



Objection to Grant a Planning Permit

Objection Enquiries:
Phone: (03) 5421 9699
Web: www.mrsc.vic.gov.au

This form is to assist in making an objection as outlined in the *Planning and Environment Act 1987*.

Privacy notice

Council is collecting the information on this form so that it may consider your objection in accordance with its legislative powers and functions. Council can only disclose any information collected in accordance with these powers and functions. Please be aware that Council may provide copies of this objection to interested parties. Visit Council's website to view our [Privacy Policy](#).

Objector details

Provide details of the objector
The person you want Council to communicate with about your objection

Name:	[REDACTED]
Organis	[REDACTED]
Postal	[REDACTED]
Postco	[REDACTED]
Contact	[REDACTED]
Email:	[REDACTED]

Planning Application details

Provide the Planning Application Number

PLN/ 2020/121

The land

Address of the land

Street No: 74	Street Name: Hamilton St.
Lot No: LP33302	Title details (CA, LP, PS, CP, TP) no.: 198783 R
Township Grokorne	Postcode: 3437

27 Lyell St Grokorne 3437 lot LP 33302

Reason for your Objection

Prior to lodging an objection please make sure you clearly understand what is proposed. You can inspect the application at the Macedon Ranges Shire Council's Office or on mrsc.vic.gov.au/Build-Plan/Planning-Permits-Approvals-Forms/Object-to-an-application. Under the *Planning and Environment Act 1987*, an objection can be dismissed if it is evident the objection has been made to secure or maintain a direct or indirect commercial advantage.

Attach additional page/s if there is insufficient room.

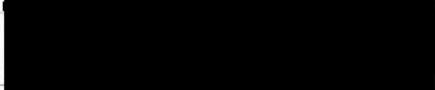
- Concerned about the increased parking for such a large development site. -6 dwellings and the impact on the street parking.
- When we put 2 units on the 1 site MRSC insisted that blocks under 600sqm could not have more than 1 dwelling. 74 Hamilton St is under 600sqm therefore only 1 dwelling should be on the site not 3.
- Concerned regarding the street scape MRSC insisted the roof line of 70 Hamilton St was in align (eg not greater or 2 storey) with nearby houses. By having 2 storey this will greatly overshadow existing houses.
- Concern Hamilton St easement is not protected enough.

How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

-Concern regarding local parking
-Overdevelopment on a block (especially ^{especially} within 74 Hamilton St) *Note I would not be concerned at 2 dwelling but I think 3 is too much for such a small block plus it is not consistent with ridges.
-Concern regarding visual appearance and the lack of over development. Single story more appropriate.
*Note - I would not object to each block having 2 units of single story. Parking would not be as much of an issue and the street scape could be preserved.

Objectors Signature
This form must be signed



Date: 5/9/20

Lodgement

To ensure Macedon Ranges Shire Council considers your objection, ensure the Council receives your objection by the due date on the notice. Council will send you an acknowledgement letter upon receipt of your objection.

Lodge the completed and signed form by:

Mail:
Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:
Any Council Office

Email: mrsc@mrsc.vic.gov.au

Further important information:

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For help or more information

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Organisation:	[REDACTED]
Postal Address: Vic	[REDACTED]
Postcode	[REDACTED]
Contact phone:	Mobile phone [REDACTED]
Email	[REDACTED]

Planning Application details

Provide the Planning
Application Number

PLN/2020/121

The land

Address of the land

Street No: 27 & 74	Street Name: Lyell & Hamilton Street
Lot No: 1 LP 33302 P/Gisborne (TP 198783R) & Lot 26 LP 33302 P/GISBORNE	Title details (CA, LP, PS, CP, TP) no.:
Township GISBORNE	Postcode: 3437

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Attach additional page/s if there is insufficient room.

Lack of existing parking already, and further lack of parking after removal of existing car parking spaces


How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

We are already impacted my neighbours parking in front of our house. These units have not allowed for visitors cars or residences second vehicles
See Letter attached for further details in deetail

Objectors Signature

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Date:	15-10-2020

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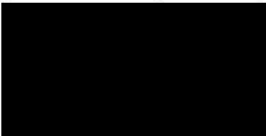
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October 15, 2020

Macedon Ranges Shire Council
PO Box 151
Kyneton Vic., 3444

Dear Responsible Authority Macedon Ranges Shire Council,

Re: PLN/2020/121 – Development of 6 Dwellings

Please be advised that we object to the approval of the above-mentioned development on the ground of insufficient parking. Our house is situated in Hamilton Street and is already affected by the development of just 2 units next to us. Both units only have 2 bedrooms and a single garage, and we have the tenants of these units already parking on the road in front of our house. This makes it difficult to swing into our driveway, and when we have visitors they have to park in front of our neighbour and so on and so on.

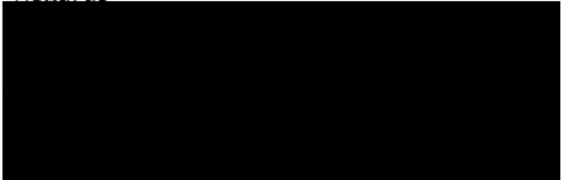
There is very little parking in Neal Street which would mean that any overflow would have to go somewhere. I frequent the Neal Street Medical Practice and have at times had to park down at Dixon Field, this would likely happen more often. This would be an inappropriate situation for the elderly, or someone in a wheelchair or even on crutches.

