
<i>Senecio biserratus</i>	Jagged fireweed	LH	894
<i>Senecio campylocarpus</i>	Floodplain fireweed	LH	128, 641
<i>Senecio glomeratus</i>	Annual fireweed	LH	128, 894
<i>Senecio minimus</i>	Shrubby Fireweed	LH	23, 47, 55, 128, 641
<i>Senecio phelleus</i>	Stony Fireweed	LH	23, 47, 55, 128
<i>Senecio pinnatifolius</i>	Variable groundsel	LH	894
<i>Senecio quadridentatus</i>	Cotton fireweed	LH	23, 47, 128, 641, 894
<i>Solanum laciniatum</i>	Large Kangaroo Apple	MS	23, 47, 55, 128, 641, 894
<i>Solenogyne dominii</i>	Smooth Solenogyne	SH	23, 47, 55, 128
<i>Solenogyne gunnii</i>	Hairy Solenogyne	SH	23, 47, 55, 128
<i>Stackhousia monogyna</i>	Creamy candles	MH	23, 55, 128

Version 2

Page 13 of 15

<i>Stellaria flaccida</i>	Forest starwort	MH	23
<i>Stellaria pungens</i>	Prickly Starwort	MH	23, 47, 55, 128, 641, 894
<i>Stylidium graminifolium</i>	Grass Trigger plant	MTG	23, 55, 128
<i>Styphelia humifusa</i>	Cranberry Heath	PS	47, 55
<i>Tetrarrhena juncea</i>	Forest Wire-grass	LNG	23, 47, 128, 641
<i>Tetradlea ciliata</i>	Pink bells	SS	47, 128
<i>Thelymitra arenaria</i>	Forest sun-orchid	orchid	128
<i>Thelymitra pauciflora</i>	Slender sun-orchid	orchid	128
<i>Thelymitra sp.</i>	Sun orchid	orchid	128
<i>Themeda triandra</i>	Kangaroo Grass	MTG	23, 47, 55, 128, 641, 894
<i>Thysanotus patersonii</i>	Twining fringe-lily	SC	128
<i>Tricoryne elatior</i>	Yellow rush-lily	MTG	23, 47, 55, 128
<i>Triglochin striata</i>	Streaked arrow-grass	MH	128
<i>Typha domingensis</i>	Narrow-leaf cumbungi	LNG	128, 641
<i>Urtica incisa</i>	Scrub nettle	LH	23, 55, 641
<i>Veronica calycina</i>	Hairy Speedwell	MH	23, 47, 55, 128
<i>Veronica gracilis</i>	Slender Speedwell	MH	23, 47, 55, 128, 894
<i>Viminaria juncea</i>	Golden Spray	MS	641
<i>Viola hederacea sensu Willis (1972)</i>	Ivy-leaf violet	MH	23, 47, 55, 128, 641, 894
<i>Vittadinia cuneata</i>	Fuzzy New Holland daisy	MH	47, 55, 641
<i>Vittadinia gracilis</i>	Woolly New Holland daisy	MH	47, 55, 641
<i>Vittadinia muelleri</i>	Narrow-leaf New Holland daisy	MH	47, 55, 641
<i>Wahlenbergia gracilis</i>	Sprawling bluebell	LH	23, 641
<i>Wahlenbergia gymnoclada</i>	Naked bluebell	LH	128
<i>Wahlenbergia luteola</i>	Bronze Bluebell	LH	23, 47, 55, 128, 641, 894
<i>Wahlenbergia multicaulis</i>	Branching bluebell	LH	128
<i>Wahlenbergia stricta subsp. stricta</i>	Tall bluebell	LH	23, 47, 55, 128, 894
<i>Wurmbea dioica</i>	Common early nancy	MNG	47, 128
<i>Xerochrysum palustre</i>	Swamp everlasting	MH	128
<i>Xerochrysum viscosum</i>	Sticky everlasting	MH	47, 55, 128

Life form	LF Code
Immature Canopy Tree	IT
Understorey Tree or Large Shrub	T
Medium Shrub	MS
Small Shrub	SS
Prostrate Shrub	PS
Large Herb	LH
Medium Herb	MH
Small or Prostrate Herb	SH
Large Tufted Graminoid	LTG
Large Non-tufted Graminoid	LNG
Medium to Small Tufted Graminoid	MTG
Medium to Tiny Non-tufted Graminoid	MNG
Tiny Tufted Graminoid	TTG
Scrambler or Climber	SC
Ground Fern	GF
Tree Fern	TF
Bryophytes/Lichens	BL

Further information and images of these plants can be found at: <https://vicflora.rbg.vic.gov.au/>

References:

MRSC Indigenous Flora Revegetation Species List (undated), Central Victorian Uplands, EVC 23 Herb-rich Foothill Forest.

MRSC Indigenous Flora Revegetation Species List (undated), Central Victorian Uplands, EVC 47 Valley Grassy Forest.

MRSC Indigenous Flora Revegetation Species List (undated), Victorian Volcanic Plain, EVC 55 Plains Grassy Woodland.

MRSC Indigenous Flora Revegetation Species List (undated), Central Victorian Uplands, EVC 128 Grassy Forest.

MRSC Indigenous Flora Revegetation Species List (undated), Central Victorian Uplands, EVC 641 Riparian Woodland.

MRSC Indigenous Flora Revegetation Species List (undated), Victorian Volcanic Plain, EVC 894 Scoria Cone Woodland.

The Macedon Ranges Strategic Environmental Works Plan, 2021.

MRSC Bunjil Creek Environmental Management Plan, 2021

MRSC Dalton Street Reserve Environmental Management Plan, 2022

MRSC UL Daly Nature Reserve Environmental Management Plan, 2014

MRSC Mount Gisborne Reserve Environmental Management Plan, 2013

MRSC Barringo Reserve Environmental Management Plan, 2013

MRSC Hobbs Road Bushland Reserve Environmental Management Plan, 2013

DELWP EVC benchmarks:

<https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks>

NatureKit: <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>

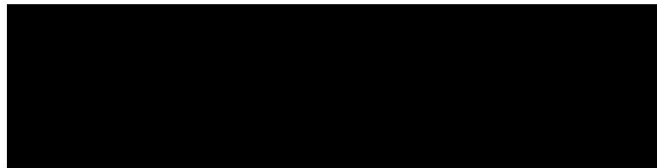
VicFlora: <https://vicflora.rbg.vic.gov.au/>

Submission 10

D23-46601

Maria Nunez

From:
Sent:
To:
Subject:



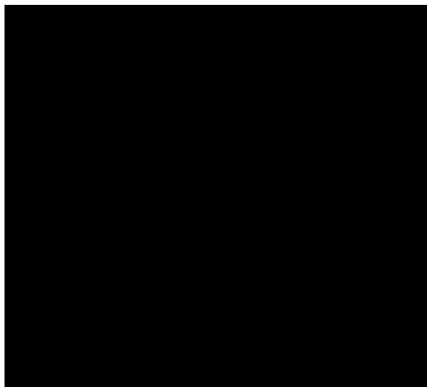
To Whom It May Concern,

Re : CA 9 Section 12 TP 875505X T/Gisborne P/Gisborne

This objection is in regard to the above application for the development of 6 dwellings.

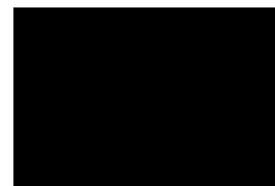
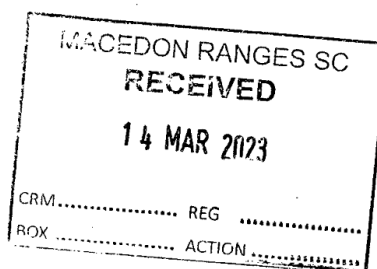
There are no concerns regarding the number of dwellings being built , however the proposal for **all** to be double storey is out of character for the neighbourhood and we believe will be an eye sore for the old Gisborne township.

There is enough land for the dwellings to be a mix of single and double storey which would be better suited aesthetically to the area.



Submission 11

D23-46921



Submission :

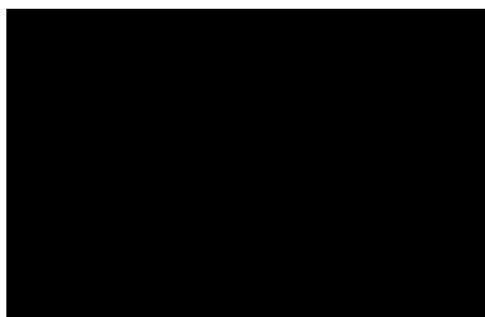
Proposed development at 56 Howey Street, Gisborne.

PLN/2022/454

I wish to make the following observations regarding the above PLN and request Macedon Ranges Shire Council take my remarks into consideration.

1. The council has proposed a footpath and kerbing for Howey Street at this location. Will the developer now be required to make a financial contribution to this needed project?
2. This location on the corner of Howey Street and Goode Street is extremely busy at school drop-off and especially pick-up times. Vehicles associated with the building process will have to allow space for this heavy traffic, which does also include children walking and cycling to and from school.
3. Parking (in garages) is provided for the proposed homes. However I see no provision for visitor parking. Parking on nature strips is not allowed and parking on the bitumen road surfaces will effectively block through traffic.
4. Rubbish collection bins (at least 12 per per collection) will also have to be considered as they will block vehicular movement on Monday mornings. This already causes problems at busy times in Goode Street.
- 4a (footpaths and kerbing should be considered for Goode Street)
5. Mature Trees in the area must be properly protected throughout the build, they form an important aspect of the street character.
6. Any new tree planting must be carefully selected to retain vehicular vision.

I have no objection to the overall development, but two-storey homes are normally for family purchasers, who may well require better parking arrangements...especially for D2 and D3



Submission 12

D23-48120

16/3/2023

Objection to development plan – PLN/2022/454

Please take note of our concerns with the proposed development at the corner of Goode and Howey Streets Gisborne.

The location of the proposed development of six two story dwellings on this site is excessive.

The area is considered, and called the “Old Gisborne Township” that description is used as a selling point for the rest of Gisborne.

Then I suggest to you that the old Gisborne township is diminishing rapidly with the constant over development of the area.

Issues that require attention are as follows.

Goode Street.

- Is used as the rat run through to Prince Street for School drop off and pick up and to avoid the traffic volume in Aitken Street.
- Is used as the rat run to Penny Green Drive, then onto the Secondary College and to the Gisborne Melton Road.
- Has no kerb and channel, the existing singular width bitumen road is in appalling condition, there are no footpaths.
- Road Infrastructure is not in place for additional homes or traffic.
- Six dwelling car movements will impact on the already chaotic parking issues created by the record student numbers at the at Gisborne Primary School.
- The height of the proposed dwellings will impact on the immediate owners of the existing homes in Goode Street and Prince Street.
- The proposed development will impact on the street scape.
- The land in question did have three magnificent old oak trees that were removed prior to this permit application, also eroding the street scape, sense of well being and the Old Gisborne Township appeal.

Howey Street

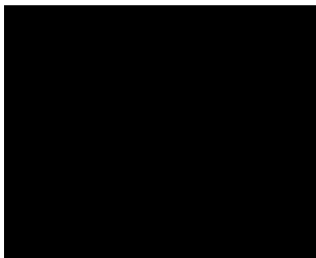
- Has no kerb and channel on the north side, nor footpath for walking parents to access the two local primary schools.
- Is the conduit for traffic to access the Gisborne Primary School.
- Used excessively to support parked vehicles at drop off and pick up from school.
- The existing volume of car parking is damaging the existing oak trees along that section of roadway.
- Is used to cut through via Penny Green Drive to the Gisborne Secondary College and the Gisborne Melton Road.
- The height and proximity of the proposed dwelling located at the eastern end will impact on the Heritage listed home on the corner of Howey and Prince Street.

- That visual impact will degrade that Heritage homes contribution to the Old Gisborne Township appeal that is constantly used as a selling point and the shires peri urban feel.

Therefore, I am opposed to six dwellings being suitable for this old Gisborne township location.

I have no objection to four dwellings being constructed on this important piece of land that is critical for traffic movement and children's safety of this village.

Four dwellings spread over this property would enable a softer visual impact, create the required separation from neighbouring properties, and the softer view line would enable the homes to blend into the area's streetscape.



