

Submission in Support of Application PLN/2019/340

Affecting Lot 5 LP 96904 P/Lancefield Rochford Road, LANCEFIELD VIC 3435

I am writing in support of the planning permit application PLN/2019/340 submitted by S M Sankey.

As a neighbouring land holder I think that the intended use of the property is the most appropriate use for the land in question.

Historically, when created by the Romsey Shire the intent was for each block to be built on and this is the only block of land in this subdivision that has not had a dwelling built on it.

The absence of a dwelling has meant the absentee owners have a more onerous task keeping the property in top condition.

I have viewed the extensive plans submitted to council and can see that the intended use of the land will benefit the area and assist in the management and care of the land and the enhancement of the property.

The intended presence of highly valuable horses on the property demands around the clock supervision of the property which can only be achieved with the provision of a dwelling on the property. This is in keeping with all similar use properties in the area.

The applicant is well known in the community and is known to be responsible and have expertise in horsemanship making the intended land use a 'very good fit' with the applicant and the land in question.

Thank you for considering my submission with respect to this application.

Kind Regards

Jillian Harris



Submission in **Support of Application PLN/2019/340**

Affecting **Lot 5 LP 96904 P/Lancefield Rochford Road, LANCEFIELD VIC 3435**

I am writing in support of the planning permit application PLN/2019/340 submitted by S M Sankey.

My family have extensive landholdings in the area which I have farmed for over 30 years.

██████████ I run our farming enterprise on properties neighbouring the property for which the planning application is being sought.

The block of land in question was part of a subdivision carried out when the Romsey Shire was the controlling authority. It was intended for each block to be built on and this is the only block of land in this subdivision that has not had a dwelling built on it. Notably, there are dwellings on both similar sized properties either side of the property in question.

I have received and viewed the plans submitted to council.

I have been involved with horses (stockhorses, performance horses and race horses) all my working life and can attest to the high regard in which ██████████ is held in this field.

██████████ is a highly skilled horsewoman and the Sankey family are more than capable of running a high end horse facility as intended in the planning permit application.

It would be an expectation of clients that the property where their horses are housed would be supervised at all times and this would only be achievable if a residence were in place.

The intended use of the land in question will cater for the growing demand for horse facilities in our area. ██████████ I are regularly approached by people wishing to house their horses in our area with the view they can live and work in the city and on weekends they can come to our area and enjoy their time with their horses trail riding and the like in the local area.

In my opinion, the plans I have viewed would be an asset to our area and would improve the amenity of the property and the area.

Thank you for considering my submission of support for application PLN/2019/340.

Regards

Marcus Ryan

██████████

DJ & MM Ryan

[REDACTED]
[REDACTED]
[REDACTED]

By email: mrsc@mrsc.vic.gov.au

10 December, 2019

The Planning Department
Macedon Ranges Shire Council
PO Box 151
KYNETON VIC 3444

Attn: Mr Awais Sadiq

Re: Planning Application Reference: PLN/2019/340

Dear Mr Sadiq,

I refer to the above Application and to our telephone discussion of 4 December, 2019.

As advised, I have no objection to the proposed Application. In fact, I strongly support it.

My reasons for supporting the Application are as follows:

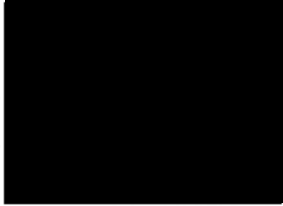
- Mr Sankey owns and operates heavy earthmoving equipment and is known to be actively involved in volunteer work using that equipment in times of emergency.
- [REDACTED] I are both in our late 80's [REDACTED] so it would be a comfort to us if the Sankeys were nearby in case of emergency such as fire or the disastrous cyclone which we experienced in May, 2015 and last week's storm.
- The Sankey [REDACTED] families are long time residents of Lancefield and have always been very active in community affairs acting as volunteers in many local activities including, as above-mentioned, the use of their earthmoving equipment.
- I have inspected the plans accompanying the Application and it appears to me that the proposed structures, particularly the house, is of an attractive design offering substantial accommodation for the Sankeys and their several children who are attendants at the local school.

