

Dear Mr. Wiltshire,

I am the property owner at [REDACTED]. I object to the development plan sent out on the 8th of October, 2021. The allocation of blocks without recreational spaces and the increase of traffic is my main concern.

This development as it stands will mean my family need to relocate as we moved to the area more than a decade ago for space, quiet enjoyment of the area and recreation. This development plan will mean considerably more difficult commutes to the local school (New Gisborne) and freeway exits as turning right out of Morrow Road can take many minutes as it is and is often unsafe. My children play at the end of Morrow Road because we do not have a playground/recreational area within easy walking distance and the benefits of being in unstructured green spaces are well documented. As there are no footpaths our young children also use the road to learn how to ride bikes and scooters. The paddock/vacant land is currently used by many residents for dog walking and exploring nature- particularly the little children.

My questions are:

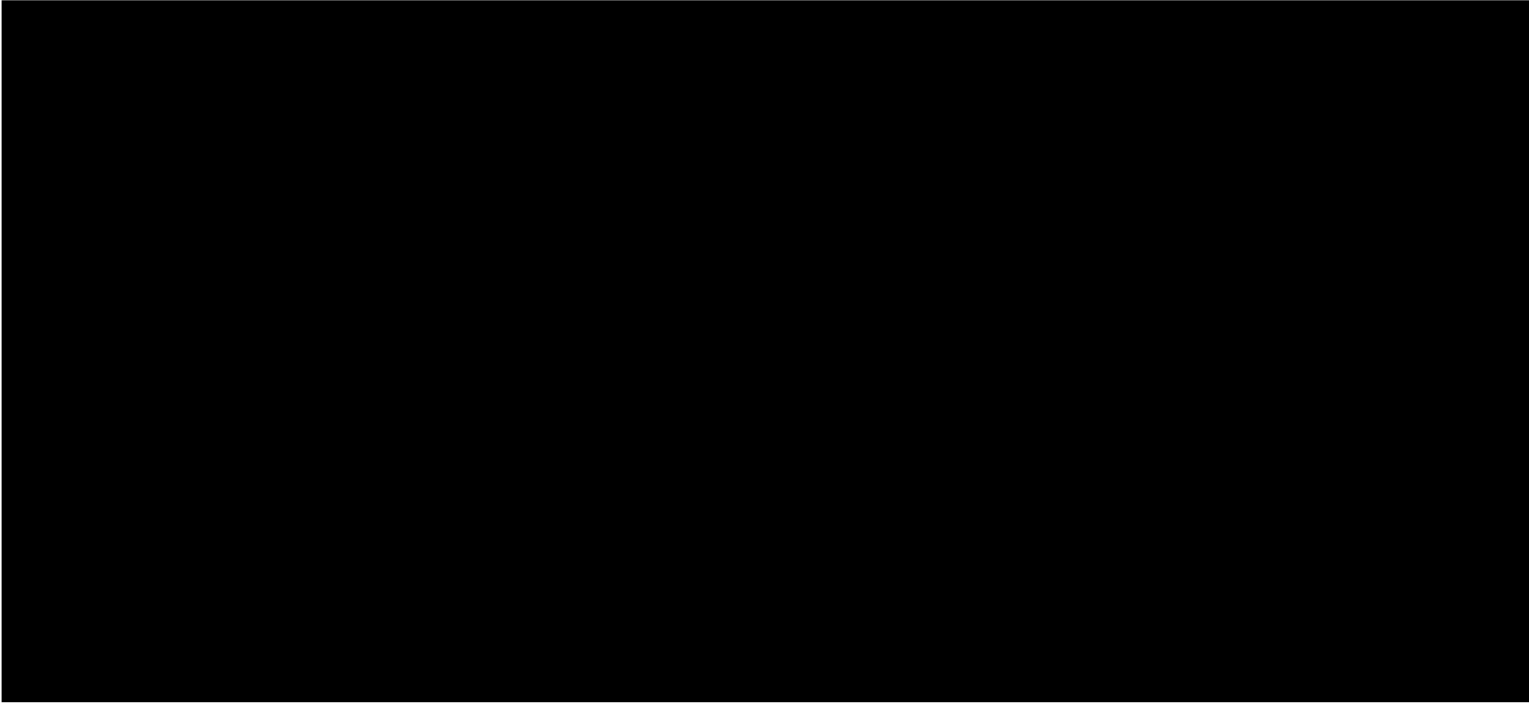
- I'm not sure, but it looks like a corner of our property is across the development line with a landscape buffer- what will this mean for us?
- What is the expected impact for traffic flow for turning right onto Station Road?
- Does this meet bushfire regulations with only one direct exit and one convoluted (via the Boulevard) exit?
- What is the plan for green spaces and recreational spaces for this area? What is the pedestrian flow going to be?
- Will Morrow road have footpaths installed so we can actually walk anywhere seeing as traffic will increase and walking on the road will not be viable?