Submission 13

D23-49250

T: (03) 5422 0333 | mrsc.vic.gov.au | ABN 42 686 389 537**Objection to a Planning Permit Application**

Any person who may be affected by the grant of a permit may object. Provided your objection is received prior to the application being decided, your objection will be considered and you will be notified of the decision when it is made. This form has been designed to assist with collecting the required information for an objection, but you are not required to use this form.

For assistance completing this form, call Statutory Planning on (03) 5421 9699.

Objector Details**Name/s*:****Organisation:****Phone:****Address:**

** If multiple people are making this objection please list your preferred contact person first as we will only send correspondence regarding the objection to this person.*

Planning Permit Application Details**Application Number:** PLN/ 2022/454**Property Address:** 56 Howey Street, Gisborne VIC 3437**PRIVACY COLLECTION NOTICE**

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

You can access Council's Privacy Policy at mrsc.vic.gov.au/privacy

Objection Details

Ensure that you clearly understand the application prior to objecting. You can view all planning applications at our Gisborne office during business hours. During the 14 day advertising period (where applicable) documents are available to view online at: mrsc.vic.gov.au/planning-register

Describe the reason/s for your objection including how you would be affected by the grant of the permit:

Concerned about increase in traffic with additional dwellings in Goode st. No footpaths available on Goode street, between howey st and Fisher st and only single lane of asphalt on Goode st between howey st and Fischer st. With the increase in traffic due to additional dwellings, Goode st (between howey and Fischer st) would be more unsafe due to increase vehicle activity. Many pedestrians during school pick up and drop off with no safe access to walk to school or along Goode st.

Concern of further traffic parking on Goode st, between Howey and Fischer st, with Goode st representing single asphalt road, with no footpath or gutters.

Concerned about six dwellings occupying block when other multi dwelling sites on Goode st, between howey and Fischer st, have no more than three dwellings. This does not fit the character of the street.

HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444

Submission 14

D23-50162

Objection to Proposed development at 56 Howey Street Gisborne
Planning Application Number: 2022 454.

[REDACTED]

[REDACTED] 2 [REDACTED]
Goode Street Gisborne, [REDACTED]
[REDACTED] the proposed development. Consequently this new
development would have a very significant impact on the amenity
of our immediate neighbourhood and more widely on our general
surroundings.

Please note: There are numerous errors in the application
regarding surrounding properties street numbers, the number of
units on each property and the wind directions quoted.

The mature oak trees around Gisborne are a community asset. It
is distressing and almost unbelievable that two magnificent, 100
year old oaks were cut down on this block, to increase the
number of units that could be built for private gain.

By acting in this way the developer has ignored requirement 12,
Environmental and Landscape Values, which requires planning to
“protect the health of ecological systems and the biodiversity they
support and conserve areas with identified environmental and
landscape values”.

This destruction cannot of course be reversed. However it has very significant results for the proposal as it stands. It means that the developer can now propose six large double story units, crammed onto the block, rather than working in a sensitive way within the surrounding environment. Ironically this application notes the block is “on a corner lined with significant canopy trees”. This is not correct.

There are a number of other issues that need further discussion.

Traffic to the street will of course increase – and it will bring severe problems. Goode Street between Howey and Fisher is a quite narrow bitumen strip, with huge pot holes on each side. In addition, cars are parked in the street daily while children are collected from the 2 schools nearby. Traffic is already heavy especially at school drop off and pick up times, and children are darting around to get to cars. Large buses also use the street.

This development cannot be seen as appropriate for a semi-rural town. While the materials used may be consistent with the variety of existing properties, the size and density are not. As noted this area has a variety of residential styles. But increasingly there is a strong move towards increasing the number of 2 story units on very small blocks overwhelming this variety, and becoming the dominant feature of the old area.

Opposite this large proposed development, Council has approved a development at [REDACTED] comprising two 2-storey town houses and one single story town house on a very narrow block. This development will significantly reduce the amenity of the Goode Street neighbours on both sides. (One adjoining neighbour has moved away rather than compromising quality of life).

In the same block there is a proposal before Council for a development of eight double storey town houses in Stephen Street between Howey and Fisher which, if approved, will back onto properties in Goode Street.

The broader context of Gisborne needs to be taken into account when making decisions about individual proposals. These developments take the concept of “infill” too far. It will create the same kind of urban density that people coming to live in Gisborne are trying to escape. Furthermore that does not recognise the values of living in Gisborne or its attractiveness as a semi rural town.

Gisborne’s future requires a much more creative approach to expansion. Creative solutions are required to ensure Gisborne develops as a great place to live offering a more creative built environment and rural town lifestyle. Existing vegetation needs to be respected rather than removed. We need to build on the advantages the area already has rather than becoming merely another inner city urban development with a need for frosted windows and tree removal.

We would strongly support a meeting to discuss some of these issues and concerns.

In particular a discussion about lessons learned on what more can be done to protect valuable trees and animal habitats being destroyed without reasonable consideration by Council. I understand such provisions are implemented in other towns in the Macedon Ranges Shire.

I’d like to request a meeting to further discuss the impact the development would have on the street and the neighbourhood.

Submission 15

D23-50185

T: (03) 5422 0333 | mrsc.vic.gov.au | ABN 42 686 389 537**Objection to a Planning Permit Application**

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For assistance completing this form, call Statutory Planning on (03) 5421 9699.

Objector Details**Name/s*:****Organisation:****Phone:****Address:**

** If multiple people are making this objection please list your preferred contact person first as we will only send correspondence regarding the objection to this person.*

Planning Permit Application Details**Application Number:** PLN/ PLN/2022/454**Property Address:** 56 Howey Street Gisborne Vic 3437**PRIVACY COLLECTION NOTICE**

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

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Objection Details

Ensure that you clearly understand the application prior to objecting. You can view all planning applications at our Gisborne office during business hours. During the 14 day advertising period (where applicable) documents are available to view online at: mrsc.vic.gov.au/planning-register

Describe the reason/s for your objection including how you would be affected by the grant of the permit:

After reviewing the application for the construction of 6 units on this particular block, i would like to point out my concerns.

The stretch of Goode st between Howey St and Fisher St is already in a dire state given the amount of traffic it recieves on a daily basis. This stretch of road is essentially a single lane road and it is being used as a main detour for cars during school drop off and pick up times. I am concerned that putting more residances along here is only going to add to the traffic problem that already exists here. Too many people are already walking along this busy stretch of road, which i find to be quite dangerous as we also get many buses and trucks using it too. this part of Goode street needs to be fixed before any more developments take place.

In order to keep the residants of the proposed units from parking on the street, maybe concider that they be made to have double garages as opposed to single. If this means sacrificing a few units in the name of safety then so be it.

Further more to this development i would like to know what grounds they used to remove the two beautiful old oak trees on this block?

Was it just so they can squeeze as many residancies on it as humaly possible, or was there a genuine reason they had to be taken down?

In conclusion, I am not against the progress of this town but as a life long residant I would like to see it done responsibly and with safety at the forefront of any new developments.

**HOW TO SUBMIT**

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444

Submission 16

D23-50185

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Any person who may be affected by the grant of a permit may object. Provided your objection is received prior to the application being decided, your objection will be considered and you will be notified of the decision when it is made. This form has been designed to assist with collecting the required information for an objection, but you are not required to use this form.

For assistance completing this form, call Statutory Planning on (03) 5421 9699.

Objector Details**Name/s*:****Organisation:****Phone:****Address:**

** If multiple people are making this objection please list your preferred contact person first as we will only send correspondence regarding the objection to this person.*

Planning Permit Application Details**Application Number:** PLN/ PLN/2022/454**Property Address:** 56 Howey Street Gisborne Vic 3437**PRIVACY COLLECTION NOTICE**

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

You can access Council's Privacy Policy at mrsc.vic.gov.au/privacy

Objection Details

Ensure that you clearly understand the application prior to objecting. You can view all planning applications at our Gisborne office during business hours. During the 14 day advertising period (where applicable) documents are available to view online at: mrsc.vic.gov.au/planning-register

Describe the reason/s for your objection including how you would be affected by the grant of the permit:

Goode Street can not cope with the current demand let alone any future development/ further residence in Goode street.

Goode st from Fisher to Howey Street is currently only asphalted for single lane use with insufficient gutters, footpaths or a road wide enough to allow 2 cars let alone Buses.

If there is to be further housing development allowed on Goode street, development needs to happen to the roads that are already insufficient for the use.

Gisborne Primary Schoolparents are now parking on the Crnr of Goode & Fisher street as there isnt ample amount of carparking/ Presbyterian church has blocked off access which means we have children walking from school up to Goode street where there is no footpaths, further this with it now being the GisBus route for the 60 plus seater buses that take up the whole road and therefore no space is left for another car to get passed, Goode street is currently dangerous enough with the amount of thoroughfare, it can not handle more.

If council is going to look at development of more units/ townhouses/ subdivisions then development needs to be put first in to the road. Levelling it out and filling in potholes once a year doesn't suffice.

Further to this is the impact of construction on Goode street, trucks parking on the side of the road/ corner of Howey & Goode street blocks off cars & buses being able to safely use the intersection. This intersection has become a main thoroughfare for Gisborne Secondary Traffic too and again further consideration needs to be looked at to the impact of Goode street.

The plans have a single car garage for a 3brm house, where is additional carparking for other residents for the 2nd car as there is no room shown on plans for any additional parking? As mentioned the road isnt wide enough for 2 cars and cant accommodate cars parking on the street.

There are also no footpaths/ any space for pedestrians to walk safely and based on the fact of 1 car garage this would then lead to a presumption that there would be more walking/ bike use from these townhouses, will this then be factored in and appropriate fotpaths around the development? Will then council join connecting footpaths from Fisher street to this development?

I also think it needs to be noted that the Tree Assessment was done after 2 Oak trees were removed off the property in between the sale of this property and the tree assessment/ application for council.

HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

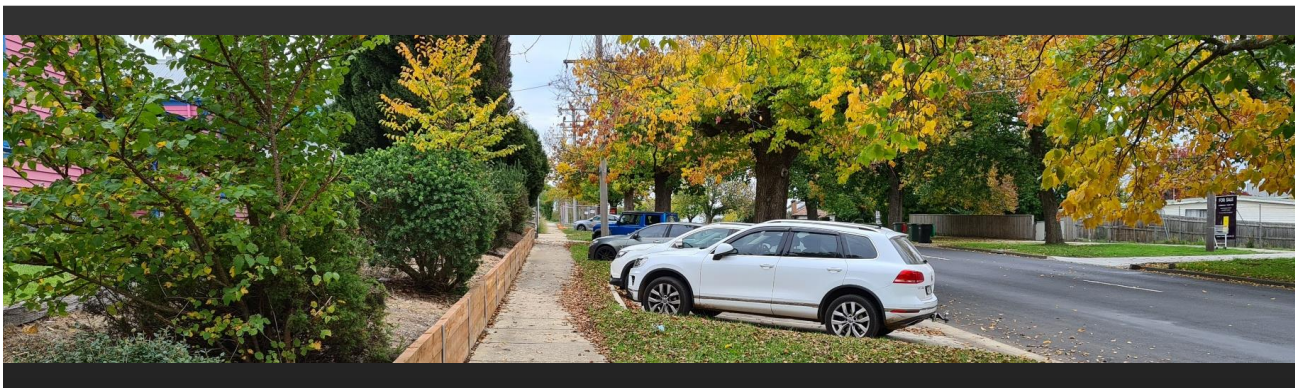
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41 Hamilton Street, Gisborne

Transport Impact Assessment



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17 March 2023

onemilegrid.com.au

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Prepared for	Bill Jacobs Pty Ltd		
File Name	220280TIA002A-F.docx	Report Date	17 March 2023
Prepared by	Lizzy Henry	Reviewed by	Valentine Gnanakone

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1 INTRODUCTION

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onemilegrid has been requested by Bill Jacobs Pty Ltd to undertake a Transport Impact Assessment of the proposed child care centre at 41 Hamilton Street, Gisborne.

As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is located at 41 Hamilton Street, Gisborne, as shown in Figure 1.

Figure 1 Site Location



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The site is currently occupied by a single dwelling, previously utilised as a showroom / retail use associated with Middy's.

Vehicle access to the site is currently provided via a crossover at the west of the Hamilton Street frontage, and a crossover at the south of the Prince Street frontage.

