



Community Engagement Report Amess Road Precinct Structure Plan, Riddells Creek



Report prepared by Max Hardy Consulting for Banner Asset Management

22 July 2022

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Introduction

In 2017, the Department of Land, Environment, Water and Planning (DELWP) rezoned the land north of Amess Road in Riddells Creek for development to assist with future growth in Riddells Creek. Macedon Ranges Shire Council subsequently identified Riddells Creek as a town likely to grow into a District Town in its Statement of Planning Policy in 2019.

Urban planners from Echelon Planning and designers and landscape architects from UrbanFold have been working with Council Planners since October 2021 to develop a Precinct Structure Plan (PSP) for the Amess Road Precinct. In June 2022, Banner Asset Management engaged the services of Max Hardy Consulting to carry out a community engagement program aimed at sharing updates on the PSP project with Riddells Creek community members, and inviting their feedback about the project's key ideas.

The following report summarises the events and key outputs of this consultation program, which consisted of five face-to-face sessions held at the Riddells Creek Neighbourhood House, and one online session, totalling 68 participants. This report will be provided to Banner Asset Management and Echelon Planning, who will respond publicly as to how they have considered and incorporated feedback in the preparation to the Precinct Structure Plan.

Session promotion and attendance

Session details	<ul style="list-style-type: none">- Morning, afternoon and evening sessions at Riddells Creek Neighbourhood House, Thurs 14 - Sat 16 July- Zoom session, 7-8pm Tues 19 July <hr/>
Avenues of promotion	<ul style="list-style-type: none">- Riddell Roundup July edition- Riddells Creek Neighbourhood House promotion- Letter box drop to 250 homes- Amess Road PSP Website- Macedon Ranges Shire Council Project Update Bulletin- Posters located in key locations around Riddells Creek township- Posters provided to key sports clubs such as the football club <hr/>
Registered	<ul style="list-style-type: none">- 76 <hr/>
Attended	<ul style="list-style-type: none">- 68 (46 in-person, 22 online) <hr/>
Young people session	<ul style="list-style-type: none">- Cancelled due to lack of registrations <hr/>
Project team at sessions	<ul style="list-style-type: none">- Project Director Manager Matt Hogg from Banner Asset Management- Urban planners from Echelon Planning- Urban designers UrbanFold- Facilitators from Max Hardy Consulting <hr/>



Session content

Sessions began with a brief presentation outlining the following:

- What's a Precinct Structure Plan (PSP)?
- Why Amess Rd?
- Benefits of progressing PSP
- What is the process?

Following this presentation, participants were provided with information arranged in the following sections:

- Site analysis & embedding key characteristics into a Precinct Plan
- Key ideas
- Creating neighbourhoods
- Open ideas

At the in-person sessions, members of the project team had discussions around these stations with participants and provided further information where possible. Participants were asked to contribute to feedback activities relating to each station by posting comments and stickers on posters. During the Zoom session, the group was kept together for discussion. Participants were encouraged to provide comments and feedback in chat and through Menti. Some polling was also conducted using Menti.

See Appendix A for introductory presentation, story boards and section content.

VIEWS



VEGETATION



ADJACENCY TO RIDDELLS CREEK TOWNSHIP



CONNECTION TO HERITAGE



Overarching themes

Overarching themes identified from the sessions have been outlined below, with a selection of related quotes. Some quotes have been edited for spelling errors.

Response to updated plan and change of management

Many participants had been unaware that a change of management had occurred in planning to develop the site. The perceived inadequacy of the previous plan seemed to cause some hesitancy to engage with the updated PSP. However, across the sessions there was a general sentiment that the new plan and approach showed a great improvement from the last. Comments included:

- *“Thank you for redeveloping what was proposed initially. This is a huge improvement”*
- *“No more houses than the previous plan just organised in a different way. Small blocks actually only a very small proportion of the site.”*

Density and size of blocks

Participants expressed concern that the density and land sizes of blocks would impact the existing rural character of Riddells Creek.

- *“I believe that the original proposal we saw pre-Covid was also for 1300 dwellings? If so, how is this an improvement?”*
- *“Hopefully it won’t be averaging 4 residents per site - single or couples dwellings would give a good balance into the mix.”*

Impact on infrastructure

A key concern for participants was the increased pressures that population growth will bring to the town's infrastructures.

- *"What infrastructure is going to be built BEFORE this land is subdivided and building commences?"*

Pressures include:

Traffic

- *"A community bus (I know outside of PSP) to connect town/train/supermarket /disability"*
- *"Traffic increase on Kilmore Rd - how to combat?"*

Train station parking

- *"Gisborne residents drive to RC to catch the train as it is, as there is no space in Gisborne. Our car park is FULL by 7am..."*

Shopping

- *"What is desirable for Riddells Creek is a plan that looks at the whole township as the shopping area is now too small..."*
- *"Please do NOT split the Riddles Creek community by creating a new shopping precinct however small"*

Utilities infrastructure

- Concerns about existing water connection
- *"Melbourne Water has a standard plan for stormwater- that's why every estate looks the same- is there opportunity to have something that looks different and more bespoke to our area."*
- *"Will power be underground? And no gas fires."*

Safety

Bushfire risk

- The need for multiple exit points
- Space required in streets for firetrucks to access and turn around
- *"How will the town evacuate when the next bushfire occurs?"*

Traffic safety

- *"Roundabout at Amess and Kilmore? Can Amess continue?"*
- *"Footpaths are needed for easier walking, wheelchairs, toddlers on bikes."*
- Link with [Riddells Creek Network Movement Study](#)

Community cohesion

Some participants expressed concern about how the community dynamic would be impacted by population growth, particularly if more diverse and affordable housing types were developed. Others felt that such diversity would benefit the community.

- *"Don't want development to be stand-alone. Part of the town - how do we achieve this? Residents be part of town, town part of it"*
- *"Considering single parents, ppl who live alone, bigger families - cater to this range"*
- *"Affordable housing precinct"... don't want the kind of people in the town that make crime rates go up"*
- *"Perhaps if the ask to lower the socioeconomics of Riddells Creek, maybe a proper police presence would be a good idea"*

The role of Macedon Ranges Shire Council

- *"Critical for the Shire to develop pedestrian and cycle access through existing residential south of Amess Rd, to recreation areas, to back of the school, and to commercial centre"*
- *"What are the MRSC going to do to support this growth in our community??"*
- *"Council to come forward with support plan"*
- *"MRSC declared a climate emergency - look at zero carbon energy options."*
- *"MRSC identified Riddells Creek to double in size but train station already over subscribed. Need to keep Council/Gov honest."*



Results by Sections

Themed results from the sections have been listed below, accompanied by a selection of quotes. See Appendix B for the complete list of collated responses. For photographs of the in-person posters with comments, see Appendix C.

Station 1: Site analysis & embedding key characteristics into a Precinct Plan

Posters explaining the site analysis and key characteristics spoke to the following:

Site analysis

- Rolling topography
- Water & drainage
- Views
- Vegetation
- Connection to heritage

Embedding Key Characteristics into a Precinct Plan

- Working with the slope
- Featuring water bodies
- Retaining key view corridors
- Retaining tree clusters & planting more

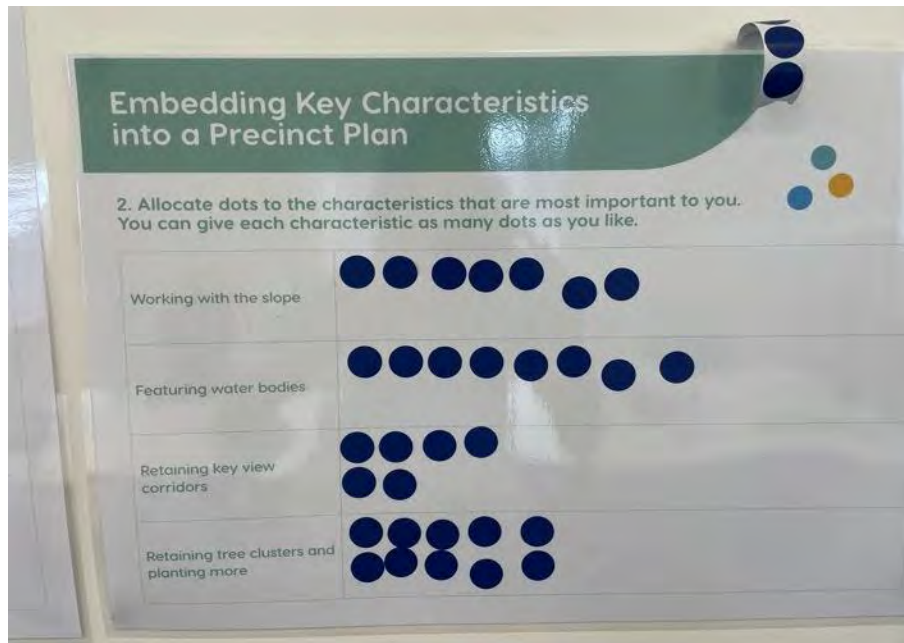
General feedback

General feedback indicated that participants agreed that the identified characteristics were correct. Some expressed the hope that developers would be held accountable to retaining these characteristics throughout the project.