Issues in point form:

1. Hamilton street is already impacted with existing residents parking on the street.
2. Insufficient parking for the size of the dwellings. Single garage. It would be safe to assume that most of these units will have to cater for at least 2 cars.
3. Even though residents of these dwellings could park 2 cars in tandem, we know that this is not practical and in many cases park on the street rather than shuffling cars around.
4. No on street parking for guests/visitors
5. The existing 3 indented car spaces are being removed. There needs be more of these included in the plan not less.
6. With the future development of the old Hospital to become an aged care facility, planning needs to be addressed now and not later.
7. With nowhere to park this will encourage people to park on the nature strip. This looks terrible and I believe is illegal.

We do not have a problem with the development of this location; however, it needs to be done correctly and must allow for parking, for the peace and ease of existing and future residents.

Regards





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The person you want Council to communicate with about your objection

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Organisation:	
Postal Address:	[REDACTED]
Postcode:	3437
Contact phone:	Mobile phone: [REDACTED]
Email:	[REDACTED]

Planning Application details

Provide the Planning Application Number

PLN/2020/121

The land

Address of the land

Street No: 74	Street Name: Hamilton Street & 27 Lyell St
Lot No: LOT 1 LP33302 P/Gisborne (TP 198783R) an dLOT 26 LP 33302 P/Gisborne	Title details (CA, LP, PS, CP, TP) no.:
Township Gisborne	Postcode: 3437

Reason for your Objection

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Attach additional page/s if there is insufficient room.

Character - the proposed dwellings do not respect and reflect the existing neighbourhood character, in either lot size, streetscape, building height or architectural style. This development would stick out as an eye-sore. There are no double-story dwellings along our side of the street, and no modern town-house style dwellings – the existing properties are neighbourhood heritage style reflecting Gisborne’s town character.
Overdevelopment - the proposal of 6 double-story town-houses on the existing two house blocks is over-developing the blocks, especially in this area where no such sub-division to blocks of this small size exists.
Traffic congestion - Neal Street is already congested with traffic due to increased patronage of Neal St Medical Centre, the development of the Manna Gum early years centre and the Oaks aged care, making it unsafe to cross the road at the intersection of Hamilton and Neal Streets where we walk our children to kinder, and creating dangerous conditions for drivers, cyclists and pedestrians. The proposed development would add significantly more traffic with four additional three-bedroom properties along this short stretch of Neal St. Cars currently park along both sides of Neal street only leaving room for one car at a time. Lack of car parking – The application only provides for one carpark [garage] per three-bedroom dwelling. Given the high probability these will be two-car households as is the norm, where will the additional 6 cars park? Footpath – A footpath must be added along the east side of Neal St between Hamilton and Lyell St for safe pedestrian access. This is not shown in the application.
Overshadowing – see below.
Overlooking / loss of privacy – see below

How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

Our house will be severely overshadowed particularly in winter in the afternoon, and this will impact our solar which is positioned on the west slope of the roof which will be overshadowed by the proposed double storey dwellings. This will significantly affect our amenity - natural light, passive solar through our north and west-facing glazing and the use of our solar panels. The shadowing diagrams provided only indicate shadowing at 3pm in September, however our house will be significantly impacted through winter in the afternoons, when we have enjoyed afternoon sun that provides light, passive solar and solar power.
Over-looking/loss of privacy - the proposed dwellings have windows that look directly into the back of our house and over our back yard. Even with proposed obscure glazing this is an imposition and impacts the privacy of our young family.
Traffic congestion, lack of parking, lack of pedestrian crossing, lack of footpath on the east side of Neale street between Hamilton and Lyell streets – we are concerned for the safety of our family when walking from our house down Neal St, which we do several times a week to access Dixon Field, Manna Gum kinder and Neal St Medical. With the additional traffic, no pedestrian crossing across Neal St to access the footpath on the west side, or across Lyell St at Neal St, or across Robertson Rd at Neal St, it is very unsafe for pedestrians.

Objectors Signature

This form must be signed

Signature:	
Date:	

Lodgement

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Planning Application details

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Application Number

PLN/ 2020/121

The land

Address of the land

Street No: 25	Street Name: Lyell
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township Gisborne	Postcode: 3437

Reason for your Objection

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After viewing the above planning permit, we are extremely concerned about the overshadowing of our mothers property and reduction of natural sunlight especially during the Winter months. The shadow document states the time at 3.00pm. We believe this will impact severely on the natural sunlight entering the windows of the properties main dining/ seating area (these windows are the main natural sunlight area for this residence). This will impact greatly on the home owner's internal environment, by reducing the hours of natural sunlight, especially in the winter months.

How will you be affected by the granting of a Planning Permit

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The permit also details that a minimum of three properties will be backing on to our property. The visual impact of the shear bulk of these two- story townhouses will have a huge impact on the peace and tranquility of our Mothers long term residence (87 Years old and in declining health).

The plans detail the fence height at 1.8 metres ,considering there will be a minimum of three entertainment areas backing on to one property , we consider a minimum height of 2.2 Metres for the fence is more appropriate for privacy and noise reduction.

Thank you for your consideration.

Objectors Signature

This form must be signed

Signature: 

Date: 17/09/2020

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