

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 10 February 2021 3:14 PM
To: Macedon Ranges Shire Council
Subject: Planning objection PLN/2019/572

To whom it may concern,

I am writing this email to voice my opinion and strongly object to the McDonalds and Bunnings development planned in Kyneton.

I have recently moved to the area and my reason for doing so was that it is a country town focusing on history, nature and community.

The introduction of these massive corporations will detract from the heart and soul of Kyneton as a community and destroy locally owned family businesses.

Do not destroy a wonderful town of the Macedon Rangers shire with this commercial, money hungry mind set.

Put the community first!

[REDACTED]

Objection to the planning permit PLN/2019/572

Dear Councillors,

I write to you with explicit concerns and objection to the proposed development of fuel services and adjoining McDonalds food service by Retail Fuel Developments Pty Ltd on Edgcombe Rd.

As a resident of Edgcombe Rd, a community member of Kyneton and school teacher for the Macedon Ranges, this development would have immediate and detrimental impacts on me.

[REDACTED] the approval of this development would lead to a significant decrease in my capacity to support students to develop trust in local council. This type of development damages the Macedon Ranges brand standing as an area that values and protects its natural attractions and country town character. My students expect that council is an organisation of people that have the best interest of local ecosystems in mind and are adopting strategies to mitigate the increasing threats associated with climate change and loss of biodiversity. My students expect that if this region is to be branded by its natural attractions that their council members will not make decisions that are in direct contradiction to this. Many of these students are scared about the future and disheartened by the consistent excuses put forward by government representatives that dismiss the need of the natural environment to overpower economic pressures.

Development is essential, however progressive strategies for development can be at the forefront of regional communities. There is an opportunity to have Kyneton develop as a town that models the enhancement of ecosystems and natural landscapes in all areas of development rather than further degrading these for short term economic gain. This would include increasing bike paths, increasing regenerative landscape activities and detoxifying the Campaspe River and adjoining tributaries such as Pipers Creek and Post Office Creek. I have deep concerns over environmental degradation and the loss of flora and fauna as a result of clearing and petroleum contamination, in particular the threat to aquatic habitat along the Post Office Creek which would be directly degraded by this development, not enhanced.

Additionally, the increase to traffic as a result of this development is a grave concern. Near fatal incidents occurred multiple times along Edgcombe Rd, particularly at the entry point to the Bushland Resort. Council has recently converted the broken line at this entry point into a double line, however this is nearly tokenistic. Trucks, large and small vehicles continue to maintain high speeds as they skim around turning cars. Already, bike paths and road widening are a necessity. Each day dozens of children walk to catch the bus along this road. Safety measures are already not sufficient. Residents of this area should be supported to access town safely not be cut off from it with heavy traffic.

With thanks for your support in rejecting this development proposal.

Objection to Grant a Planning Permit

Submission 3

P21-9282

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

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Objector details

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

Name:	
Organisation:	
Postal Address:	
Postcode:	
Contact phone:	Mobile phone:
Email:	

Planning Application details

Provide the Planning
Application Number

PLN/2019/572

The land

Address of the land

Street No:	Street Name: Edgecombe Road
Lot No: 1	Title details (CA, LP, PS, CP, TP) no.:
Township: Kyneton	Postcode:3444

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.

Please refer to attached pages.


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

Attach additional page/s if there is insufficient room.

Please refer to attached pages.

Objectors Signature

This form must be signed

Signature: 
Date: 16/2/2021

Lodgement

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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

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For help or more information

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Website: www.mrsc.vic.gov.au



16 February 2021

Reason for my Objection

- 1. The Transport Impact Assessment (TIA) and road designs by GTA Consultants dated 19/05/2020 and responses to council and Department of Transport further information requests dated 20/08/2020 do not address the increased traffic volumes at the intersection of Edgecombe/Pipers Creek/Saleyards Road that will result from the development combined with: the convenience restaurant/service station; subdivision at 83 Edgecombe Road; the subdivision approved in PLN/2019/573; and progressive industrial development along Saleyards Road.***

The intersection could be described a staggered crossroad or two mis-aligned T intersections. I have lived in Bald Hill Road Kyneton for over 20 years. I use the intersection as my main thoroughfare into Kyneton and travel through the intersection twice a day on my way to and from work. I have observed many times over the years that there are queues of cars in Pipers Creek Road and Saleyards Road, waiting to exit onto Edgecombe Road or cross over to the opposite road during morning and afternoon peak hours. I have also observed that the misalignment of the side roads causes a lot of confusion for drivers as it is not clear who gives way to whom and I have seen many near-misses when two drivers assume they have right of way. A lot of trucks exit Saleyards Road onto Edgecombe Road and some of the near misses occur when they turn out in front of cars turning right into Pipers Creek Road or left from Pipers Creek Road into Edgecombe Road. It is poorly designed, does not function well and will only get worse with increased traffic.