"Yes. These features will maintain the rural feel of our rural town, rather than a "suburb" on Dromkeen Hill"

"Yes it looks good but please make the developer actually do it!"

"I don't think you have missed anything."



Participants were asked to vote for the key characteristics they thought were most important, and if they thought the right characteristics had been identified to embed into the Plan. Characteristics are listed below in order of importance, with key themes and quotes from feedback.

1. Retaining tree clusters and adding new plantings

- *"Trees need to be retained"*
- *"Local indigenous plants preferred"*
- *"Swamp plants important near water bodies"*
- *"Protect wildlife/native animal corridors"*
- *"Introduced trees also part of Macedon Ranges culture & image"*
- *"Tree lined streets. WIDE streetscapes. Provision for parking."*
- *"How is landscaping going to be policed?"*

2. Featuring water bodies

- *"Walking trails around existing natural water features would be great. How many new estates have to artificially develop these?"*
- Landholders must care for creek frontage
- Retain trees around waterways

3. Retaining key view corridors

- *"Viewing platforms as part of greenspace. All to enjoy, not just residents"*
- Protect views with single story homes

4. Working with the slope

- *"I like the idea of keeping the slope - it's what attracts me to living here"*
- *"Capturing water is also an advantage to slope."*

Regarding connection to heritage, participants noted the bluestone homes characteristic of the town. They also asked how Wurundjeri heritage elements would be considered and enacted in the PSP.



Station 2: Key ideas

A map of the site displayed the below key ideas and their suggested locations.

- Road Network
- Local Parks
- Important Interfaces
- Active Recreation
- Native Vegetation retention
- Green Link
- Working with the slope and maximising views
- Creek Corridor
- Formal Recreation Open Space
- Key Access Points
- Village Hub

Participants were asked how well they thought the key ideas responded to the valued characteristics identified at Station 1. Feedback summary and quotes are arranged below according to key themes:

Comments

- Desire to have footpath and/or walking trail access all over
- Houses should be set back from Amess and Kilmore Road to retain existing vegetation and rural feel
- Village hub/facilities suggestions
 - Neighbourhood Safe Place
 - Maternal child health
 - Splash park
 - Local employment opportunities.
 - Link with community garden
 - Youth spaces
- *“Quite well! Still maintain there are far too many houses/blocks planned.”*
- *“Chain of instruction required from planners to the bulldozer driver - construction management plan.”*
- *“Riddells Creek attracts tradies. Blocks/roads need to prepare for this - while trying still to retain ‘village/bush’ features.”*
- *“Indigenous street/place names - currently no connection for us to learn about the traditional custodians“*



Station 3: Creating neighbourhoods

Designing for trees and pedestrians

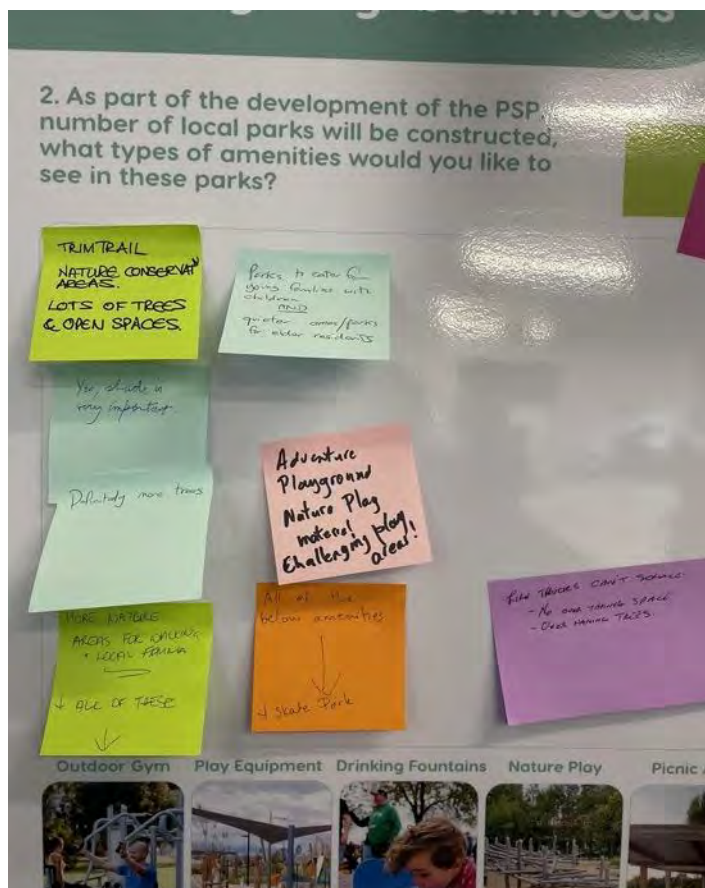
Participants were asked how important it was that streets in the PSP are designed to include more trees and are pleasant places for pedestrians. Key responses are listed below:

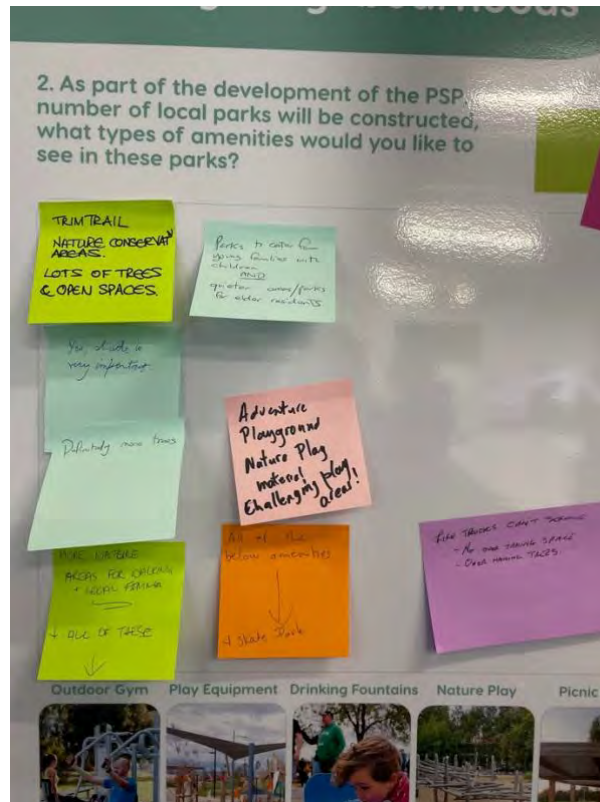
Trees

- *“Yes! More trees, generous nature strips, decent setbacks, wide roads”*
- *“Oaks are important and need to be included in planting”*
- *“The image shows lots of trees, but who is responsible for planting them and caring for them. A lot of new estates don’t have any diversity in gardens, let alone trees. How is landscaping going to be policed?”*

Pedestrians

- *“Elderly”*
- *“Dog walkers”*
- *“Proper pathways for prams, wheelchairs”*





Amenities in parks

The following amenities were identified as desirable for parks constructed in the precinct:

Park design that caters to all generations and abilities

Playgrounds

- Adventure playground
- Nature play
- *“Challenging play areas!”*

Outdoor Gym

Pool/Water park/Water play

Fenced off lead dog park.