Land use in the immediate vicinity of the site is a combination of residential and commercial uses, with 'The Village Gisborne' located diagonally opposite the site. The Village includes a number of uses including a chemist, IGA supermarket, bakery, post office and a series of other speciality shops.

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Figure 2 Site Context (19 February 2022)



Copyright Nearmap

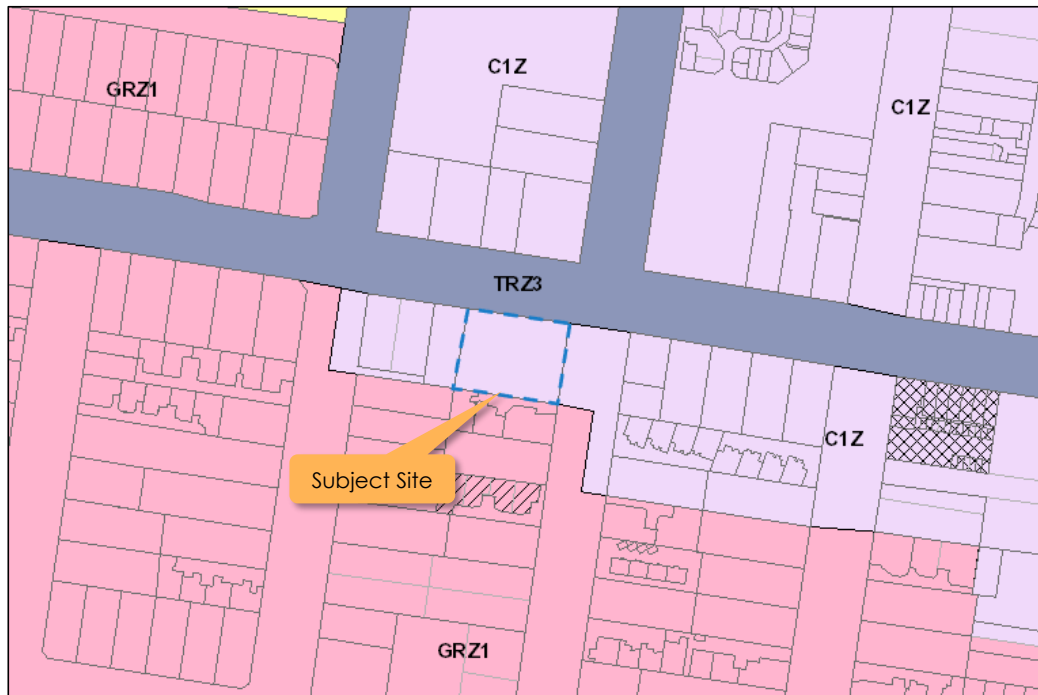
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2.2 Planning Zones and Overlays

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It is shown in Figure 3 that the site is located within a Commercial 1 Zone (C1Z). The site is also subject to a Heritage Overlay and a Development Contributions Plan Overlay. Additionally, the site abuts Hamilton Street, which is within a Transport Zone (TZ3).

Figure 3 Planning Scheme Zones



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2.3 Road Network

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2.3.1 Hamilton Street

Hamilton Street is a local road generally aligned east-west, running between Robertson Street in west, and transitioning into Melbourne Road past Aitken Street in the east. Hamilton Street operates with a wide road pavement that offers a single traffic lane in each direction. Outside of the main pavement, angled car parking is provided within the verge. This car parking is generally unrestricted.

A 50km/h speed limit applies to Hamilton Street in the vicinity of the site.

The cross-section of Hamilton Street at the frontage of the site is shown in Figure 4.

Figure 4 Hamilton Street, looking east and west



2.3.2 Prince Street

Prince Street is a local road generally aligned north-south, running between Robertson Street in north and terminating past Cedar Court in the south. Prince Street provides a 7.3 metre carriageway adjacent to the site accommodating typical of a local road offering two-way traffic flows at all times. Kerbside parking is permitted within the road pavement and is unrestricted north of the site, and restricted to 2-hour parking south of the Hamilton Street intersection.

The cross-section of Prince Street at the frontage of the site is shown in Figure 5.

Figure 5 Prince Street, looking north and south



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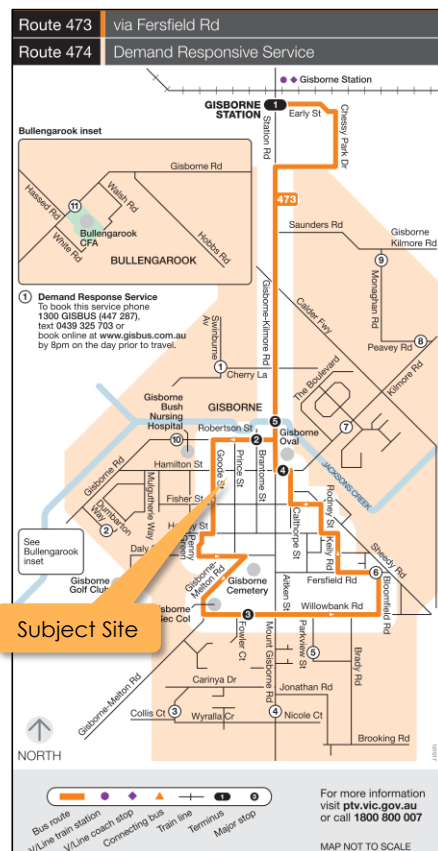
2.4 Public Transport

Advertised

Public transport in the immediate vicinity of the subject site is limited to bus services. The 473 Gisborne – Gisborne Station bus service provides access to Gisborne Train Station from Willowbank Road approximately 350 metres east of the subject site. Gisborne Train Station is located in 'New Gisborne', approximately 3.5 km north of the subject site, and provides access to the Melbourne CBD, as well as other regional areas by train.

In addition, areas outside of the 473 bus route benefit from a Demand Responsive Service that operates in the shaded areas in Figure 6. To use this service, it is required to book by phone or online the day before travel.

Figure 6 Gisborne Bus Network Map



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3

BACKGROUND STUDIES

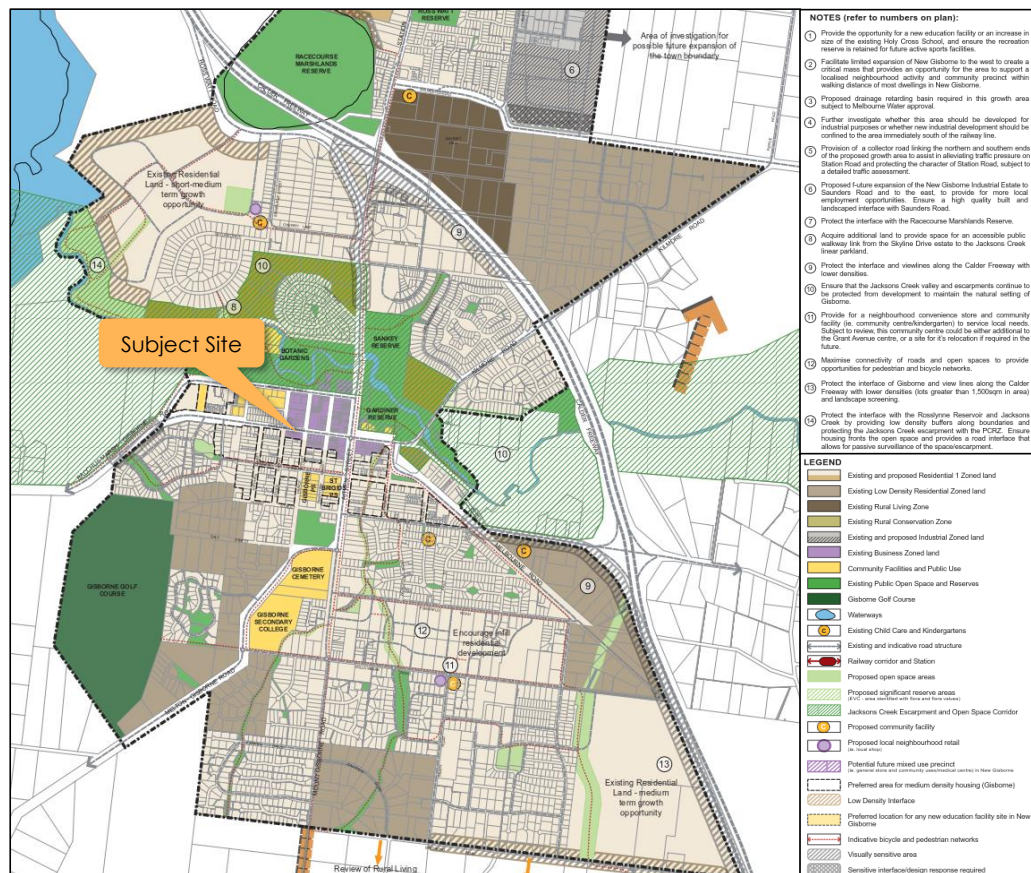
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3.1 Gisborne Outline Development Plan

The site is located within the Gisborne Outline Development Plan area for which an extract is shown in Figure 7.

The plan, prepared in 2009, provides a framework for future growth and development of Gisborne, including future land uses, transport networks, open space and environmental features. As shown in the below figure, the site is nominated in the structure plan as existing business zoned land.

Figure 7 Gisborne / New Gisborne Structure Plan



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3.2 Gisborne Futures Structure Plan

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In 2020, Council prepared a draft Gisborne Futures Structure Plan, Urban Design Framework and Neighbourhood Character Study to further guide the development of Gisborne. The site is nominated within the plan as being located within the "Gisborne Town Centre".

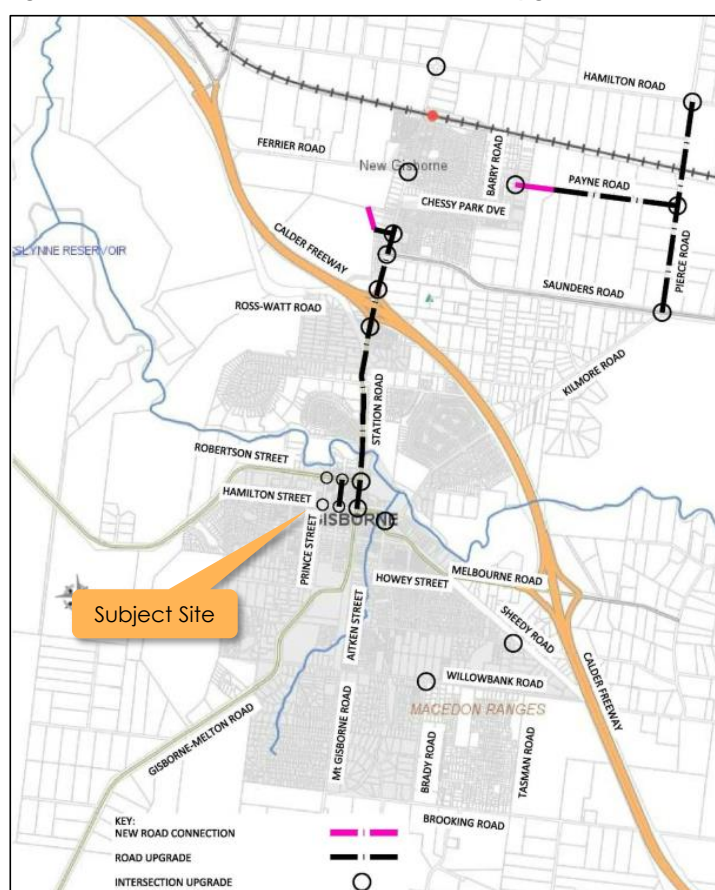
In relation to traffic engineering, Council engaged Cardno to prepare a report which assessed the Gisborne Futures development area. With the site nominated as being within a commercial precinct, some level of traffic generation is understood to have been considered for the site as part of the traffic analysis.

3.3 Gisborne Movement Network Study

In 2016 a traffic study was prepared for Macedon Ranges Shire Council for the township of Gisborne. This study was to replace the previous traffic study undertaken in 2009. The updated study is based on new information regarding yields for new developments within Gisborne.

Extracts of the network study are shown below, indicating the road network, walking and cycling network proposed in the vicinity of the site.

Figure 8 Recommended Road Infrastructure Upgrades



It is noted that the intersection of Hamilton Street and Prince Street is earmarked for an upgrade.