- There are several other comparable developments adjacent and near to the proposed development so it cannot be said that the Sankey proposal would diminish the overall amenity of the district.

I thank you for your attention. Should you wish to further discuss my comments, I am happy to be contacted on [REDACTED]

Thank you again,

Yours sincerely,



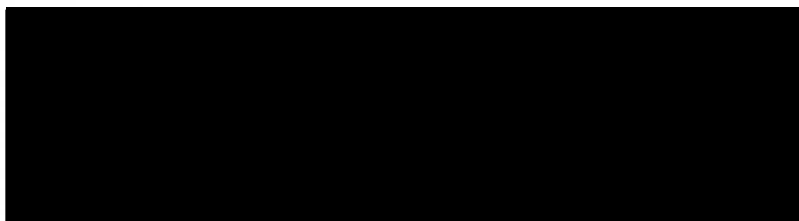
Des Ryan AM

[REDACTED]

From: [REDACTED]
Sent: Monday, 16 December 2019 12:29 PM
To: Macedon Ranges Shire Council
Subject: [Sender Unverified] Notice of An Application for a Planning Permit - Application Reference No: PLN/2019/340

I confirm that I have no objection to the planning permit application reference no: PLN/2019/340.

Kind regards
Hugh Morgan



Please note: I am not in the office on Fridays

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.
<http://www.mailguard.com.au>

[REDACTED]

From: toniabilabouri toniabilabouri [REDACTED]
Sent: Tuesday, 10 December 2019 6:55 PM
To: Macedon Ranges Shire Council
Subject: Sankey Application ref no. PLN/2019/340
Attachments: Co-ordinator Statutory Planning.doc

To Awais Sadia The Co-ordinator Statutory Planning,

Please find my letter attached regarding the Sankey Application ref no. PLN/2019/340.

I really do hope that the planning application is approved & that the Sankeys can live on their land & enjoy the country life with their family.

If you need to talk to me regarding the matter please don't hesitate to call me on either [REDACTED] or [REDACTED]
[REDACTED]

Regards,

Tonia Goodman
[REDACTED]

10th December, 2019

To the Co-ordinator Statutory Planning MRSC,

I am writing to you as a land owner of 252 Rochford Road, Lancefield a couple properties up from [REDACTED] Sankeys land that they purchased some years ago. I sincerely hope that their planning application to build a home for their family is approved.

I understand that since the subdivision of our parcels of land Macedon Shire Council has changed the size of land that can be built on although personally feel that it should be taken into consideration when reviewing their application that all the parcels apart from theirs have been built on. It was originally subdivided with the intent that all parcels would be built on.

I have cattle on the adjoining property & each day when I am down checking my animals I take the time to check that the horses on their land are walking around, that their rugs if they have them on are on correctly. I know that [REDACTED] does check her animals on a very regular basis although a visit once a day doesn't always ensure that animals are safe & sound. If they were living there she would be able to ensure that they were well & safe throughout the day. It would make it easier for all if they actually lived on the property.

Previously when we had a bad wind/rain storm I had to inform [REDACTED] that one of their horses had been so spooked that it had gone through the fence into the land where I keep my cattle. The storm didn't go through the township of Lancefield although damaged sheds, fences, broke branches off trees on our property & the next 3 adjoining properties. They were out here in no time to check their property & get the horse attended by a vet. Unfortunately the horse had to be put down from the injuries. If they lived on the property it would never had happened.

We have had a number of occasions where there have been fires very close to our properties. It would have been impossible for [REDACTED] to protect their property from embers since they are not living on their land & don't have the infrastructure set up that is required eg power, pumps etc.

Macedon Ranges is a beautiful part of the world we have lived here for the last [REDACTED] years & enjoy living on our properties. I can't think of anything nicer than [REDACTED] the children being able to enjoy their lovely piece of land on a day to day basis instead of on weekends like they do so at the moment. There is nothing nicer than seeing a family outside doing things together on the land.

Regards,

Tonia Goodman.