“Indigenous recognition”

Lighting

Public toilets

Seats

Picnic areas, BBQs, shelter

Drinking fountains

“Recycled water to be used onsite”

Vegetation

- Native trees, fruit and nut trees. Food trail connecting parks
- Habitats for smaller creatures and wildlife corridors
- Nature conservation areas. Lots of trees and open spaces
- Consider fire risk in choosing plant species

Sporting facilities

- Skate park
- *“open spaces that are multi use rather than structured sport, i.e.. netball courts, as we have these already and don't need division in riddell”*
- Oval
- *“Not another footie field!”*

Other comments

- *“Council to complete parks as advertised by developer in Rangeview Estate - water overflow in Parkview Terrace”*
- *“Park at Rangeview is nice - big trees”*



Types of lots or housing

Participants were presented with pictures of various housing and lot types. They were asked to vote for the types they felt Riddells Creek is currently missing as a township. There were mixed views on the need for a mix of housing choices and block sizes. Key points and comments are listed below:

- Risk that 2 storey housing could block views
- Households in this area often having 2 or more cars, need to provide adequate space on blocks and in streets for parking
- Rangeview Estate a tasteful example of varied housing style and block sizes
- The township edge houses should reflect/be similar to those existing houses on another side of Amess Road.

Images of the examples of housing and lot types are shown on the following page with comments, ordered from most popular (top left) to least popular (bottom right).

Popular housing and lot types



"Good for ageing population - single story but with space. Nice style with weatherboard cladding"



"Indicative of Riddells Creek landscape"



"Set back, space either side, deep driveway."

Unpopular housing and lot types



"No houses with roofs too close together."



"I'm concerned that two storey dwellings will impede the views of other residents."



"This is the type of housing we don't want to see in Riddells Creek."



"2-story removes neighbours' views - limit 2 story housing please."



"Please provide room room between houses."

Meeting the need for housing choice and more affordable options

Images were provided as examples of housing types that were being considered for the following categories of homes and interfaces:

- Settlement edge interface
- Amenity based smaller homes
- Township entry interface
- Township edge
- Rest of PSP - mix of lot sizes and house types

There were mixed responses as to whether these options would meet the need for housing choice and more affordable options. Comments included:

- *“The “amenity based” looks good, good to have them concentrated in centre”*
- *“Agree that there should be a variety of lot sizes but not a significant amount of high density”*
- *“I don't think we need diversity in housing”*
- *“Have areas for smaller blocks - cheaper for young people to buy”*
- *“We are light on in Riddell Creek (ie none) for social housing and aged are - Are there obligations to provide social housing?”*

Station 4: Open ideas

Ideas and comments

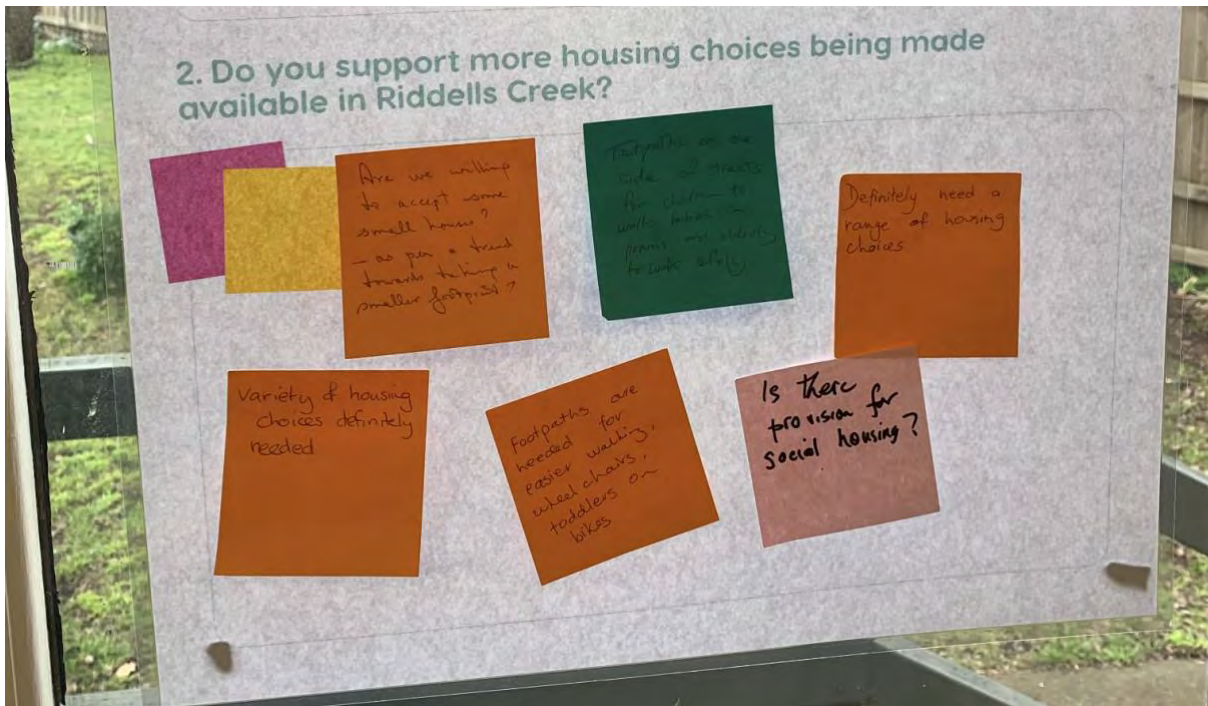
Participants were invited to share ideas and comments that may not have been covered in the previous sections. Results and quotes are themed below:

Environmental sustainability

- What requirements can be put on developers to build energy efficient houses? Eg triple glazed, R7 insulation
- *“Homes to be built with water tanks and solar panels. Discourage Black roofs.”*
- Solar passive, 6* rating
- *“Provision for solar, community grid + battery?”*
- Water recycling. A lake/retarding basin to capture for re-use in the estate

Providing for a diverse community

- Homes for the aged and disabled
- If the target group is young families is there any thinking about facilities that will cater for them? schools, pre-schools etc?



Support for more housing choices in Riddells Creek

At the in-person sessions, participants were asked if they support more housing choices being made available in Riddells Creek. Responses were mixed.

- *“Yes, but keep smaller lots to a minimum. Mid-size, larger, ok.”*
- *“No. Can't understand where the need for housing diversity is derived.”*
- *“Why should RC try to provide diversity for every type of household? Some just don't want to live the way we live up here”*
- *“Definitely need a range of housing choices”*
- *“Is there provision for social housing?”*

Online participants were asked to rate their level of support for a more diverse housing supply in Riddells Creek, to make housing more affordable and to increase choice. 9 participants voted, with results shown in table below:

Fully support	1
Mostly support	1
Not sure	1
Mostly oppose	3
Strongly oppose	2



Remarks made in conversation

During the 'in-person' sessions there were numerous small group or one-on-one conversations. Comments made during these conversations were not all reflected in written notes but were considered to be of relevance.

- *"I can see you are putting forward a similar number of lots as the previous proposal, but you are going to do it more thoughtfully, taking into account important features of Riddell."* (Thursday afternoon session)
- *"I know I complained about the size of this development earlier, but if you get this right I just might be one of the people moving into it."* (Thursday evening session)
- *"I'm not worried about affordability here. If people can't afford to live here they can buy somewhere cheaper, like Sunbury."* (Thursday evening session)
- *"I love the idea of being able to leave my front door and walk around the linear park with my grandchildren."* (Friday morning session)
- *There's an existing conflict between the netball and tennis clubs so having a dedicated netball court would be great* (Friday morning session)
- *"Why does Riddells Creek need to be affordable for everyone? If you can't afford to live here you just have to live somewhere else"* (Friday afternoon session)
- *"This development is going to end up being a ghetto."* (Friday afternoon session)
- *"What I'm most worried about is the wrong people will move into this area. We don't want it to end up being something like Sunshine."* (Friday afternoon session)
- *"I'm not sure where I'd move to when I need to down-size. I guess I'd have to move back to the City. I really don't want to think about that now."* (Friday afternoon session)

Conclusion

In conducting the engagement session for the Amess Road Precinct Structure Plan it was clear that the community is divided regarding the nature of the project. Many participants expressed concern over the variety of impacts that population growth would have on Riddells Creek and were hesitant to provide feedback on the proposed elements. Some of the frustration expressed related to the previous 2019 PSP, including the lack of communication with local residents afterwards and some related to the lack of local or state led infrastructure for the town (such as improved train services/facilities).