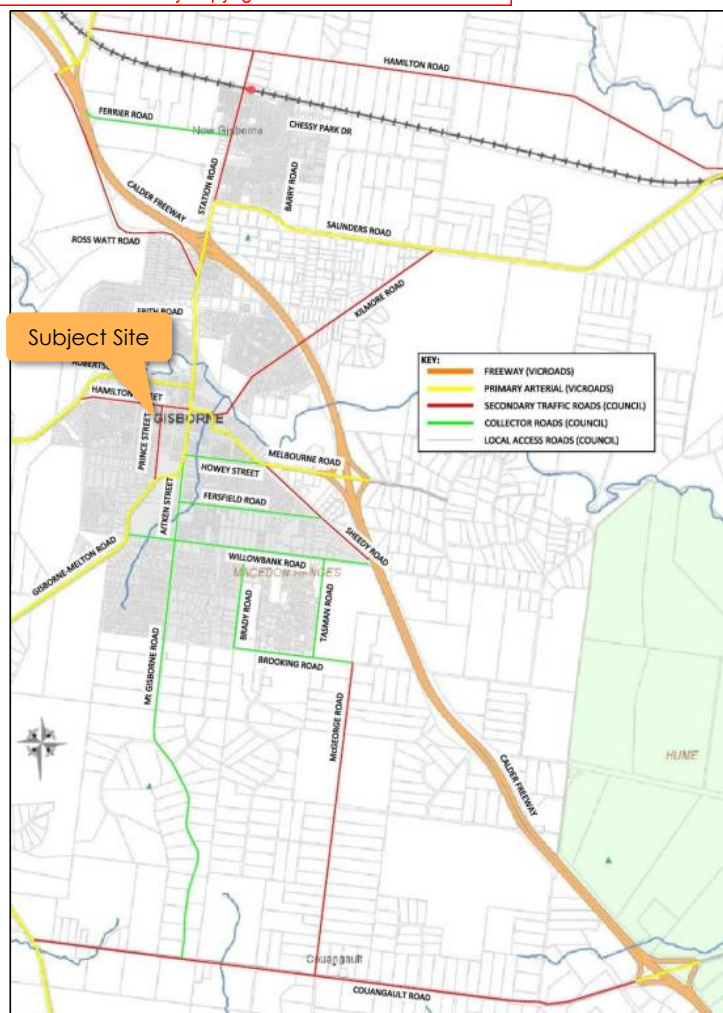
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Figure 9 Recommended Future Road Hierarchy



The recommended future road hierarchy above identifies Prince Street and Hamilton Street in the vicinity of the site as 'Secondary Traffic Roads'.

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Figure 10 Proposed Pedestrian and Cycling Network

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As shown above, the pedestrian and cycling network plan identifies Hamilton Street and Prince Street as 'Primary Pedestrian Routes (Existing)', and Hamilton Street is also identified as a Primary Cycling Route (preferred)'.

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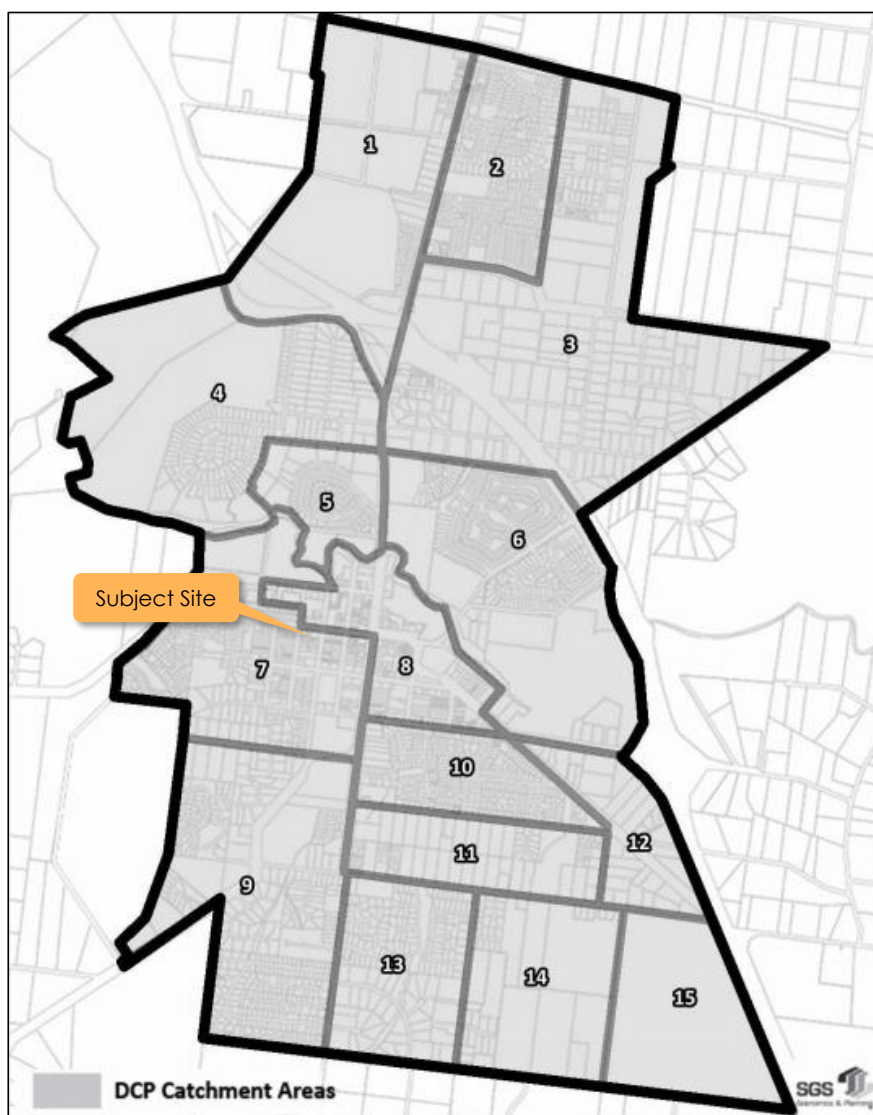
3.4 Gisborne Development Contributions Plan (DCP)

Advertised

The subject site is located within the Gisborne DCP which has been prepared by the VPA (formerly MPA) in partnership with Macedon Ranges Shire. The DCP has been prepared to outline the projects, framework and financial contribution required to deliver the infrastructure projects necessary for future residents. It includes the land and cost to fund road network upgrades, intersection construction and community facilities. The subject site is located within Area 7.

An extract of the Gisborne DCP is provided in Figure 11.

Figure 11 Gisborne DCP



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DEVELOPMENT PROPOSAL

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It is proposed to develop the subject site for the purposes of a child care centre accommodating up to 98 children on-site. Based on information provided by the operator, it is understood that a maximum of 22 staff will be on-site at any time, occurring during the middle of the day.

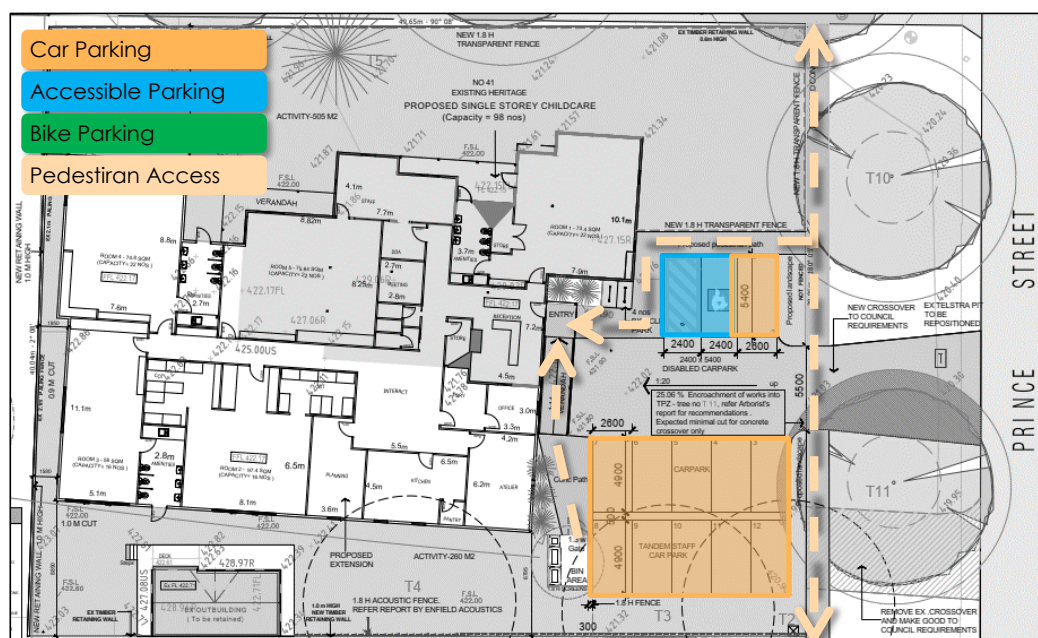
A total of 12 car spaces, including 5 tandem pairs and one accessible space, are proposed in an at-grade car park. Vehicle access to the site is proposed via a two-way crossover to Prince Street. The existing redundant crossovers will be removed with car parking extended and provided in the verge likely to result in an additional 2 on-street car spaces.

A total of 4 bicycle spaces are proposed on-site as two bicycle hoops adjacent to the car park.

Pedestrian access to the site will be provided via Prince Street, with a footpath to be constructed along the Prince Street frontage of the site.

The site layout and access are shown in Figure 12.

Figure 12 Site Layout



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5 DESIGN ASSESSMENT

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5.1 Macedon Ranges Planning Scheme – Clause 52.06

onemilegrid has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within Clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following section.

5.1.1 Design Standard 1: Accessways

A summary of the assessment for Design Standard 1 is provided in Table 1.

Table 1 Clause 52.06-9 Design Assessment – Design Standard 1

Requirement	Comments
Be at least 3 metres wide.	Satisfied – Minimum width of accessway is 5.5 metres
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	N/A – No change in direction along accessway
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	Satisfied
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	N/A – No overhead obstructions
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied – All vehicle can exit the site in a forward direction
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.	N/A – Car park is less than 50 metres long and does not connect to a Transport Zone
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	Satisfied – Any landscaping in these areas will be kept below 900 mm.
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.	N/A – Does not connect to a Transport Zone

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5.1.2 Design Standard 2: Car Parking Spaces

All standard car spaces on-site are proposed with a minimum width of 2.6 metres, length of 4.9 metres and are accessed from aisles of no less than 6.4 metres.

Tandem spaces have been provided with an additional 500mm clearance from the space in front.

The accessible bay is provided with a length of 5.4 metres and a width of 2.4 metres, and an adjacent shared area of the same dimensions, in accordance with the Australian Standard for Off-Street Parking for People with Disabilities AS2890.6.

Swept paths have been prepared and are attached within Appendix A demonstrating access to the end spaces with an 85th percentile passenger vehicle (B85). The swept paths demonstrate that a maximum of one corrective manoeuvre is required on entry or exit, which is considered appropriate in line with Australian Standard for Off-Street Car Parking AS2890.1 as the space is only expected to be used by staff.

5.2 Bicycle Parking

The bicycle hoops have been designed in accordance with the Australian Standards; specifically, they are provided at one metre centres, with an envelope of 1.8 metres provided for bicycles and a 1.5 metre access aisle.

In addition, all bicycle parking spaces proposed have been provided as on-ground hoops exceeding the Australian Standard requirement for 20% of spaces being provided on-ground.

6 LOADING

Clause 65 (Decision Guidelines) of the Macedon Ranges Planning Scheme identifies that "Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts."

Given the proposed use of the site as a child care centre, it is not considered necessary to provide an on-site loading bay. It is expected that the majority of deliveries will occur via small vans and utility vehicles, which can utilise on-site parking or existing on-street parking in the area.

The provision for loading is therefore considered appropriate for the proposed use.

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7**BICYCLE PARKING****Advertised**

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the Macedon Ranges Planning Scheme. The Planning Scheme does not specifically refer to parking requirements for child care centre uses, therefore, no bicycle parking is required.

Regardless, it is proposed to provide four bicycle parking spaces on-site.

The proposed provision of bicycle parking meets or exceeds the requirements of the Planning Scheme, and is therefore considered appropriate.