The TIA fails to address the increased tourist traffic along Edgecombe Road on Friday evening and late afternoon/early evening on Sunday as people travel to Lake Eppalock and Echuca from Melbourne. A lot of this traffic will no doubt call into the service station and convenience restaurant and retail premises en route and leave via the Pipers Creek Road entrance onto Edgecombe Road.

It also fails to appreciate the amount of traffic that will exit the Calder Freeway to stop at the service station, convenience restaurant and retail premises. All businesses will pull passing traffic off the freeway. The service station as it would be the only 24 hour service station between Ravenswood and Calder Park. The retail premises as it is the only Bunnings between Kangaroo Flat and Sunbury. MacDonaldis will draw in customers from surrounding towns, especially those within 30 minutes of Kyneton like Daylesford, Woodend, Lancefield, Trentham and Castlemaine.

The Kyneton Industrial Master Plan (2012) concept plan shows a roundabout at the intersection and is labelled "Potential Traffic Management Device". The response to DoT's request for further information in PLN/2019/571 includes a concept plan showing how the intersection may be signalised at some time in the future. The application and PLN/2019/571 will no doubt result in the greatest increase in traffic volume of any development in the neighbourhood. The traffic management measure should not wait until some point in the future. It needs to be installed concurrently with the two developments.

2. *The impact of increased traffic on surrounding roads and land uses is inadequately addressed in the TIA.*

Increased traffic congestion and waiting times at the Edgecombe/Pipers Creek/Saleyards Road intersection will result in local residents in rural living zones north and east of the developments driving along alternate roads into and through Kyneton. For example, a lot of residents along roads that feed onto Blackhill Road and those that live in Pastoria, Sidonia, Baynton and Pipers Creek will use Batters Lane and Trio Road as their main way into Kyneton to avoid the Edgecombe/Pipers Creek/Saleyards Road intersection and the two developments. There is an unsealed section on Batters Lane that will become degraded from increased traffic and will require extra council resources for maintenance works. Section 2.2.4 in Part C of the Design Guidelines for Industrial and Commercial Development for the Macedon Ranges Shire (June 2012) (the Design Guidelines) requires minimal impact of traffic on surrounding sensitive land uses including residential areas. The TIA needs to be expanded to consider impacts on traffic on surrounding roads including Saleyards Road, Redesdale Road, Pipers Creek Road, Baynton Road, Batters Lane, Trio Road, Beauchamp Street and Edgecombe Street.

3. *The application does not support cycling as a mode of transport to the convenience restaurant and service station.*

By not providing secure, accessible and convenient bicycle parking spaces as required in Clause 52.34 Bicycle facilities, the application does not meet the requirements of Clauses 15.01-4S Healthy neighbourhoods, 15.02-1S Energy and resource efficiency, 18.02-1S Sustainable personal transport, Clause 21.04 Settlement (Kyneton Structure Plan) and 21.11-1 Integrated transport. Objectives of these clauses are to facilitate the use of alternative personal, low energy transport modes to help foster healthy and active living and community wellbeing.

Many people ride bicycles in Kyneton. Workers at the convenience restaurant and service station, particularly young staff that do not have a car/drivers licence, are likely to ride bikes to work. I regularly observe people riding bikes out from Kyneton to work in premises on Redesdale Road. The convenience restaurant will provide bike parking spaces. It is to be expected that bike riders will cross to the service station to shop at the fuel shop. The service station should provide bike parking as well.