However, many other participants appreciated the need for increased and diverse housing in the area and were eager to provide ideas and comments about how to achieve this in a way that will provide benefits to the whole community and mitigate negative impacts.

Many participants appreciated that this PSP has been approached more thoughtfully. All participants appeared to be willing to continue to be involved and to find out how their contributions have been considered and were very keen to understand the next steps in the process and how they can stay informed.

Following the release of this report Banner Asset Management and Echelon will consider the comments and wider themes raised in the consultation and will provide a formal response to be released to the community.

Appendix A - introductory presentation, story boards and section content



**Amess Road
Precinct Structure Plan**

COMMUNITY FEEDBACK SESSION
CONTEXT

éche|on UrbanFold
planning

What is a Precinct Structure Plan?

- A PSP is a high-level strategic plan that sets out the preferred spatial location of key land uses and infrastructure. It shows land uses, and location of key roads, intersections, open space or any facilities/commercial areas. It also:
 - guides decisions on future subdivision permits, building permits and infrastructure delivery.
 - is deliberately flexible. A PSP cannot anticipate and control every challenge that may be encountered at detailed design and delivery phases – noting they are long term plans.
 - is a tool to guide delivery of essential infrastructure and set requirements for further reporting and site-specific outcomes.
- Once prepared, PSPs are incorporated documents within the planning scheme.

What does a place based Precinct Structure Plan look like?



A precinct structure plan shows:

- Areas for housing
- Transport networks
- Open space and natural systems
- Activity centres
- Community facilities
- Major drainage infrastructure

Precinct structure plans should:

- Meet state planning policy objectives and resolve competing issues
- Create a structure for urban development that will deliver practical outcomes
- Provide the framework for statutory planning controls
- Give local communities, developers and other investors greater certainty and confidence about future development in growth areas.

Why the Amess Road Precinct Structure Plan?

Macedon Ranges Shire Settlement Strategy 2011

- The Macedon Ranges Settlement Strategy (Strategy) was adopted in July 2011.
- The Strategy provides the overall direction for urban growth consistent with environmental constraints, community aspirations and government policy until 2036.
- The Strategy identifies Riddells Creek as a larger settlement which has capacity for growth as a more sustainable community capable of supporting a range of services.

Riddells Creek Structure Plan 2013

- The Riddells Creek Structure Plan followed the Settlement Strategy and articulates the strategic framework for how Riddells Creek will accommodate the projected population growth through to the year 2036.
- The Riddells Creek Structure Plan 2013 designated the Amess Road precinct as a priority residential development area.
- It identified that the PSP area should be the focus for future residential development in Riddells Creek.
- The figure below was included in the Structure Plan to demonstrate a preliminary indicative development plan for the PSP area.
- Following this designation, the Minister for Planning approved Amendment C100 to the Macedon Ranges Planning Scheme which rezoned the land north of Amess Road to Urban Growth Zone and applied the Part A Schedule.



Why Amess Road Precinct Structure Plan?

Macedon Ranges Shire Statement of Planning Policy 2019

- The Macedon Ranges Statement of Planning Policy (Distinctive Area and Landscape, often referred to as DAL) was approved in December 2019.
- An important aspect of the Statement of Planning Policy is the establishment of settlement boundaries for towns identified for future growth.
- Riddells Creek is identified as a town that is anticipated to experience growth to a '*district town*'.
- A district town is a town with a moderate population (2,000–6,000) with connections to all essential services.
- The PSP area is identified within the Riddells Creeks Township Boundary.

Macedon Ranges Residential Land Demand and Supply Assessment 2020

- The Macedon Ranges Residential Land Demand and Supply Assessment was prepared for Council in January 2020.
- It was prepared as a residential land demand and supply analysis for the key townships of Macedon Ranges identified as Gisborne, Kyneton, Romsey, Riddells Creek, Lancefield and Woodend.
- The report found that Forecast ID projects Macedon Ranges to have an additional population of approximately 17,900 residents over the projection period (2016-2036), with the Riddells Creek District accommodating 16% of this growth.
- It identified that an overall dwelling demand rate of between 32 and 52 new dwellings per annum (within Riddells Creek) is considered reasonable over the medium term based on population projections.
- The historic growth rate in Riddells Creek is only 28 dwellings per annum. Based on this there is further strategic justification for the continued preparation and implementation of the Amess Road PSP as the existing supply will not be able to meet the future demand rate of the area.

Benefits of progressing the Amess Road Precinct Structure Plan

- The median price in Riddells Creek is now \$957,500, making it the second most expensive township in the Macedon Ranges Shire. This PSP will increase housing choices and provide more affordable options in Riddells Creek
- Master planned communities will deliver more integrated and better design outcomes than ad hoc infill unit development can deliver
- Provision of new community infrastructure in the PSP (such as open space, the community centre and oval) can be utilised by the wider township

Benefits of progressing the Amess Road Precinct Structure Plan

- Path networks along Kilmore Road between the PSP and the town can be upgraded and integrated with the offroad tracks within the development
- Safer access points onto Kilmore Road can be provided
- The heritage listed Dromkeen property can be protected through the PSP whilst allowing for some development opportunities that could enable the business to sustain itself
- PSP area can connect to existing services close to the site and will not require major disruptive upgrades.

What is the process of preparing a Precinct Structure Plan?

We are here:

1

- Collate and consider all the feedback
- Prepare a consultation summary report (to be publicly available)
- Prepare PSP plan that builds on established key ideas and feedback
- Complete all background reports

JULY-SEP

2

- Prepare Structure Plan and associated documents
- Submit Planning Scheme Amendment Request with Council officers
- Request authorisation of Planning Scheme Amendment at Council meeting
- Formal exhibition of Amendment and submissions

SEP-JAN

You can keep up to date with the project via the Amess Road project website – www.amessroadpsp.com

Site Analysis

Rolling Topography

The gently sloping topography of Riddells Creek is ideal for a new community. It is largely free of steep slopes, however there is enough slight or moderate slope to create an interesting series of neighbourhoods which will capitalise on the primarily northern aspect.



Water & Drainage

Water is a major feature of this site, with two creek corridors, the Sandy Creek and Wurundjeri Creek, crossing the site from east to west, and numerous other smaller drainage lines.

The creek corridors will become key features of the community in terms of habitat retention and creation, and drainage. Additionally, they will provide significant linear open space and recreation opportunities, including walking trails.



Views

Long and short views are a significant feature of this site. There are three types of views to take into consideration when preparing the ultimate site design:

- Views from the site out to surrounding landscapes and specifically the Macedon Ranges.
- Views within the site, taking advantage of the elevated parts of the site and the views through to existing stands of vegetation and creek corridors.
- Views from beyond the site boundary back into the site which must ultimately ensure good interfaces with surrounding areas.



Site Analysis

Vegetation

Whilst much of the site is already cleared there are several pockets of existing native vegetation which could be retained as part of the open space network and areas of conservation.

Retention of existing vegetation as part of this new community will only enhance the parks, streets and open space network.



Connection to Heritage

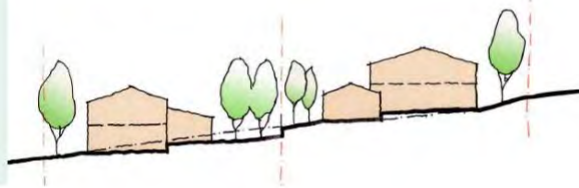
Set on substantial grounds, Dromkeen provides an important link to history of the place. The house and gardens have retained their integrity and now operate as a gallery space. This sits within a large patch with mature pines and exotic planting. How to retain the presence and character of Dromkeen in a more urban environment will require consideration.



Embedding Key Characteristics into a Precinct Plan

Working with the slope

Where possible, it is advantageous to work with the slope by designing roads to run along the slope and designing housing lots that step incrementally up the slope. Staying as close as possible to existing grades ultimately minimises bulk earthworks and allows for the opportunity to retain as much vegetation as possible.



Featuring water bodies

Locating parks, open space, and walking and cycling trails along creek corridors will celebrate and feature the existing water bodies and drainage lines. There is also the opportunity to design lots to front onto the creek corridors maximising open space accessibility and connectivity.