Awais Sadiq

From: Jason York [REDACTED]
Sent: Tuesday, 4 February 2020 12:05 PM
To: Awais Sadiq
Cc: Kylie Sankey
Subject: PLN/2019/340 Lot 5 LP96904 SANKEY

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern ,

I am writing to support the above mentioned application.

As the owner of nearby [REDACTED]

I feel I can offer some sound input.

I'll keep this brief as it seems so straight forward.

The proposed business for the site cannot be successful or even remotely viable without the owner living on the property.

Unlike other large farm animals, horses cannot simply be left unattended overnight. In particular they have fright/flight responses different to , say cattle and sheep.

Horse businesses are not 9-5 operations. You simply can't leave and "go home".

Additionally no person would offer their prized horse to be agisted in any property where there is not 24/7 supervision. Whether they be riding horses, spelling race horses or breeding stock.

Foaling , in particular, requires 24 hour supervision.

[REDACTED] is highly experienced in the care and husbandry of horses. They'd be in excellent hands.

I have lived in the area [REDACTED] years.

It's my understanding that this was part of a subdivision, the intent of which was to build on - this being the last remaining lot not built on.

The original intent needs to be taken into consideration and reinstated.

I would be in FULL support of such a decision.

I am happy to provide any further advice or offer more input should it be required.

Kind regards ,
Jason York
[REDACTED]

Submission in support of Planning Application PLN/2019/340

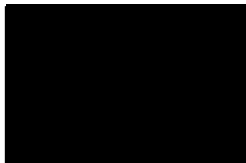
In consideration of the proposed planning permit PLN/2019/340 to 'Use & development of land for Rural Store & a dwelling with reduction of car parking and alteration to access from a Road Zone, category 1, we wish to register our support of this application.

We have been operating a business at [REDACTED] for nearly [REDACTED] years and would welcome all developments such as this which would provide the region with sensible and aesthetically appealing construction. We find the proposed development to be very much in keeping with the current structures and usage of the surrounding land.

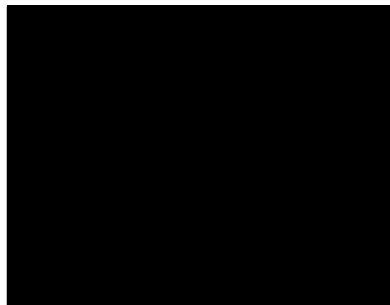
We can see no adverse situations that would affect the current land owners and residents and as a long standing business close to the lot in question see only positive outcomes from such a development.

We are also residents of Lancefield having recently purchased at [REDACTED].