8 CAR PARKING**8.1 Statutory Car Parking Requirements**

The car parking requirements for the subject site are identified in Clause 52.06 of the Macedon Ranges Planning Scheme, which specifies the following requirements for the different components of the proposed development.

Table 2 Clause 52.06 – Car Parking Requirements

Use	No./Area	Rate	Car Parking Measure	Total
Child care centre	98	0.22	to each child	21
Total				21

8.1.1 Proposed Car Parking Provision

It is proposed to provide 12 car parking spaces on-site, which equates to a shortfall of 9 spaces compared to the above requirements.

Clause 52.06-7 of the Macedon Ranges Planning Scheme indicates that an application to reduce (including reduce to zero) the requirement for car spaces must be accompanied by a Car Parking Demand Assessment. The Assessment must assess the car parking demand likely to be generated by the proposed development, having consideration to:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

Practice Note 22 (June 2015) specifies that the provisions for reducing car parking requirements draw a distinction between the assessment of the likely demand for parking spaces (the Car Parking Demand Assessment), and whether it is appropriate to allow the supply of fewer spaces than assessed by the car parking demand assessment. These are two separate considerations, one technical while the other is more strategic. Different factors are taken into account in each consideration.

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Accordingly, the applicant must satisfy the responsible authority that the provision of car parking is appropriate on the basis of a two-step process, which has regard to:

- The car parking demand likely to be generated by the use; and
- Whether it is appropriate to allow fewer spaces to be provided than the likely demands generated.

An assessment of the likely parking demands and the appropriateness of reducing the car parking provision below them is set out below.

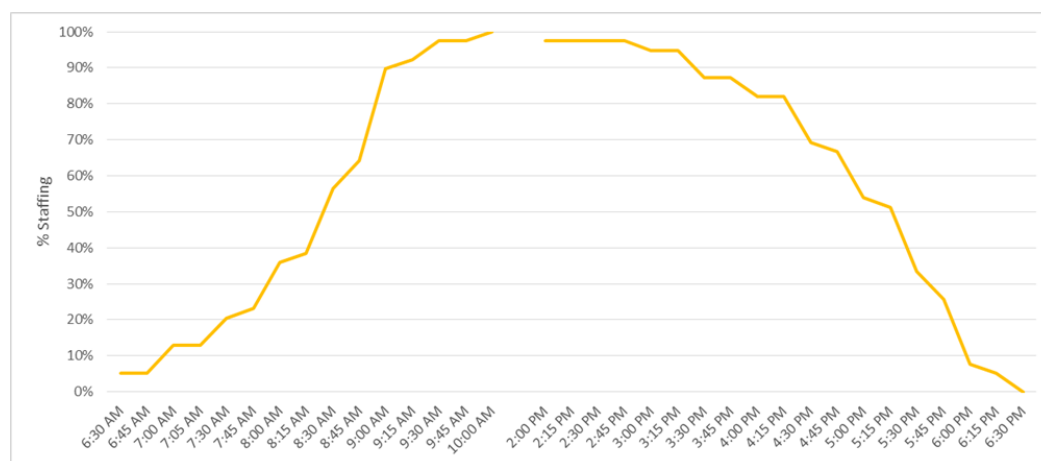
8.2 Car Parking Demand Assessment

8.2.1 Staff

It is noted that staff intensities throughout the day vary depending on shift start and finish times, the requirement for support staff and other operational variations. In order to understand the staffing requirements of the proposed centre over a typical weekday, data for a similar facility has been sourced. It is understood that the staffing requirements for the proposed facility will not be materially different.

A view of the staffing requirements (as a proportion of the maximum number on-site) over a typical weekday are shown below in Figure 13.

Figure 13 Staffing Profile



In relation to staff car parking demands, it is common for staff to generate a demand for around 0.8 spaces per staff member. The remaining demands are associated with public transport, cycling, being dropped off or car pooling. This rate is also consistent with the ABS journey to work data for the area. Application of this driver ratio to the maximum of 22 staff equates to a demand for 17 car spaces.

8.2.2 Parents

Long day care centres, such as the proposed, open early in the morning and close in the early evening and largely cater to parents who work full-time and require all-day child care. As such, a significant proportion of pick-up and drop-off activity occurs prior to 8:00AM and after 4:00PM as

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parents are on their way to and from work. Surveys undertaken by other firms indicate that the absolute peak parking demands associated with parents occur for short periods with demands spread across a 2-hour period rather than having a specific peak.

In order to estimate the likely parking demands associated with the proposed use, reference is made to parking surveys undertaken by other traffic engineering consultancies at various child care centres with similar characteristics to the proposed. These surveys indicate that during the morning and afternoon periods, a peak car parking demand for 0.12 spaces per child were recorded.

Application of this rate to the 98 place centre equates to a demand for 12 car spaces during the morning and afternoon peaks.

8.2.3 Total

Assuming that peak parent drop-off activity occurs prior to 9:00AM, we can expect that no more than 64% of staff would be on-site (see Figure 13) and thus would generate parking demands 64% of the maximum estimated demand. This equates to an estimated 11 spaces of staff parking demand. Superimposing the maximum drop-off parking demands outlined above, we can estimate peak site parking demand for 23 car spaces during the AM peak.

Similarly, conservatively assuming that the peak collection activity occurs at 4:30PM during the PM peak, we can expect that no more than 69% of staff would be on-site, contributing to no greater than 12 spaces of parking demand. Adding the 12 spaces of pick-up parking estimated above, we can expect parking demands no greater than 24 spaces during the PM peak.

It is reiterated that peak pick-up and drop-off parking demands occur only briefly, with little to no parents utilising car parking in the area during the day.

8.3 Anticipated Car Parking Demand

Based on the above car parking demand assessment, Table 3 summarises the breakdown of on-site and off-site car parking required to accommodate the car parking demands anticipated to be generated by the proposed development.

Table 3 Car Parking Summary

	Staff			Parents		
	On-Site	Off-Site	Total	On-Site	Off-Site	Total
AM Peak	11	-	11	1	11	12
Midday	12	7	19	-	-	-
PM Peak	12	-	12	-	12	12

As shown above, a maximum of 12 parking spaces will need to be accommodated off-site during the PM peak, with 11, and 7 spaces required off-site during the AM peak, and in the middle of the day respectively.

It is noted however, that considering the location of the site, the centre will not be a standalone destination. Parents / carers may visit the child care centre as part of a greater trip to the Gisborne centre, such as the supermarket, chemist, post office and the like. As a result, parents may park within the centre when collecting or dropping off their child if part of a greater trip. Nevertheless, the above demands will be adopted.

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8.4 Review of Car Parking Provision

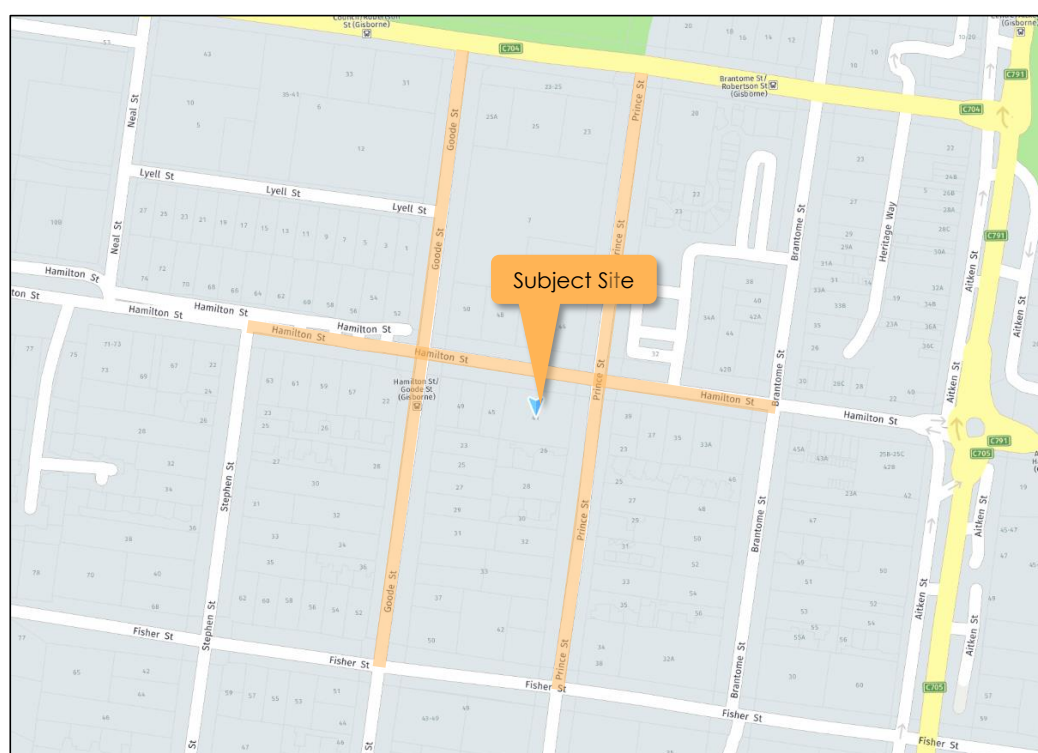
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Where a supply of parking is not sufficient to satisfy the demands generated, as is the case with this proposal, the decision guidelines of Clause 52.06 allow consideration of a number of factors other than the on-site supply when considering the suitability of a development proposal. One such consideration is the availability of alternative car parking in the vicinity of the site.

To determine parking availability in the area, Trans Traffic Survey were engaged to collect parking surveys in the vicinity of the site between 7:00AM-6:00PM on Thursday 28 April 2022.

The surveyed parking areas are shown below in Figure 14. It is noted that both sides of the road were surveyed in all cases.

Figure 14 Parking Survey Locations



The majority of car parking within the survey area is unrestricted, with some disabled parking, 2-hour parking and 15-minute parking spaces. Considering the uses of the site as a child-care centre, it is considered appropriate to include 15-minute spaces for guardians dropping off and picking up children.

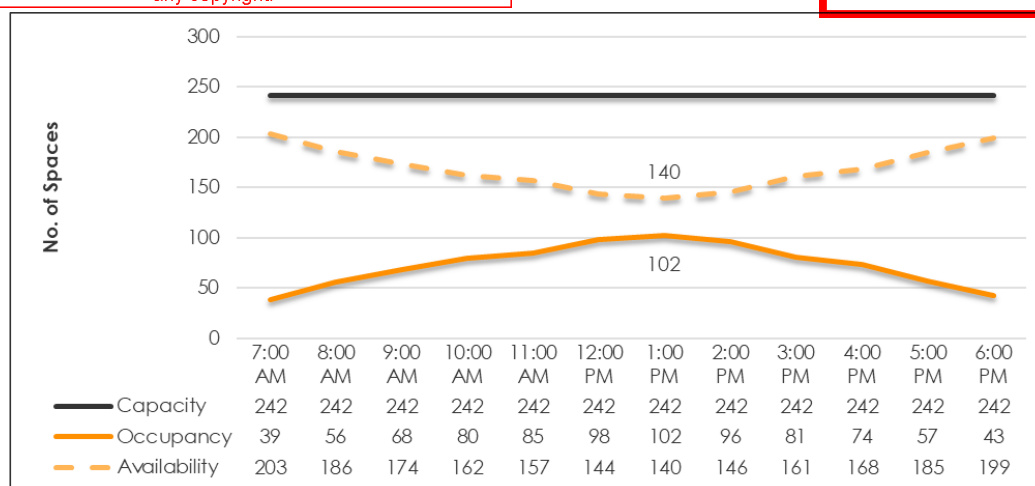
Peak occupancy occurred at 1pm, at which time, 102 of 242 spaces were occupied, leaving a minimum of 140 spaces available, the majority of which were unrestricted.

These results are summarised in Figure 15 below, with the full results included within Appendix B.