Embedding Key Characteristics into a Precinct Plan

Retaining key view corridors

The views to and from the Amess Road Precinct are magnificent and should be maintained throughout the site's development. Retaining key view corridors to Macedon Ranges can be achieved through techniques such as alignment of roads and placement of parks to ensure that the ranges are always the backdrop of this new community.



Retaining tree clusters and adding new plantings

Retaining trees clusters and any healthy wind rows will retain habitat whilst also allowing mature trees to add to the character of the community. Planting new complementary trees as both street trees and park trees will further strengthen the overall canopy and provide significant residential amenity as well as environmental sustainability.



Embedding Key Characteristics into a Precinct Plan

1. Do you think we have identified the right characteristics to embed into the Plan?



Embedding Key Characteristics into a Precinct Plan

2. Allocate dots to the characteristics that are most important to you. You can give each characteristic as many dots as you like.



Working with the slope	
Featuring water bodies	
Retaining key view corridors	
Retaining tree clusters and planting more	

Key Ideas

1. Do you have any other suggestions to pin to the map?



- | | | | | | |
|---|--------------------------------|---|---|---|---------------------------|
|  | Road Network |  | Local Park |  | Village Hub |
|  | Important Interface Treatments |  | Active Recreation |  | Creek Corridor Open Space |
|  | Native Vegetation Retention |  | Working with the slope and maximising views |  | Key Access Point |
|  | Green Link | | | | |

Key Ideas

2. How well do you think the key ideas respond to the valued characteristics identified at Station 1?



Creating Neighbourhoods

Creating neighbourhoods is more than just selecting housing types.

Well-designed residential streets play an important role in the making neighbourhoods safe and inviting places. The feeling that you get from a place is often about the parks, the streets and the trees more than the dwellings themselves.

A street's purpose, design and landscaping must be considered and integrated into a precinct plan.

1. How important is it to you that streets in the PSP are designed to include more trees and are pleasant places for pedestrians?



Creating Neighbourhoods

2. As part of the development of the PSP, a number of local parks will be constructed, what types of amenities would you like to see in these parks?



A large, empty rounded rectangular box intended for handwritten responses to the question above.

Outdoor Gym



Play Equipment



Drinking Fountains



Nature Play



Picnic Areas



Creating Neighbourhoods

3. What type of lots or housing do you think Riddells Creek is currently missing as a township? Allocate dots to the housing types you'd like to see more of.



Housing Types

Amenity based smaller homes



Township entry interface



Settlement edge interface



Rest of PSP - mix of lot sizes



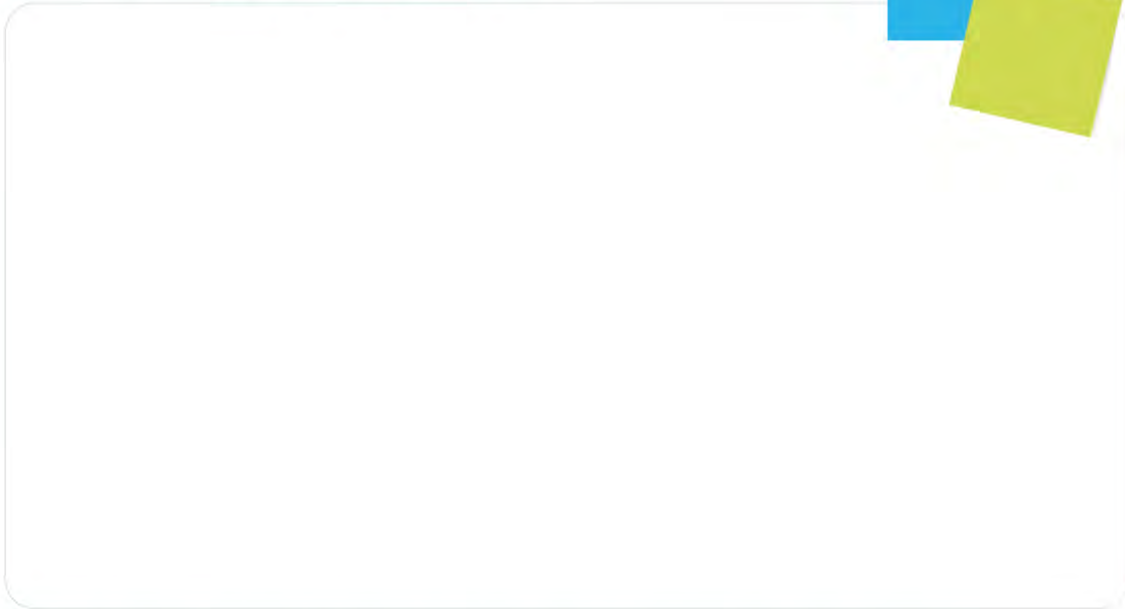
Housing Types

2. Do you think the variety of lot types and homes to be considered for the PSP will meet the need in Riddells Creek for housing choice and more affordable options?

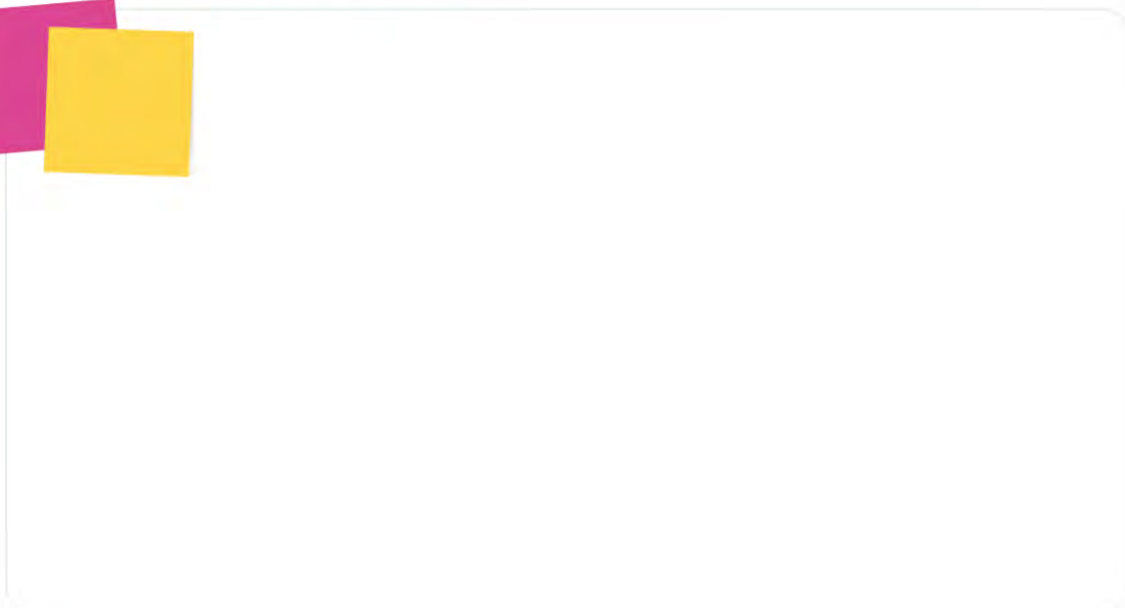


Open Ideas

1. Do you have any other ideas to share, or comments you'd like to make?



2. Do you support more housing choices being made available in Riddells Creek?



Appendix B: Session notes

In each session, all written comments were collected and transcribed and, where possible, verbal comments were noted. They are collated below verbatim.

Top of mind comments (online session)

- How many dwellings are now planned for the Ames's Road development, and what other infrastructure and amenity are planned for the development?
- Where will extra infrastructure and amenities be built - within the existing town centre, or with the proposed development?
- What is the range of block size in the development?
- It's a beautiful area so very concern about the impact of your proposal
- Traffic management? What is planned?
- The traffic along Ames's road as my gamy ride bikes down there
- What infrastructure is going to be put in place with the additional vehicles in riddells
- The size of the houses not good for the atea
- Our geese are cultural icons for Riddells (opinions do vary!). Will they be affected crossing the road with extra traffic?
- What environmental protection plans have been included tin the designs
- Are wildlife corridors going to be incorporated? Wetlands?
- How will the development connect with the existing town, without adding to congestion through Main Rd
- Have access / egress issues been thought about in the case of bush fires
- Is the Amess Road development definitely going ahead? If so, when?
- How are you planning on providing water and sewer services when there is already a strain on these services across the Macedon Ranges?
- Has traffic management been considered? Kilmore Road is already very busy now
- Road need be be wide enough for vehicles parked either side and to allow emergency vehicles (truck) to pass through safely
- The characteristics are okay but nearly all the plan is shown as housing, it looks like insufficient green space. Why is there no characteristic relating to density as most of Riddell is low density?
- So 13-14 dwellings per hectare means average lot size is close to 1000 square metres?
- It seems unlikely that Riddells Creek residents not living in the precinct will use the amenities inside the precinct.
- Strongly opposes
- Is this a done deal or could the project be stopped

Station 1: Site analysis & embedding key characteristics into a Precinct Plan

Do you think we have identified the right characteristics to embed in the plan?