My thoughts are that there needs to be the following:

- Include at least one playground
- Include a communal garden similar to the estate at Baringo or perhaps with native local flora
- Include a bike/running path to support the health of local residents
- Look at how McKim road could take some of the traffic flow
- Install footpaths along Morrow Road.

It would be a shame to not see this development as an opportunity to create spaces where people want to live and thrive. I look forward to your responses.

Regards,



25 October 2021

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SUBJECT: Application to amend DPO4 Development Area 2 (McKim Road Area) - 8 and 10 McKim Road - DP/2013/6/A

SUBJECT SITE: 8 and 10 McKim Road

Clause 1 Planning has been engaged by the owner of 11 McKim Road Gisborne, [REDACTED] [REDACTED] to provide this submission on the above application to amend the existing Development Plan DP/2013/6. Our submissions are:

1. The proposal shifts the drainage requirements for the landowner from an individual drainage basin for the parent lot to a more comprehensive downstream drainage basin in Sankey Reserve.
2. Should the approach to drainage as described above be Council's current position, then piecemeal changes to individual areas within the Development Plan Area should be avoided and replaced by a more comprehensive amendment application by Council, one which considers the drainage requirements of the whole Development Plan area. This would ensure that the capacity of proposed drainage system is suitable for the anticipated demand and that the drainage requirements are implemented fairly across the Development Plan Area.
3. Further, a financial contributions mechanism should be developed to ensure equity for landowners across the Development Plan area.
4. We have been instructed that as part of the subdivision of 11 McKim Road the owner was required to vest land, in Council, without compensation, for a drainage basin. This land is identified in the existing and proposed Development Plans at the southeast corner as "Drainage reserve", identified on the plan excerpt below:



It would appear that, should a shared drainage basin in Sankey Reserve now be Council’s plan for the area, and should other lots in the subdivision of 11 McKim Road be able to be drained to such a shared system, then individual drainage reserve basins are redundant and ownership of the vested land should revert back to the previous owner(s).

5. The proposed Amendment creates additional lots and smaller lots, including lots in the range of 506-602m². The increased diversity of lot sizes in the Development Plan Area is supported, to vary affordability and diversity in housing size.
6. We note that the existing approved Development Plan and the proposed Amended Development Plan includes the note:

In the approval of the Development Plan as a planned outcome for this area, Council has the expectation that lots will not be further subdivided or have more than one dwelling constructed upon them.

Should the above note be based on the capacity of Council’s prior stormwater modelling for the Development Plan Area, a new centralised system would make this note redundant and it should be removed.

7. The notice of the proposed amendment on Council’s website includes a cover letter which refers to:
 - Email advice from Thomas Cybula of VicRoads regarding the inclusion of additional lots
 - Proposed drainage strategy plans (3 sheets)

Neither of these documents appear to be available in the links provided on Council’s website, although Council has provided the owner of 11 McKim Road with a copy of email advice from Thomas Cybula of VicRoads.