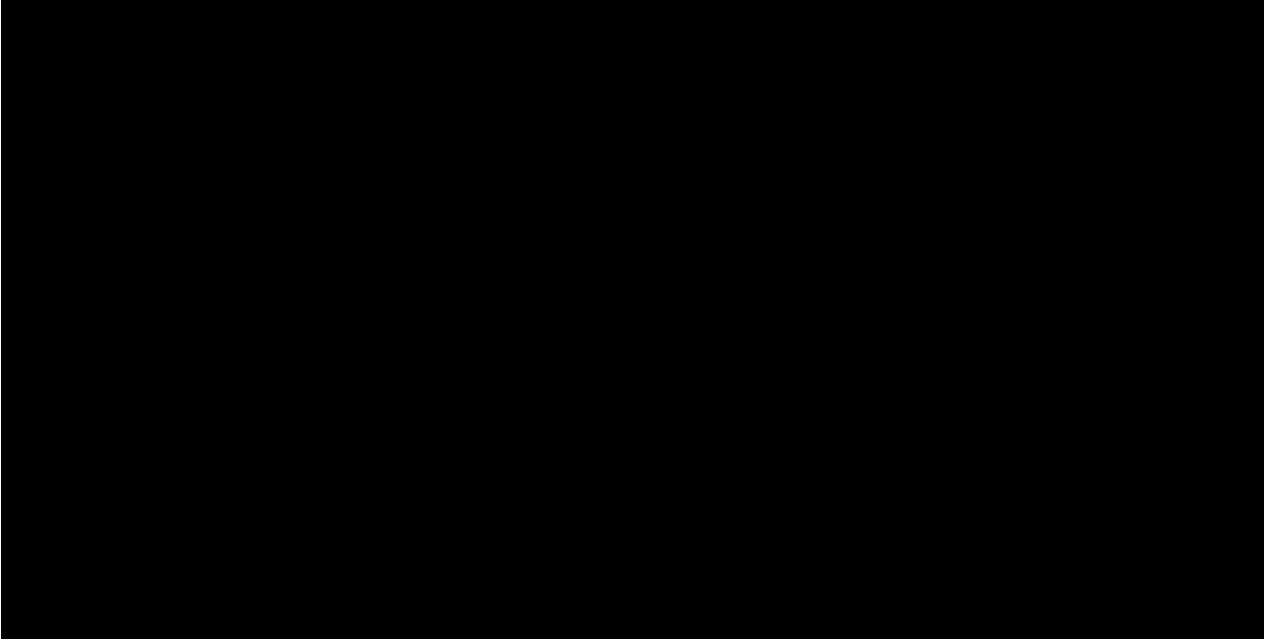
Brian and Kim Scales



Business address:



05/12/2019



[10/12/19](#)

TO WHOM IT MAY CONCERN:

It is with pleasure that I have been asked to submit a letter of support and recommendation on behalf of [REDACTED]. S [REDACTED] Sankey with respect to their proposed development of a property at Lot 5 Lancefield-Rochford road, Lancefield. (PLN/2019/340, Lot 5 LP96904).

In addition, it is a suitable opportunity to give an objective viewpoint regarding the nature of their business model and the requirements which must be fulfilled, at even a minimum level, to make such an enterprise valid or tenable. As a [REDACTED] professional working exclusively in the [REDACTED] industry [REDACTED] in this area, and serving the larger and most relevant properties and stud enterprises in the locale, I feel well placed to make observations of weight and relevance in this capacity.

It has been stated elsewhere the exact nature of the proposed business in mind for the location at Lot 5 Lancefield-Rochford road, and I don't intend to elaborate too much further on that, but the key elements of horse agistment/spelling and breeding (of which more below) are to be considered first.

The nature of this industry is such that high value individual animals have highly demanding owners. Such, therefore, would be likely clients of the Sankeys while providing a spelling/agistment or breeding service.

Apparently, a preliminary objection regarding the application in its current format centres around the opinion that a dwelling is not necessary for the use intended.

I argue strongly that it absolutely is necessary otherwise the fulfilment of the intended business is not possible. It would be impossible to provide the gold standard of necessary care to clients' horses or indeed meet their expectations in

good faith at any level whatsoever. The business model would become essentially non-viable, in part even because of liability insurance issues.

Breeding/foaling mares raises this to a loftier level still. When foaling mares, for example, are being cared for, constant attention and presence is required. On some of the properties that I look after, this not only involves owners/managers living on the property (an absolute given), but even 24hour "foal watch" regimes with unbroken surveillance by personnel.

In short, to suggest such an enterprise does not require a permanent dwelling at the location is absurd and does not stand up to rigorous critical and analytical scrutiny.

Regretfully, it implies a fundamental lack of understanding of the minutiae of the daily workings of a client based agistment and breeding business.

Hopefully, advice and comment, as requested, are duly considered in the appropriate manner, given that we all have our area of expertise where experience and observations have been painstakingly learned over many years. With respect to the justification for storage, this logically, and to my way of thinking, follows seamlessly from the consideration that how could contemplation of a business premises (at any level) not necessitate secure storage? Therein lies a second absurdity. The two issues become as one and rural crime is expunged by the stroke of a bureaucratic pen.

Without a dwelling and storage, little more can be achieved for these applicants. Agistment and care of horses (especially clients' horses) is a far cry indeed from the agistment of farm stock which is maybe the basis for a misguided premise from which the concern for this application arises.

A more rigorous understanding of this situation must be developed and realized.

Hopefully Macedon Shire will continue to facilitate and support the small businesses traditional and relevant for the area and encourage their development by appropriate and informed ethical consideration and execution of planning proposals within the frame work of a solid understanding and local knowledge.

Your sincerely

■ Alan D Clark