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Figure 15 Parking Survey Profile – Full Survey Area

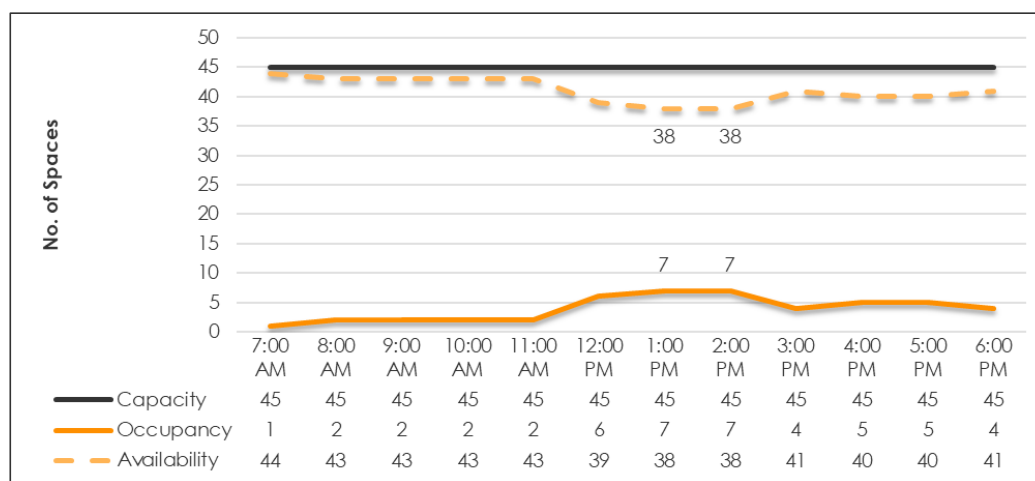


It is noted that car parking is busiest during the middle of the day, and quieter during the morning and evening periods when peak parking for the child care centre is expected to occur, with high changeover of parents / carers.

Of note, a total of 45 spaces exist along Hamilton Street between Goode Street and Prince Street, and along Prince Street between Hamilton Street and Fisher Street, all of which are unrestricted. Moreover, it is expected that the removal of redundant crossovers to the site will result in an additional 2 on-street spaces in these areas.

The parking profile of these road segments is summarised below in Figure 16. Both sides of the streets are included.

Figure 16 Parking Survey Profile – Hamilton St (Site – Goode St) & Prince St (Site – Fisher St)



As shown, these spaces experience very low usage, with a maximum of seven spaces utilised in the middle of the day, leaving a minimum of 38 spaces available. The parking required to be accommodated off-street as summarised in Table 3 can be comfortably accommodated within these road segments, occupying less than a third of the available spaces at any time.

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Based on the above, it is considered appropriate for the car parking shortfall to be accommodated within available car parking in the vicinity of the site considering the following:

- Cars will not be parked for long, resulting in a high turnover of spaces which provides ample opportunities for other vehicles to park close to their destinations;
- Some parents / carers may choose to park within Gisborne centre as part of another trip, reducing the reliance on on-street car parking in favour of off-street car parks;
- There is significant car parking availability in the vicinity of the site, with very few cars parking on-street in close proximity to the site;
- The shortfall of up to 12 spaces throughout the day would occupy less than a third of the available spaces along Hamilton Street and Prince Street on the same block of the site.

The provision of car parking is therefore considered appropriate.

8.5 Accessible Car Parking

The Building Code of Australia (BCA) specifies the minimum requirements for provision of accessible car parking.

The proposed child care development, classified as a Class 9B building, requires provision of one accessible car spaces for every 50 car parking spaces or part thereof for the first 1,000 spaces, and then 1 space per 100 car parking spaces or part thereof in excess of 1,000 spaces.

Noting the proposed provision of 12 car spaces on-site, the BCA requires at least one accessible car space on-site.

The proposed provision of one space thus satisfies the BCA requirements.

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9

TRAFFIC**Advertised****9.1 Traffic Generation**

In order to establish traffic generation rates for similar uses, **onemilegrid** undertook turning movement surveys of existing child care centres at 418 Mt Dandenong Rd, Croydon (Goodstart Early Learning Croydon) and 18 Grange Road, Alphington (Smart Start Early Learning and Development Centre).

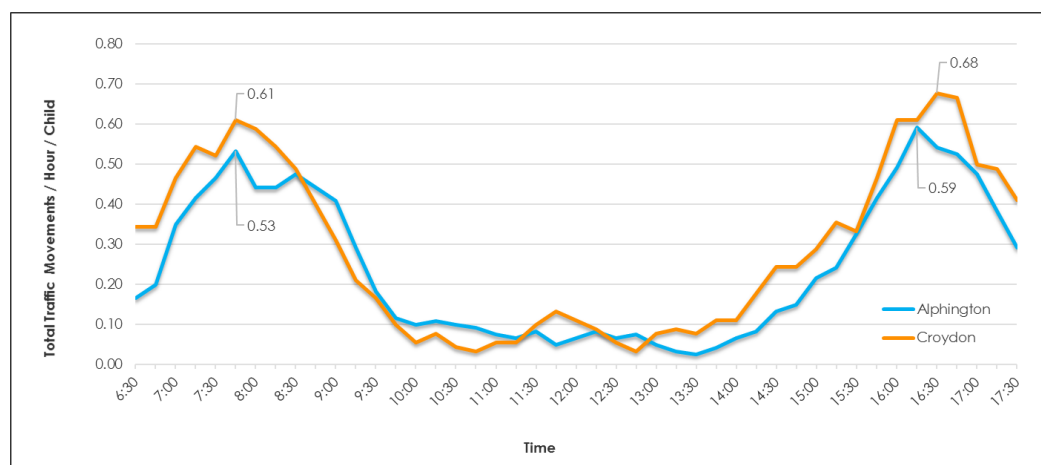
The surveys were undertaken at both sites on Tuesday 10th October 2017 from 6:30am to 6:30pm.

Both sites were specifically selected because of a large supply of on-site car parking, and their location along a main road where on-street parking could not be utilise for parent pick-up and drop-off.

A summary of the case-study results is provided below, representing the peak traffic generation in relation to the maximum number of child care places.

Table 4 Child Care Case Study – Traffic Generation (Movements/Child)

Site	No. Places	AM Peak				PM Peak			
		Time	In	Out	Total	Time	In	Out	Total
Alphington	120	7:45am-8:45am	0.28	0.25	0.53	4:15pm-5:15pm	0.28	0.32	0.59
Croydon	90	7:45am-8:45am	0.33	0.28	0.61	4:30pm-5:30pm	0.32	0.36	0.68
Average			0.31	0.27	0.57		0.30	0.34	0.64

Figure 17 Child Care Case Study – Traffic Generation

Information provided by the operator suggests that both centres were effectively operating at capacity during the survey periods.

For the 98 children proposed on-site, this equates to peak hour traffic generation as shown in

Table 5 Anticipated Traffic Generation

Period	Inbound	Outbound	Total
AM Peak	30	26	56
PM Peak	29	33	62

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9.1.1 Diverted Trips

It is commonly acknowledged that a high proportion of vehicle trips to a child care centre are as a result of diverted trips; from a vehicle which is already on the road network as part of another trip (i.e., a vehicle diverting to the child care centre on the way from work to home).

In order to ascertain the proportion of unique trips versus diverted trips generated by the proposed development, data collected as part of the Victorian Integrated Survey of Travel and Activity (VISTA) was analysed specifically for child care centres, with the results shown in Table 6.

Table 6 Diverted Trips Proportion – VISTA 2012-2016

Use	Daily	AM Peak	PM Peak	Off Peak
Child Care	49%	42%	74%	39%

It is shown above that a high proportion of daily trips generated to a child care centre are diverted trips, and further, during the peak hours, the percentage of diverted trips increases. Consequently, the number of unique vehicles trips generated by the proposed development will be much lower than the total traffic generation of the site.

9.1.2 Anticipated Traffic Generation

Based on the above, the below unique traffic volumes are expected to be generated by the proposed development, as shown in Table 7.

Table 7 Anticipated Unique Traffic Generation

Period	Inbound	Outbound	Total
AM Peak	17	15	32
PM Peak	7	8	15

9.2 Traffic Impact

Reviewing the volumes above, it is noted that a maximum of 17 vehicle unique inbound or outbound movements are expected during either peak hour. This equates to less than one vehicle movement every three minutes, which is considered very low in traffic engineering terms, and expected to be easily absorbed into the surrounding road network.

Parking will occur both on-site, and on-street in the vicinity. Once the full traffic generation is distributed to surrounding roads utilised for on-street parking, it is expected that any increase in traffic will be indiscernible from everyday variations, and unlikely to cause any meaningful change in queues, delays or congestion in the precinct.

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10**RESPONSE TO REQUESTS FOR FURTHER INFORMATION****Advertised**

Responses to the traffic engineering related items within the Response to Request for Further Information (RFI) and the Engineering and Projects Referral have been provided in Table 8. It is noted that none of the numbered items within the RFI related to traffic, but rather one of the "Preliminary Issues".

Table 8 Response to RFI

<i>Item</i>	<i>Response</i>
Engineering and Projects Referral	
14 shortfall of parking on the site is not supported and the applicant is required to provide alternative options to increase the number of parking requirements. There are additional areas on the proposed site plan where other car space could be fit into the property. The applicant is required to amend the plan.	In response to this item, an additional 7 car parking spaces have been proposed on-site, decreasing the shortfall to only 7 spaces. As discussed in Section 8.4, there is considerable parking available on-street in the vicinity to accommodate the shortfall in parking. The provision of parking is therefore considered appropriate.
Connectivity to the site with a concrete footpath along the bin location is not permitted. The pedestrian footpath just hanging on the site is required to be joined to the existing footpath on the other side. Therefore, the applicant is required to provide pram crossing along the Prince Street.	It is expected that there would be very little demand for pedestrians to cross Prince Street in this location. It is expected that most pedestrians will approach the site from Hamilton Street, which is the higher order road.
Parking along Prince Street is not permitted as the road pavement is only 6 metres and it will reduce the pavement width.	The parking spaces previously shown along Prince Street have been removed.
RFI – Preliminary Issues	
We are currently seeking commentary from Council Engineers regarding the suitability of additional on-street car parking spaces. Should these additional on-street spaces not be supported, it is recommended that efforts be undertaken to accommodate the additional car parking spaces on-site to minimise the demand that is placed on the community car park located to the north-east of the site;	As discussed above, the on-street spaces have been removed, and the number of car spaces on-site has been increased to reduce the shortfall in car parking.

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11 CONCLUSIONS**Advertised**

It is proposed to develop the subject site for the purposes of childcare centre serviced by an on-site car park providing 12 spaces.

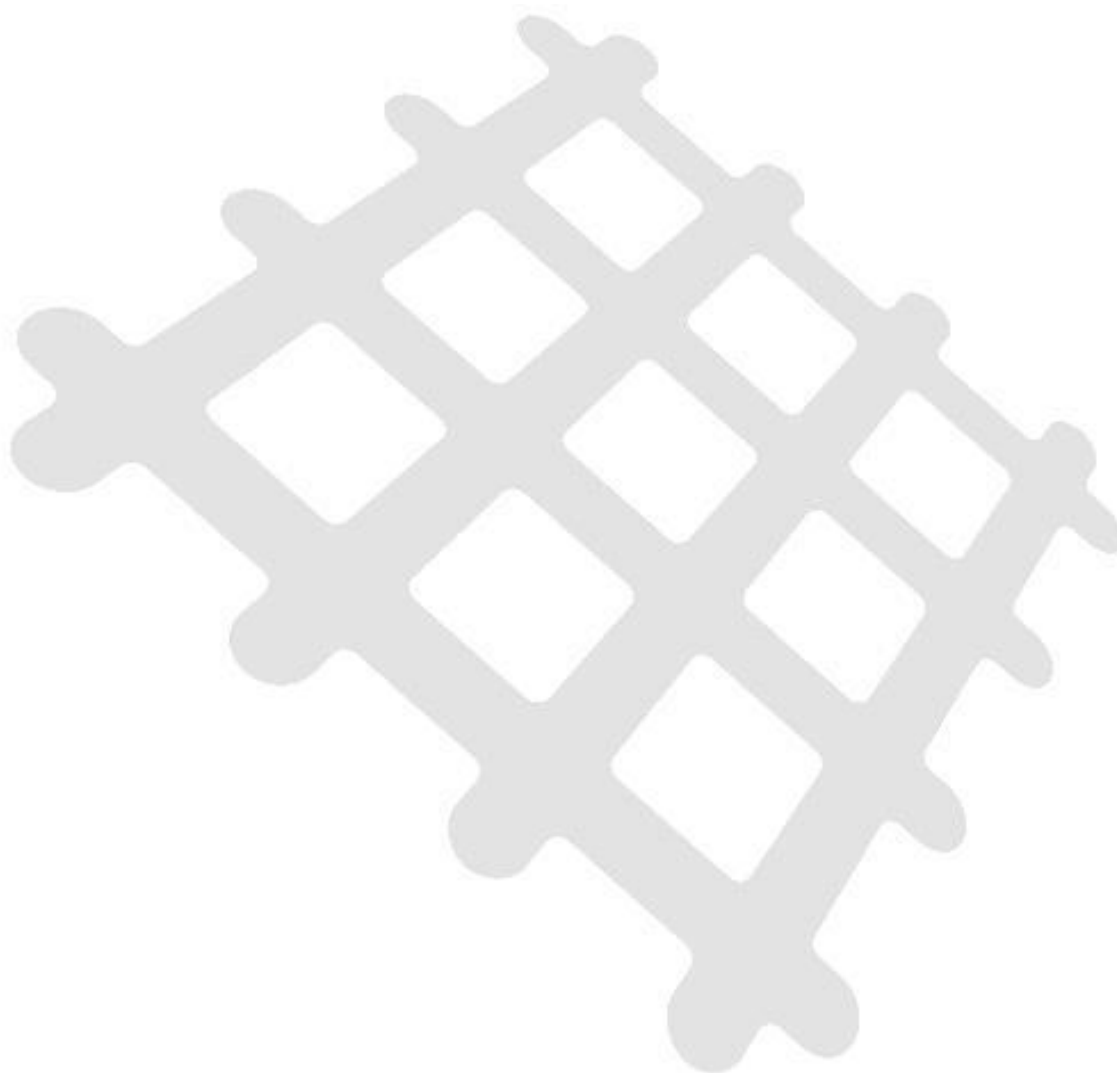
Considering the analysis presented above, it is concluded that:

- The proposed car parking, bicycle parking and access design is considered appropriate;
- The proposed provision of resident and visitor bicycle parking exceeds the requirements of the Planning Scheme, and is therefore considered appropriate;
- The proposed supply of car parking equates to a shortfall of 9 spaces compared to the Planning Scheme requirements;
- There is significant car parking occupancy in the vicinity of the site to accommodate the car parking shortfall; and
- The proposed development is expected to have a negligible impact on the surrounding road network when compared to the existing operation.

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Appendix A

Swept Path **Advertised** Diagrams

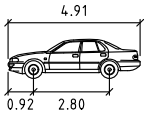


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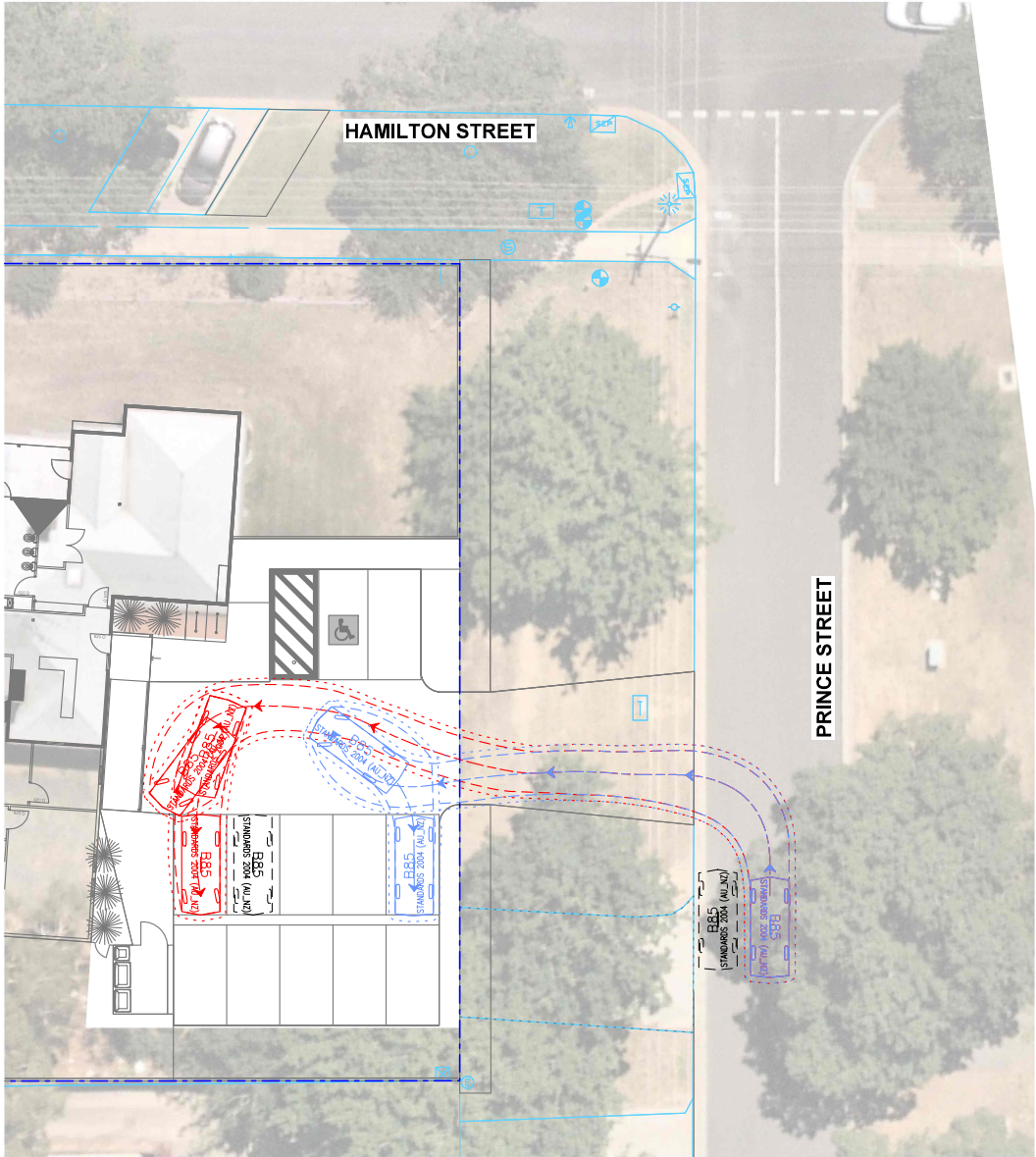


B85 meters
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Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1

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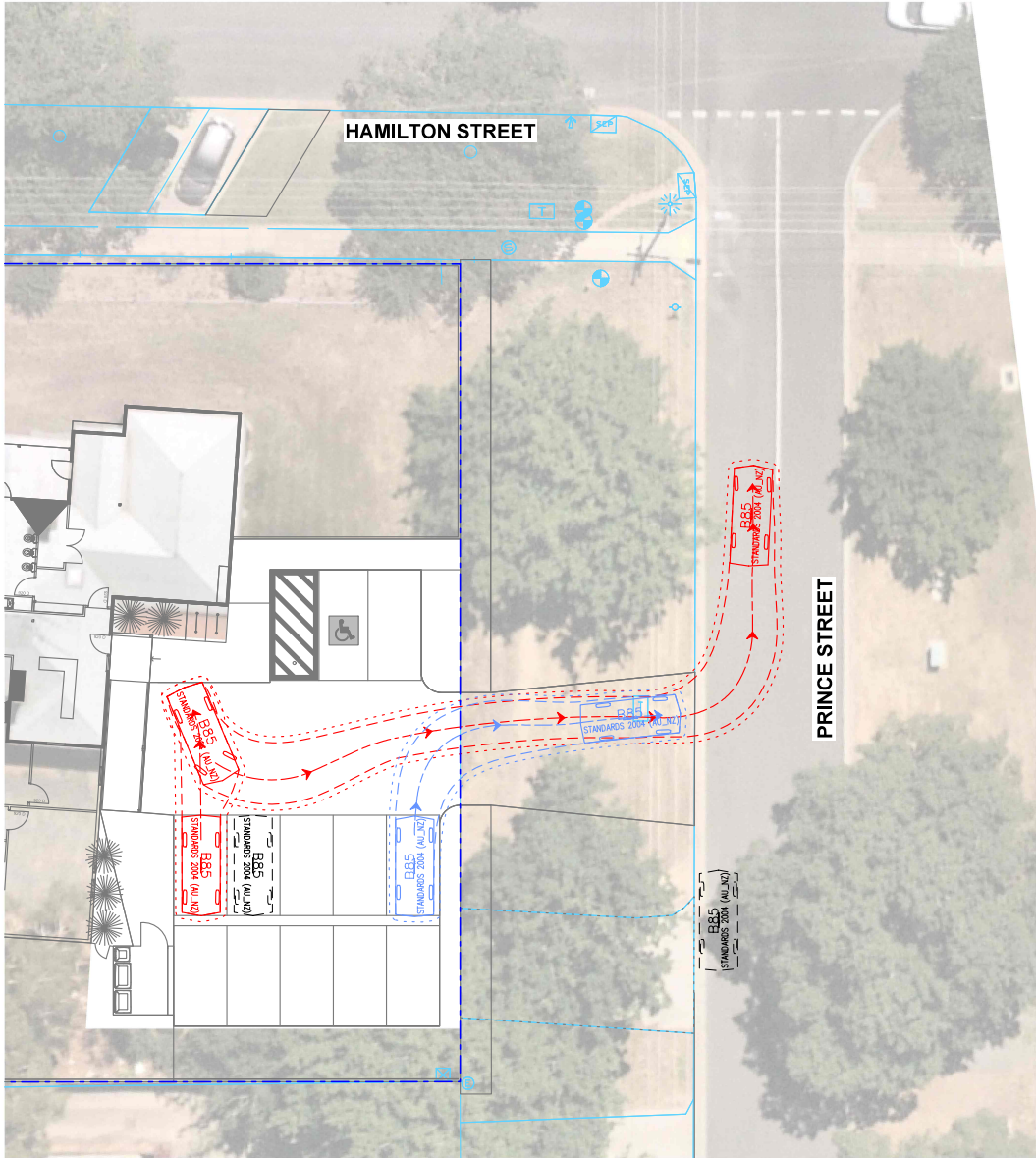
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Aerial Photography
Aerial photography provided by Nearmap



