
From: [REDACTED]
Sent: [REDACTED]
To: Macedon Ranges Shire Council
Subject: Planning Permit Objection: PLN/2005/569/G

Hello,

I write to formally make objections to the planning permit amendment application, for permit PLN/2005/569/G. My name is [REDACTED], and I am the owner/occupier of [REDACTED]. This amendment proposes to put a number of new structures in [REDACTED], impeding my property amenity significantly. As such, I call on the council to reject this application on a number of grounds.

My concerns are as follows:

- There is going to be a new road built essentially [REDACTED]. There is no detail of any noise attenuation measures that will be put in place to ameliorate the impact of the increase in noise as a result of that new road. These should be shown on the plan, and if not should be a condition of permit. There should be an analysis undertaken to ensure that the resulting increase in noise is compliant with relevant EPA standards.
- There is also likely to be an increase in ambient heat due to the new paved surface replacing grasslands. There should be measures taken to address this, such as breaking up the surface with plantings, and having garden beds throughout the car park. There should also be WSUD measures incorporated into that large new parking area to ensure that resultant stormwater runoff is treated on-site to suitable levels.
- The car park should be redesigned to keep vehicles as far away from adjacent boundaries as possible to preserve backyard amenities. The layout of the car parks should be finalised, and should be shown on the plan as such. The total number of car parks should be nominated and should be shown on the plan or be a condition of permit.
- The current RV parking area has a dump spot for human waste at the outer boundary - this needs to be located as far away from the boundaries as possible. I will not tolerate a septic tank [REDACTED].
- There will also be a new shade structure built [REDACTED]. There are no details of the materials of this structure, nor of the height of this structure. It appears to have a roof, but there are no details of the walls, or even if there are any. This should be shown on the plan or should be a condition of permit.
- There's no traffic management plan or traffic survey included with the documents, so there is no way to know what the estimated number of vehicles per hour is going to be on this new road, nor is there any way to tell what the proposed hours of operation are for the proposed car parking area. There should be no permit issued until a traffic survey has been completed and assessed by Council's traffic engineer.
- It is a massive increase in RV parking area on the previously endorsed plan, so this almost should be considered as an entirely new use for the site. Frankly, it's a huge increase in traffic and parking over the previously endorsed plans. Looking at the notations, it's an increase from 320 sqm to 1,755 sqm - around a five fold increase in area.
- The permit requires all traffic to drive through the entire site to get to the RV parking area, and not to use the adjacent exit onto Sullivans Road. There should be measures in place to ensure that this exit cannot be used except in an emergency, and those measures should be indicated on the endorsed plan.

- There's no indication of whether there will be any lights installed to the tennis courts, and whether there will be any resultant light spill as a result. This should be indicated on the plans or be a condition of permit.
- This amendment represents another incremental change to a 15 year old permit, and raises the question of how long and how many changes are able to be made to a permit before it is no longer the original permit and should be considered anew. It almost certainly does not resemble the original development, and the things being considered today, under the current planning scheme are going to be much changed from that of 2005.
- Macedon Ranges Planning Scheme of 2017 explicitly references avoiding development in areas deemed of bushfire risk, and this property is wholly consumed by a bushfire risk overlay. Including an additional 19 residences of this size and co-location is in contravention of this planning scheme.
- Application requirements set forth in said planning scheme are as follows:
An application to develop or subdivide land must be accompanied by the following information, as appropriate: A report to demonstrate how the proposal provides for a high quality lot layout, diversity, respects the existing built environment and heritage, and the protection and enhancement of environmental features and natural resources.
There have not been any such reports supplied, nor accessible in any available resource whatsoever.
- Noise pollution and environmental changes from the existing construction efforts are considerable and having a large impact on our amenity. Earthworks and 7 days a week of building is reducing the amount of wildlife that we enjoy [REDACTED], and will only increase as more people and traffic are introduced into the area.
- The strain that this increased volume of people will put on our telecommunications infrastructure is massive. We already suffer from low NBN speeds and poor mobile network coverage in our area, and with the number of developments already in flight in our locality, I fear that these essential utilities will become unusable, at a time when we need them more than ever. What will GemLife do to offset this issue?

These are the concerns that I hold at present, and on this basis I request that Macedon Ranges Shire Council reject this planning permit application.

I'm reachable by email, or phone on [REDACTED]

Regards,

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[REDACTED]
Skype ID: [REDACTED]
[REDACTED]