

Submission 1
D20-114339



27 October 2020

Macedon Ranges Shire Council
Town Planning Department
Attention: Mr Damien Hodgkins
PO Box 151
KYNETON VICTORIA 3444

Email: mrsc@mrsc.vic.gov.au

OBJECTION TO PLANNING PERMIT APPLICATION PLN/2020/225
36 Sullivans Road, Woodend

Dear Mr Hodgkins,



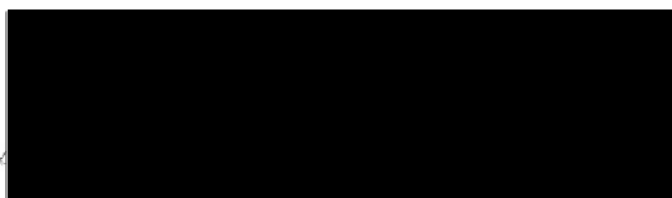
We understand that in order to service the 22 lots proposed under planning permit application PLN/2020/225 (the application), a 2.5 metres wide sewerage easement is required along the entire length of the west boundary of 29 Sullivans Road, Woodend.

We object to the application on the grounds that [REDACTED] has not given approval for provision of sewerage works on its land. Please note, [REDACTED] may be prepared to withdraw its objection on the proviso that the following is included as a condition on planning permit PLN/2020/225.

"The permit holder is to negotiate with the downstream landowner in order to make provision for underground sewerage services through its property. A copy of the approval from the downstream landowner is to be forwarded to Western Water before the commencement of works".

We look forward to your consideration of this objection. Please do not hesitate to contact [REDACTED].

Yours sincerely,



Collie Pty Ltd

From: [REDACTED].com>
Sent: Wednesday, 4 November 2020 10:30 AM
To: Macedon Ranges Shire Council
Subject: Objection to Planning Application PLN/2020/225
Attachments: LP9765.pdf; Advertised Submission [REDACTED] Planning Application Objection.docx

Dear Mr Damien Hodgkins,

Please accept this letter as our objection to the planning permit application reference #PLN/2020/225.

My objection is based protecting the amenity of my family as residents in this shire with regards to; protection of views, protection of privacy (being overlooked by future development) and increased industrial and residential traffic. I am also objecting based on the amenity of the natural area as a whole. *We love this area, and think we understand the rules, however we'd like to know whether this application is in keeping with the character of Woodend, which includes protecting biodiversity / ecological values (including native trees and vegetation) and maintaining the town's compact form.*

The land in this application is already subdivided into 1740 m² blocks (LP9765 – attached to email) allowing symmetry with existing properties. The proposed new subdivision to 1334 m² blocks (a 23% reduction in plot size) can only be interpreted as an plan to build more densely, which suggest that this new subdivision is not in keeping with the intent of the historic town plan for the area.

I also notice that the high-density Gem Life development of 245 dwellings on around 30 acres of land has not been marked on this planning applications advertised submission (Advertised Submission inc. Gem Life attached to email). I am unaware of whether the fact that they have submitted a plan based on outdated aerial photography is an oversight or if this is done to deliberately misled.

The proposed subdivision and vegetation removal in this application would no doubt in turn result in the building of a minimum of 22 dwellings, which would bring a significant increase in both industrial traffic and subsequently residential traffic to the small single track local roads increasing pollution, noise pollution and the risks of accident to local residents including my two young children.

Biodiversity suffers irreversibly with the removal of native and non-native vegetation and the habitat for numerous native species, which we currently enjoy viewing on this land on our morning and afternoon dog walks. Any opportunity to preserve the green landscape and mature native trees we enjoy in Woodend should be embraced.

In summary I suggest this application be rejected entirely and the current subdivisions maintained.

Yours Sincerely,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

RE: Formal notice of objection to application reference # PLN/2020/225

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In summary I suggest this application be rejected entirely and the current subdivisions maintained.

Yours Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED].com>
Sent: Thursday, 29 October 2020 10:40 AM
To: Macedon Ranges Shire Council
Subject: Rhonda Park, Woodend, Sullivan's rd

Dear Damien Hodgkins, just a few concerns in regards to the development of Rhonda Park, 36 Sullivan's Rd Woodend Vic 3442.

I [REDACTED]
I'm concerned about a increase in traffic using existing old roads, mountain view Ave & Sullivan's Rd that were quiet residential streets & were not designed for new estates attached to it with that volume of traffic.
Can I ask why Bawden Rd was not considered an option, I would think less traffic over that side as there's no development?
Would Vic roads consider speed humps for Mountain View AVE?
Also removal of all vegetation, I don't why understand why? People want to live in a country scene so why are we removing all native vegetation? Even if replanted the age of the trees that could take up to 50 years to return, it's destroying the area & making it look more like a suburb of Melbourne.
There is wildlife that lives in the vegetation that will be destroyed.
Between [REDACTED] & this estate its destroyed the landscape & country living, new environment will become tare & cement.

Yours sincerely

[REDACTED]
[REDACTED]

Sent from my iPhone

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
Organ
Posta
Postc
Conta
Email

Planning Application details

Provide the Planning
Application Number

PLN/ 2020/225

The land

Address of the land

Street No: 36	Street Name: SULLIVANS RD
Lot No: 13-18 & 20-29	Title details (CA, LP, PS, CP, TP) no.: 853 763X
Township WOODEND	Postcode: 3442

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.

Removal of native vegetation
Too many subdivisions proposed
Culdesac street proposed
High volume of domestic traffic & hazard
in event of bush fire not having a
Through street.

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

Attach additional page/s if there is insufficient room.

Proposed number of subdivisions changes the atmosphere to more urban. Blocks should be no smaller than those adjoining subdivision on Morns Rd, signing all fences. Removal of native trees also changes rural landscape & removes habitat & alters drainage. High volume of housing increases noise potential & traffic if each house has 2 cars minimum there will be 44 extra cars. The proposed street needs also to be a through road not a cul-de-sac which is also safer in case of fire.

Objectors Signature

This form must be signed

Signature

Date:

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:

If you object prior to the Responsible Authority determining the application, the Responsible Authority will notify you of its decision.
If the application is to be determined at a Council Meeting, a copy of your objection will form part of the report which is available for public viewing.
If, despite your objection, the Responsible Authority decides to Grant a Permit, you can appeal against the decision. Details of appeal procedures are set out on the back of a Notice of Decision which you will receive provided you have lodged the objection prior to the determination of the application.
If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal to Grant a Planning Permit which will be issued at that time.

For help or more information

Telephone: Planning (03) 54 21 9699

Website: www.mrsc.vic.gov.au

06/11/2020
01:45
DLC 992-1



AUSTRALIA

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The Cathedral
Mount Buffalo National Park, VIC

Macedon Ranges Shire Council
P.O BOX 151
Kyneton

RECEIVED
17 NOV 2020



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12/17

03/11/2020