- Yes! Who makes sure the developer respects these characteristics?
- No issues with the characteristics but if it is high density housing it will be in vain.
- Are Wurundjeri heritage elements considered/enacted in the plan
- Developer to complete as in the plan, green space
- Riddells Creek Structure Plan should be considered
- Generous setbacks and nature strips to enhance 'Boulevard' feel
- Yes. These features will maintain the rural feel of our rural town, rather than a "suburb" on Dromkeen Hill
- More consultation at each stage of development
- Main issue is urban look in rural townscape
- Retention of all natural waterways & natural stands of trees. 10/10
- Characteristics appear to be positive
- only 2 access points to the site?
- i dont think you have missed anything.
- Sort of
- How do green corridors connect with the old town
- Why no school, supermarket etc included in the PSP?

Working with the slope

- I like the idea of keeping the slope - it's what attracts me to living here
- Capturing water is also an advantage to slope.

Featuring water bodies

- Walking trails around existing natural water features would be great. How many new estates have to artificially develop these?
- This is an issue if private landholders don't look after creek frontage
- Don't lose trees around waterways.

Retaining key view corridors

- Viewing platforms as part of greenspace. All to enjoy, not just residents
- No double story, retain views

Retaining tree clusters and adding new plantings

- Trees, trees, trees!
- Native animal corridors!
- These need to be retained
- Trees: What % of old trees will be retained? Lots of swamp plants near water areas.
- Patches of bush/trees need to be large
- Native planting
- Indigenous plants. Creek health.
- Where is wildlife mentioned/considered.
- Natural pools/swampy areas/growing food
- Retain exotic trees. Is part of MR culture & image!
- Larger wildlife corridors

- Keep trees in their natural state.

Connection to heritage

- Linkage to Village Hub
- Bluestone homes
- Walking trails! Yes!

Key characteristics - order of importance

At the in-person session, participants were given 5 sticky dots and asked to allocate dots as many of these as they wished to the key characteristics that were most important to them. In the online session, using Menti participants were asked to indicate importance of characteristics by allocating 100 points, in chunks of 10. Results were combined and analysed, with key characteristics listed below in order of importance.

1. Retaining tree clusters and planting more
2. Featuring water bodies
3. Retaining key view corridors
4. Working with the slope

Station 2: Key ideas

At the in-person sessions, participants were asked if they would like to put any suggestions on the “Key ideas” map. Suggestions were only added to the map in one of these sessions, as shown in the image below.



How well do you think the key ideas respond to the valued characteristics identified at Station 1?

General

- Quite well! Still maintain there are far too many houses/blocks planned.
- Chain of instruction required from planners to the bulldozer driver - construction management plan.
- Ultimately a lot of it is about density
- no. i think the project team has responded adequately to the community feedback

Roads/traffic

- With bushfire risk: 1 street in and 1 street out is known to be an issue
- only 2 access points - are these enough in case of emergencies;;; bush fire, medical, accidents
- Richard St intersection
- Riddells Creek attracts tradies. Blocks/roads need to prepare for this - while trying still to retain 'village/bush' features.
- Link in with Riddells creek Network Movement Study
- Vic Roads turning points Kilmore Rd
- Kilmore Road exit/entry point too close to hill. Stopping distances to large trucks.
How does it connect to the town? 1 path or 2 path.
- Concerns re traffic increase/management
- Query need for the roundabout at Amess and Kilmore - Can Amess continue?
- Potential to cut through the site? To Romsey

Vegetation

- Maintain vegetation along Amess Road by having houses back onto Amess with internal road built with development? Respects flora and fauna.
- The image shows lots of trees, but who is responsible for planting them and caring for them. A lot of new estates don't have any diversity in gardens, let alone trees. How is landscaping going to be policed?
- Who develops the green spaces?

Power and Utilities

- No gas reticulation to subdivision
- Consider PV solar and microgrid.

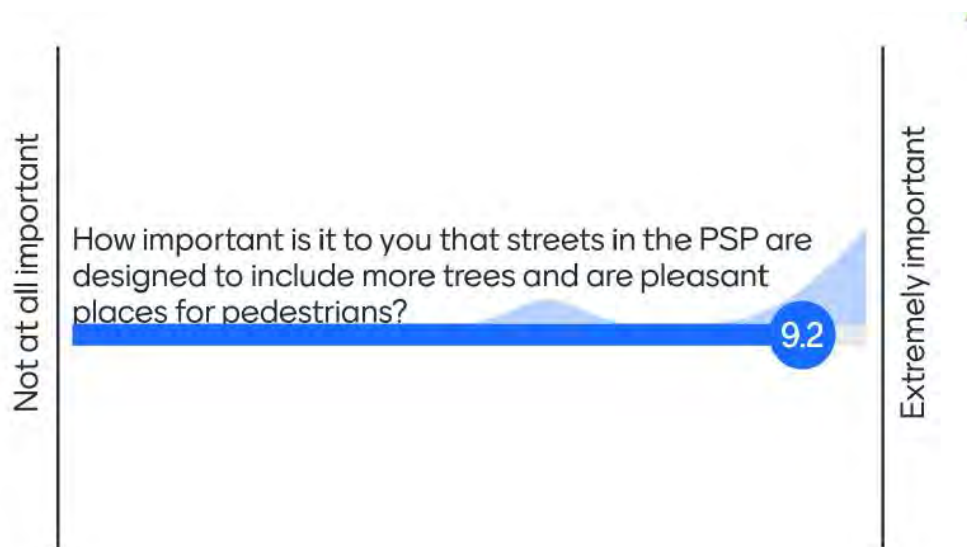
Village hub/facilities

- Neighbourhood Safe Place?
- Village hub? Local Shop? Cafe. Local employment opportunity. Link with community garden
- Youth spaces in village hub - basketball, skate park mini
- Sporting courts should be open/unlocked. Maintenance burden is shifted onto clubs. Towns where community facilities are open feel more welcoming
- Is there capacity for additional shops ie. a milk bar for example, on the opposite side of the hub?
- We would assume majority of new residents will be young families, so is there consideration to expanding existing school???

Station 3: Creating neighbourhoods

How important is it to you that streets in the PSP are designed to include more trees and are pleasant places for pedestrians?

Zoom Menti poll:



Trees

- Shade! Shade! Shade!
- Yes! More trees, generous nature strips, decent setbacks, wide roads
- Tree lined streets. WIDE streetscape.
- Very important!!
- Yes more trees/shade
- Oaks are important and need to be included in planting
- Most important! Mature trees take too long to grow
- Keep houses setback from Amess and Kilmore Rds to keep roadside canopy
- Mix of lot sizes important
- Are wide nature strips included in the plan to allow for planting of canopy trees?
- More trees and pleasant for pedestrians is extremely important - also important for environment.
- Definitely more trees
- Yes more trees wide streets and nice open feel
- More trees - wider streets

Pedestrians

- Elderly
- Dog walkers
- Proper pathways for prams, wheelchairs

Parking

- Street strips need to allow parking of 3+ cars per house
- Provision for parking

Other

- Homes for the aged and disabled

As part of the development of the PSP, a number of local parks will be constructed, what types of amenities would you like to see in these parks?