ENTRY MANOEUVRES

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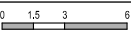
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Wurundjeri Woiwurrung Country
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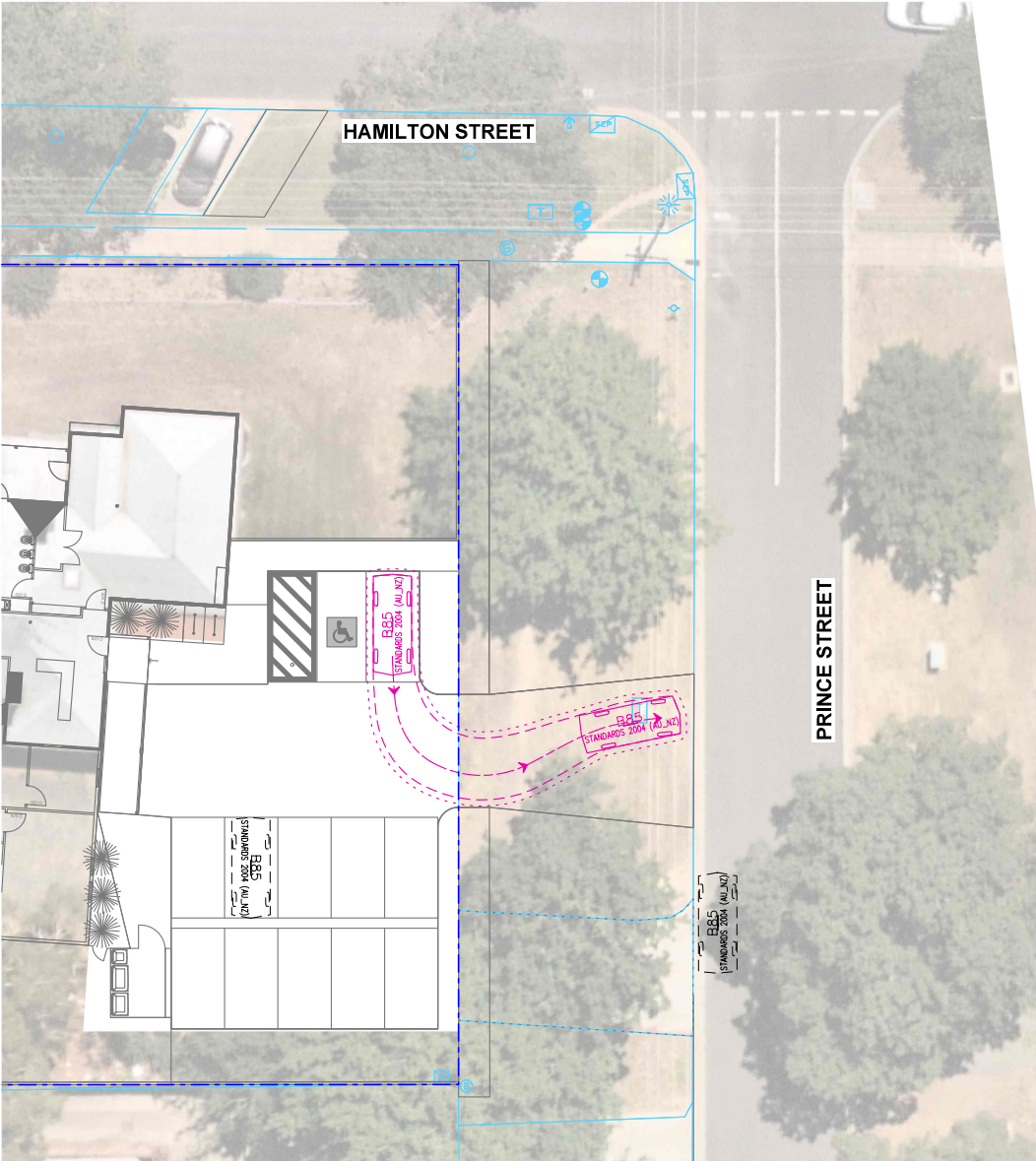
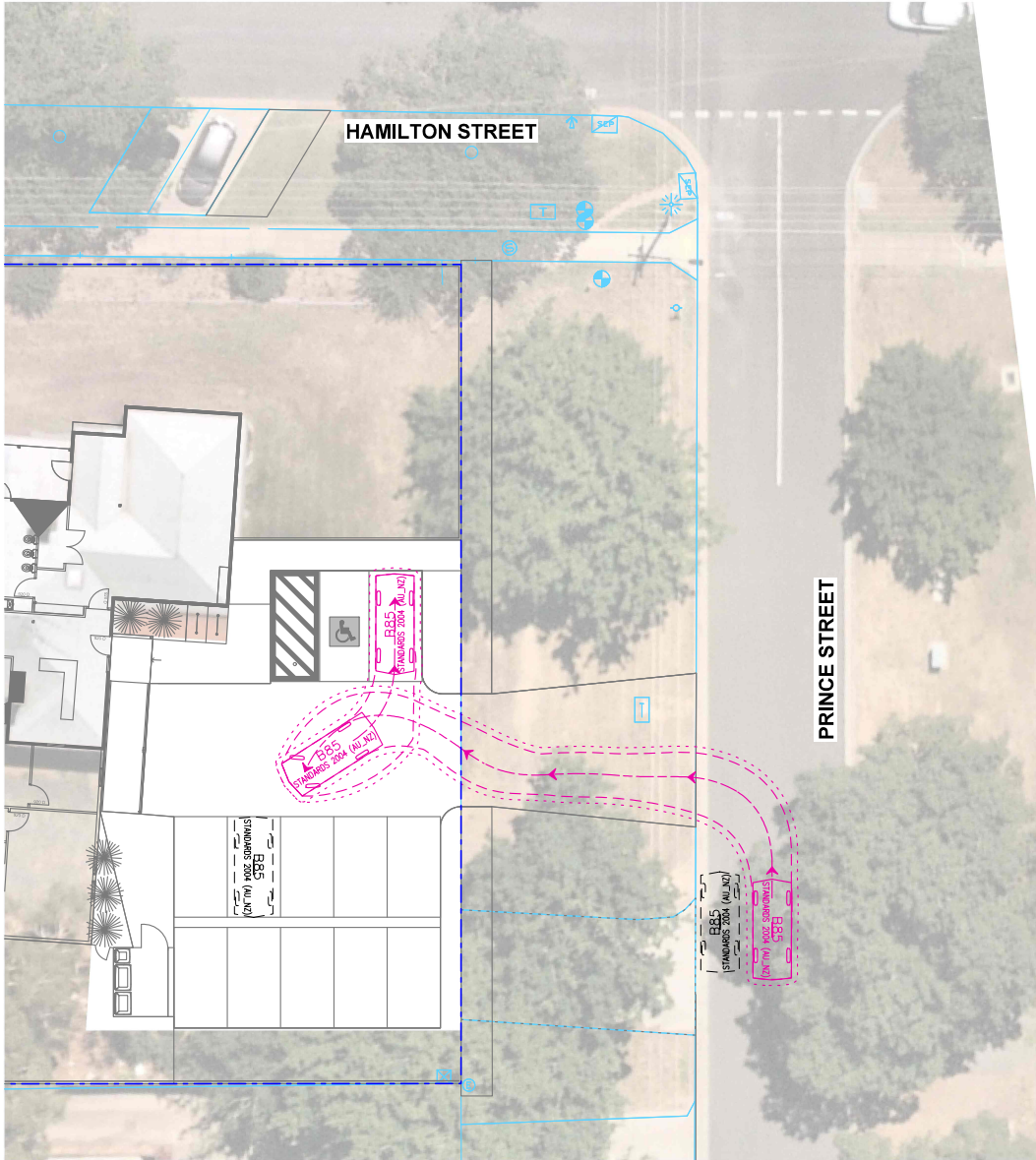
Drawing Title
41 HAMILTON STREET, GISBORNE
SITE VEHICLE ACCESS
SWEEP PATH ANALYSIS

Designed CM Approved VG Melway Ref 678 B3

Project Number 220280 Drawing Number SPA101 Revision C

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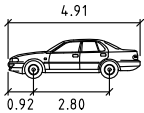
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B85 meters
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Track : 1.77
Lock to Lock Time : 6.0
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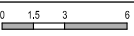
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Drawing Title
41 HAMILTON STREET, GISBORNE
SITE VEHICLE ACCESS
SWEEP PATH ANALYSIS

Designed CM Approved VG Metway Ref 678 B3

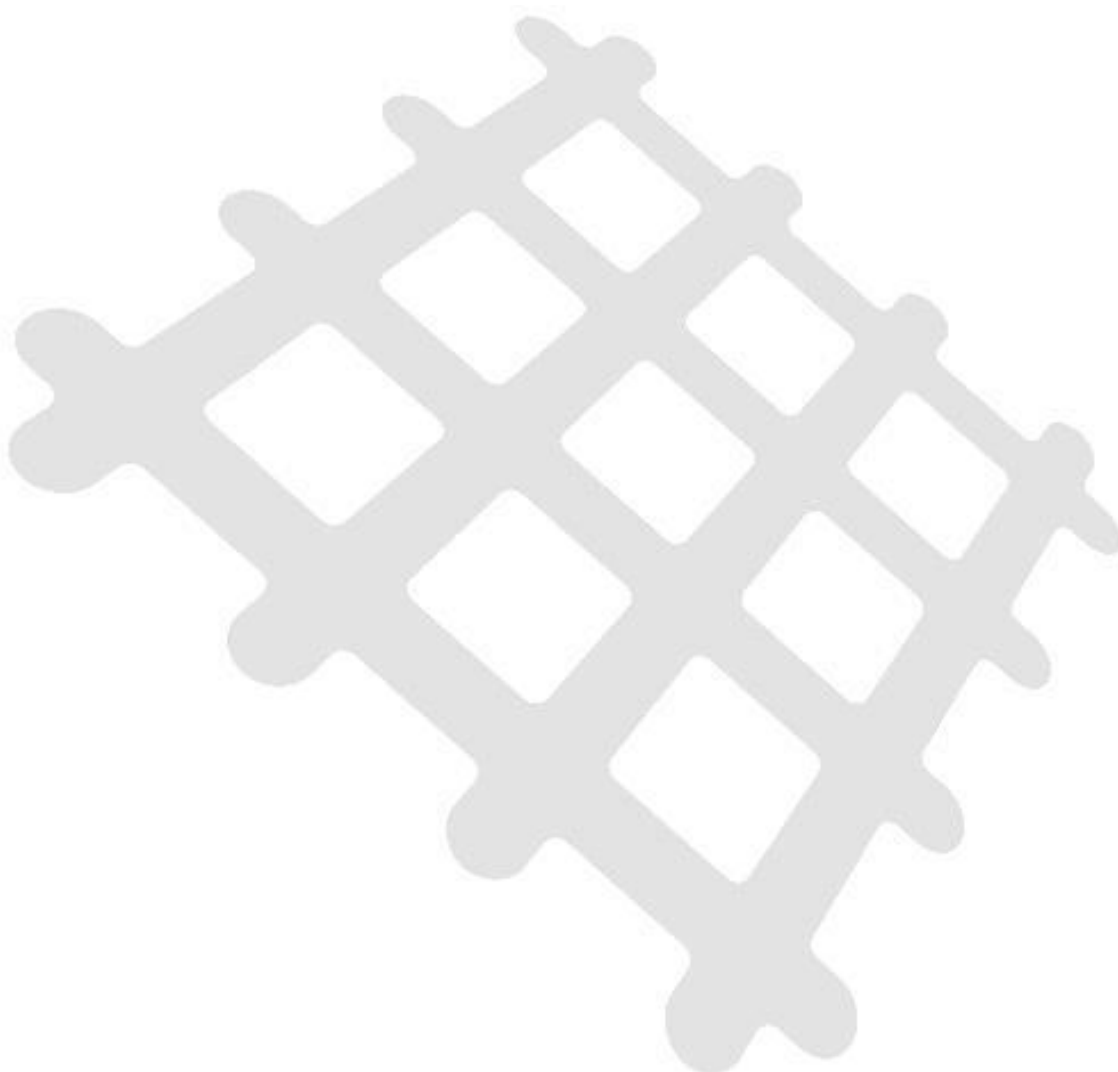
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Appendix B

Car Parking Survey

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Area	Street	Section	Side	Restriction 1		Supply	Parking Occupancy														Avg	Max
				Type	Times		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM				
Goode St		From Robertson St To Lyell St	W	Unrestricted		17	0	0	0	1	2	2	3	3	2	2	1	1	1.4	3		
			E	Unrestricted		22	5	7	9	10	11	12	13	12	11	10	8	6	9.5	13		
			W	Unrestricted		11	2	3	3	4	4	5	5	5	4	4	3	2	3.7	5		
				2P	9am-5:30pm Mon-Fri	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			E	Unrestricted		21	5	7	8	9	9	10	10	9	7	6	5	5	7.5	10		
Prince St		From Hamilton St To Fisher St	W	Unrestricted		18	0	0	0	1	2	2	2	2	2	2	2	2	1.4	2		
			E	Unrestricted		14	0	0	0	1	1	3	3	2	2	2	2	1	1.4	3		
			W	Unrestricted		18	0	0	0	0	0	2	3	3	2	2	1	0	1.1	3		
			E	Unrestricted		12	1	2	2	2	2	3	3	3	2	2	2	4	2.3	4		
			W	2P	9am-5:30pm Mon-Fri	24	11	14	17	18	19	21	22	20	18	16	10	8	16.2	22		
Hamilton St		From Stephen St To Goode St	E	2P	9am-5:30pm Mon-Fri	19	8	11	14	15	16	18	19	18	16	12	8	5	13.3	19		
			N	Unrestricted		12	0	1	1	2	2	1	0	0	0	0	0	2	0.8	2		
			S	Unrestricted		16	1	1	0	0	0	0	0	0	0	1	2	0	0.4	2		
			N	Unrestricted		8	0	0	0	0	0	1	1	1	0	1	2	0	0.5	2		
			S	Unrestricted		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
From Prince St To Brantome St			N	Unrestricted		5	2	3	4	5	5	5	5	5	4	4	3	2	3.9	5		
			S	Unrestricted		12	4	6	8	9	9	10	10	10	9	9	8	5	8.1	10		
				1/4P		4	0	1	2	3	3	3	3	3	3	2	1	0	0	1.8	3	

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