- Fire trucks can't service
- Water play, nature play
- Public toilets are essential
- Parks
- Trees, bushes for smaller creatures
- No overtaking space
- Large nature strips
- Water park
- Oval
- Native trees live longer
- Overhanging trees
- Street plantings need to provide/add to wildlife corridors for glide possums insects. So indigenous not just native.
- Splash park would compliment Lions Park
- Sporting facilities
- Toilets and lighting
- Not another footie field!
- Council to complete parks as advertised by developer in Rangeview Estate - water overflow in Parkview Terrace
- Fruit and nut trees
- All abilities play equipment
- Native trees, not gum trees on kerbside
- Adventure playground nature play material! Challenging play areas!
- We have no pool here!
- Park at Rangeview is nice - big trees
- Seats
- Parks to cater for young families with children AND quieter areas/parks for elder residents
- Connect parks through food trail
- Need an oval or sporting ground.
- People need to be active/recreation
- All of the below amenities (park, nature plan, bubbler) + skate park
- Trim trail nature conservation areas. Lots of trees and open spaces.
- More nature areas for walking and local fauna + all of these
- Recycled water to be used onsite
- Need to consider tree type in regards to bushfire/ember attack
- dog park

- More shops
- I think they should be open spaces that are multi use rather than structured sport, i.e.. netball courts, as we have these already and don't need division in Riddell
- Fenced off lead dog park. BBQs, shelter, indigenous recognition.
- It is likely that this development will become a quite separate township to existing Riddells... what will bring existing residents into the new development? Can't see why we would go there so we may be the wrong ones to ask about what should be in the parks etc.
- \If the target group is young families is there any thinking about facilities that will cater for them? schools, pre-schools etc?

Suggestions that received dot votes:



- Nature play
- Picnic areas
- Drinking fountains
- Play equipment
- Outdoor Gym

Do you think the variety of lot types and homes to be considered for the PSP will meet the need in Riddells Creek for housing choice and more affordable options?

- To allow for "downsizing" of/by older Riddells Creek residents there need to be single-level, no steps housing provision
- Agree that there should be a variety of lot sizes but not a significant amount of high density
- We are light on in Riddell Creek (ie none) for social housing and aged care - Are there obligations to provide social housing?
- Don't build in "need" for 2 story boxes on tiny land. Is a "bad" NEED.
- No double storey housing
- How many large blocks?
- Solar passive, 6* rating
- The "amenity based" looks good, good to have them concentrated in centre
- Look at the Census = what is your demographic. Mostly families who want larger lots
- Landscape policy on front gardens
- A mix of housing choices, block sizes
- Double story houses close together may block views
- What requirement can be put on developers to build energy efficient houses? Eg triple glazed, R7 insulation
- Rangeview Estate has a variety of housing style on a variety of block sizes and is very tasteful.
- Being able to walk around all of the proposed walking tracks connections
- I don't think we need diversity in housing
- No houses with roofs too close together. room between houses
- Recognise that small houses on small blocks are a problem:
 - 2-3 cars per house
 - tiny street
 - can't park or traverse

- caravans/boats
- Maintain rural character of Amess Rd and Kilmore Rd
- Have areas for smaller blocks - cheaper for young people to buy
- Foot path access all over
- Areas for larger blocks for people used to space.
- Definitely no 2 storey
- The township edge houses should reflect/be similar to those existing houses on another side of Amess Road.
- Photos of settlement edge interface show roads too narrow for CFA truck access if cars are parked.
- It is disappointing that block sizes are not shown on this map.
- No 2 storey housing is my idea
- Yes, single storey only
- Village style housing, compact, single storey, inward facing?
-
- To ask what's missing is the wrong question - we're "missing" high rise apartments but it doesn't mean they are desirable!
- No double storey
- we have TOO many units squashed on small parcels of land. NO UNITS
- Is 'missing' suppose to be interpreted desirable?
- definitely no high density units!!!!
- It's not what is missing, it's what is desirable.

What type of lots or housing do you think Riddells Creek is currently missing as a township?

House/lot type	Votes for	Votes against (sessions 3 & 4)	Comments
	35	1	<p><i>"Good for ageing population - single story but with space Nice style w weatherboard cladding"</i></p>
	33		<p><i>"Indicative of Riddells Creek landscape"</i></p>

	25		<i>Set back Space either side Deep driveway</i>
	6	-	
	5	6	<i>"I'm concerned that two storey dwellings will impede the views of other residents."</i>
	2	6	<i>"2-story removes neighbours' views - limit 2 story housing please"</i>
	0	11	<i>"Again, I'm concerned that two storey dwellings will impede the views of other residents."</i>
	0	8	<i>"This is the type of housing we don't want to see in Riddells Creek."</i>

Station 4 – Lot Types

Do you think the variety of lot types and homes to be considered for the PSP will meet the need in Riddells Creek for housing choice and more affordable options?

- To allow for “downsizing” of/by older Riddells Creek residents there need to be single-level, no steps housing provision
- Agree that there should be a variety of lot sizes but not a significant amount of high density
- We are light on in Riddell Creek (ie none) for social housing and aged are - Are there obligations to provide social housing?
- Don't build in "need" for 2 story boxes on tiny land. Is a "bad" NEED.
- No double storey housing
- How many large blocks?
- Solar passive, 6* rating
- The “amenity based” looks good, good to have them concentrated in centre Look at the Census what is you demographic. Mostly families who want larger lots
- Landscape policy on front gardens
- A mix of housing choices, block sizes
- Double story houses close together may block views
- What requirement can be put on developers to build energy efficient houses? Eg triple glazed, R7 insulation
- Rangeview Estate has a variety of housing style on a variety of block sizes and is very tasteful.
- Being able to walk around all of the proposed walking tracks connections
- I don't think we need diversity in housing
- No houses with roofs too close together. room between houses
- "Recognise that small houses on smal blocks are a problem:
 - - 2-3 cars per house
 - - tiny street
 - - can't park or traverse
 - - caravans/boats"
- Maintain rural character of Amess Rd and Kilmore Rd
- Have areas for smaller blocks - cheaper for young people to buy
- Foot path access all over
- Areas for larger blocks for people used to space.
- Definitely no 2 storey
- The township edge houses should reflect/be similar to those existing houses on another side of Amess Road.
- Photos of settlement edge interface show roads too narrow for CFA truck access if cars are parked.
- It is disappointing that block sizes are not shown on this map.
- Hopefully it won't be averaging 4 residents per site - single or couples dwellings would give a good balance into the mix
- Mostly support

Do you support more housing choices being made available in Riddells Creek?

- Variety of housing choices definitely needed
- I would like existing native and bird life not to be moved out of the area.
- No x 3
- Yes, but keep smaller lots to a minimum. Mid-size, larger, ok.
- Are we willing to accept some small houses - as per a trend towards taking up a smaller footprint
- No. Can't understand where the need for housing diversity is derived.
- Government Schools
- Footpaths are needed for easier walking, wheelchairs, toddlers on bikes.
- Concrete footpath continued along Racecourse Rd
- Is there provision for social housing?
- Footpaths on one side of streets for children to walk, babies in prams and elderly to walk safely
- Definitely need a range of housing choices

Station 5 - Other comments and ideas

Do you have any other ideas to share, or comments you'd like to make?

These comments have been grouped into themes.

Sustainability

- Homes to be built with water tanks and solar panels. Discourage Black roofs.
- Water recycling. A lake/retarding basin to capture for re-use in the estate
- Recycled water use from tanks. Good examples from Carrum Downs.
- Provision for solar, community grid + battery?
- Importance of block orientation
- Can all houses have solar panels and water tanks?

Utilities

- Will power be underground? And no gas fires.
- Sewerage - how will infrastructure cope?
- Covenants

Parking, traffic and transport

- Station? car parks needed
- Look to Doreen for a good example, Tarneit as horror story for congestion around train stations
- Future transport needs to be considered - eg need a Gizbus to transport people to train + other towns
- School bus stops?
- Town shopping centre capacity?
- Road width. Parking
- Traffic increase on Kilmore Rd - how to combat?

- Strategy to encourage teens to walk and parents to let them walk/ride
- Parking in Riddell!!!

Community services

- Provision for aged care
- Take into account the need for children, schools, clinic etc
- Less density

Council's role

- Council to come forward with support plan
- Critical for the Shire to develop pedestrian and cycle access through existing residential south of Amess Rd, to recreation areas, to back of the school, and to commercial centre
- What are the MRSC going to do to support this growth in our community??

Block size, density, housing type

- 1/2 acre to 1 acre blocks
- Much wider choice of block types required. Wide nature strips and setbacks
- No double storeys

Streets

- Road width needs to account for parked cars! Must have firetruck access prioritised.
- Wide enough roads for firetruck access necessary
- Please no streets with no footpaths like South Rouse Road, footpath on one side is okay in most situations

Retaining character

- Look at the beautiful old houses in MAin St. This is what people want
- Keep asking: Why would someone want to live at RC? Are you catering for that?
- I want to see the existing rural features - waterways, lakes and trees retained!

General

- This is the wrong development for R/Creek. It's too far from the town centre and the public transport. It will only increase traffic on an already busy road. This type of density should have been planned for the other side of the rail line. If this development was for ½ acre or more we would have no concerns.
- Please do NOT split the Riddle Creek community by creating a new shopping precinct however small
- Encouragement by the developer to improve the retail area in Riddell undeveloped land +possible improvement to sporting precinct in Riddell centre
- Is this outside the developer's remit?
- Thank you for redeveloping what was proposed initially this is a huge improvement

General Comments

These comments have been grouped into themes.

Community inclusion

- It's a long way into town. Don't want to make 'two communities' so how about an innovative plan to have a solar bus track into town. Driverless buses - run all day.
- Don't want development to be stand-alone. Part of the town - how do we achieve this? Residents be part of town, town part of it
- Why should RC try to provide diversity for every type of household? Some just don't want to live the way we live up here
- Consider facilities for youth 13 - 17 years old
- Housing types - community facilities? Sports grounds yes. Community meeting house - no. Need to see this development as a part of Riddells.
- *"Don't want the kind of people who moved into Sunshine!"*
-

Diverse and Affordable housing

- Want to know if there is a recommended proportion of social housing
- "Affordable housing precinct" - don't want the kind of people in the town that make crime rates go up
 - Currently barely any graffiti - largely crime free here
- Considering single parents, ppl who live alone, bigger families - cater to this range
- *"Affordability doesn't worry me. People can go to Sunbury if this is too much."*

Recognition of traditional owners

- Indigenous street/place names - currently no connection for us to learn about the traditional custodians
- Indigenous street names would be amazing!

Future contact

- Would like to be emailed PDFs of the plans presented

Transport infrastructure

- No confidence transport infrastructure will be provided in time
- A community bus (I know outside of PSP) to connect town/train/supermarket/disability
- Would like to know what improvements to traffic will be done PRIOR to the development starting and already chronic conditions getting worse.
- Traffic impacts beyond the site due to population growth. E.g. Racecourse Road. MRSC identified Riddells Creek to double in size but train station already over subscribed. Need to keep Council/Gov honest.
- Access to freeway
- Traffic and parking already out of control and current shopping area and station need lights to set from shopping area onto Main Rd
- Railway parking - already full.

- Railway - PTV stated on 15/05/2014 that development in Riddells Creek has to plan for a separate grade railway crossing. Where is this covered in the northern area PSP? What DCP is set for this?
- Impact on other amenities/infrastructure
- What will be the projected impact on the other amenities within the town such as parking in the town centre, railway station etc?
- What infrastructure is going to be built BEFORE this land is sub-divided and building commences? Look at Gisborne and New Gisborne, it is going to be a complete bottle neck when new residents move in. Gisborne residents drive to RC to catch the train as it is, as there is no space in Gisborne. Our car park is FULL by 7am.....
- If we average four residents per site, this will mean a substantial increase in population. No proper shopping centre will mean a big impact on the existing town. Thoughts?
- What is desirable for Riddells Creek is a plan that looks at the whole township as the shopping area is now too small, the train parking is getting near capacity and the traffic is getting busy along Riddell Rd. How is this new housing plan going to solve that?
- There have not been improvements to the station car park in over 5 years
- Current population is 3509. 1300 lots x3 residents, 3900. More than double. No infrastructure requirements???????
- Note that there has been talk of the electric train system being extended to New Gisborne in the future

Other infrastructure

- Town infrastructure is already bursting at the seams. Roads, parking, supermarket, train access to services. Doubling will add population pressure
- Concerned about existing infrastructure 20 years ago wasn't suitable for growth that has happened. Need to get the right mix of lot and house sizes
- Facilities already stretched - supermarket, trains, no footpaths. How will you support the town and its people
- Concerned about water drainage

Sustainability and utilities

- Don't want gas lines destroying the environment when gas is being phased out.
- Solar beneficial, solar passive. Orientation of blocks important
- Existing water connection isn't sufficient
- MRSC declared a climate emergency - look at zero carbon energy options
- Will water tanks be included?
- Western water stated 25/09//2013 that it needs to upgrade to supply town water to Northern Development through the southern development area. What DCP is set aside for this?
- Water pressure - already dropping in the town
- NO BLACK ROOFS, PLEASE!!
- Agree, Christine. We do not need another urban heat trap
- What protections / thoughts are in place for our local wildlife ie the kangaroo mobs that are around
- Would a RidBus like GisBus be required? Not part of PSP but could be considered by MRSC.

Bushfire risk/emergency access

- Bushfire assessment - a lot of higher density development in a high-risk area
- Want more information around actual lot sizes and density
- Keep roads wide to enable access for emergency vehicles. This estate is a high risk bushfire zone
- Traffic - emergency access needs to consider width of roads. Routes south away from burning fuel source.
- This project will double the size of the township. How will the town evacuate when the next bushfire occurs?

Natural environment

- Concerned about the environment - attractiveness, welcoming nature. Local residents like to be able to walk around the site
- How to protect flora and fauna as well as vegetation
- Attractive place for ppl to walk. Different environment on the site - water flow, swampiness. Celebrate its difference from the other parts of Riddell. We need to be inclusive
- Roo access - existing movement routes

Precinct site/Block size/number

- If blocks are too small, people tend to use garage as a shed. Thus loss of parking. Equals more vehicles parking on streets
- Proposed sites - don't want like Diggers Rest - houses up against boundary line
- Small blocks equals no backyard
- Live in Rangeview, one of the larger blocks. Having the range of block sizes works. Looking for balance
- How many blocks of 500sqm or less?
- Northern area stated 11/02/2015 that they will only do 700-800 lots at 10-12 lots/Ha. Lot size should be larger than what was presented to MRSC, panel hearing and planning minister Richard Wynne.
- No more houses than the previous plan just organised in a different way. Small blocks actually only a very small proportion of the side.
- Placement of site - original daffodil site would've made more sense - proximity to station

Town character

- Particular character - signed petition about Rangeview development.
- Living in a tasteful development, don't want to see the wrong type of development

Other questions, comments made in conversations

- Thank you
- I can see you are putting forward a similar number of lots as the previous proposal, but you are going to do it more thoughtfully, taking into account important features of Riddell." (Thursday afternoon session)
- I know I complained about the size of this development earlier, but if you get this right I just might be one of the people moving into it. (Thursday evening session)
- I'm not worried about affordability here. If people can't afford to live here they can buy somewhere cheaper, like Sunbury." (Thursday evening session)

- I love the idea of being able to leave my front door and walk around the linear park with my grandchildren. (Friday morning session)
- There's an existing conflict between the netball and tennis clubs so having a dedicated netball court would be great (Friday morning session)
- Why does Riddells Creek need to be affordable for everyone? If you can't afford to live here you just have to live somewhere else (Friday afternoon session)
- This development is going to end up being a ghetto. (Friday afternoon session)
- What I'm most worried about is the wrong people will move into this area. We don't want it to end up being something like Sunshine. (Friday afternoon session)
- I'm not sure where I'd move to when I need to down-size. I guess I'd have to move back to the City. I really don't want to think about that now." (Friday afternoon session)
- Can we have access to other developments you've been involved in - direct links?
- sounds like a done deal?
- On Kilmore Road, is the road to the estate almost opposite Gyro Close?
- How will the developer be held accountable for actually creating and spending monies on the green spaces that are not income generating?
- what protections / thoughts are in place for our local wildlife ie the kangaroo mobs that are around
- Planning a development of this size needs to view the town as a whole rather than just viewing the development in isolation. Thoughts?
- Yes, like Juanita I would also like to know where the Kilmore Rd exit will be.
- Would a RidBus like GisBus be required? Not part of PSP but could be considered by MRSC.
- Are you going to hold any more face-to-face meetings in RC town??