The Edgecombe/Pipers Creek/Saleyards Road intersection, freeway on and off ramps and traffic management plans in the application do not provide safe access for cyclists. I have ridden a bike through the intersection in all directions and have never felt safe due to the lack of certainty in car and truck drivers as to who has right of way at the intersection. The freeway on and off ramps are also dangerous as drivers are focussed on their entry onto the freeway or off the freeway into Edgecombe Road. I am particularly concerned for my safety when there is a high volume of weekend traffic, at peak hour on a weekday and Saturday mornings when I have had a few near misses with people turning in front of me. I am especially concerned about the safety of young and older cyclists riding in and out of town or from surrounding rural living areas to eat at the restaurants and purchase goods at the fuel shop.

The application should be amended to include bike lanes in the vicinity of the development along Edgecombe Road, Saleyards Road and Pipers Creek Road, including the Edgecombe Road bridge over the Calder Freeway and the roundabout at the start of Edgecombe Road.

A request should be made to Department of Transport to change the speed limit sign on the Melbourne-bound off ramp from the Calder Freeway from 80 km/hr to 60 km/hr as Edgcombe Road is 60 km/hr.

I am not sure what else can be done to make it safer for cyclists but I'm sure traffic and cycling experts will have a few ideas.

4. Pedestrian use and access to the development are not adequately addressed.

The application as it currently stands does not meet the objectives and strategies of Clauses 15.01-4S Healthy neighbourhoods, 15.02-1S Energy and resource efficiency, 18.02-1S Sustainable personal transport, 18.02-2S Public transport, Clause 21.04 Settlement (Kyneton Structure Plan) and 21.11-1 Integrated transport in relation to creating walking networks that are safe and attractive and encourage people to use an active, low energy form of transport. People will walk from Kyneton to the service station and convenience restaurant to shop, eat and work there. The Kyneton North Bus travels along Edgcombe and Beauchamp Streets from Kyneton Station so it is to be expected that people will catch the bus to the closest bus stop and walk to and from the site. People may catch the train from nearby towns and catch the bus then walk to the site.

While the site plans for application PLN/2019/571 (I'm assuming they apply to this application too) show footpaths and pedestrian crossing points adjacent to the service station and convenience restaurant, it does not include safe crossing infrastructure across Edgcombe Road, Pipers Creek Road or Saleyards Road. The southern crossing over Edgcombe Road is very close to the on and off ramps from the Calder Freeway and, as per my comments about cyclists, they are dangerous intersections for pedestrians, particularly young or elderly people. The roundabout at the start of Edgcombe Road can be busy at times and there are no identified pedestrian crossings on any of the roads that feed into the roundabout.

The application should be amended to include safe pedestrian crossings, such as zebra crossings, at strategic locations including the Edgcombe/Pipers Creek/Saleyards Road intersection, freeway on/off ramps, at least several of the roads feeding into the Edgcombe Road roundabout and possibly one closer to Kyneton on Edgcombe Road. Installation of traffic lights at the Edgcombe/Pipers Creek/Saleyards Road intersection would address some of my concerns.

5. Public transport is not addressed in the application.

Section 2.2.2 of the TIA states that "there are no local public transport services in the vicinity of the site'. As explained above, there is a bus route just to the south of the development and it is highly likely that customers and staff will catch public transport to and from the service station and convenience restaurant.

Figure 5 in Section 4.4 of the Kyneton Structure Plan indicates that the Kyneton Town Bus Service should expand along Edgcombe Road, past the convenience restaurant, to better connect with the train service. This action in the Kyneton Structure Plan was missed in the application. The application did not address Strategy 1.2 of Objective 1 of Clause 21.11-1 Integrated transport to ensure land use and development proposals have regard for the existing and planned transport networks.

The application should recognise existing public transport and potential expansion along Edgcombe Road. Development plans should identify the location of future bus stop/s. The

application should facilitate pedestrian access from bus stops in Edgecombe and Beauchamp Streets, using methods such as those I have suggested above in objection 4.

6. The pylon signs are too high and will not blend into the rural character of the site.

The proposed pylon signs do not meet the requirements of Clause 22.06 Design of industrial and commercial development. The policy basis for the clause states that as a number of industrial areas are located along main roads at township entries, design of future development in such locations is critical in reinforcing the valued rural character of the Shire and individual townships. It goes on to explain that Clause 21.08-3 Built environment identifies the need to manage the development of future industrial areas and create attractive main road frontages and township edges. As such, the requirements of the Design Guidelines apply to the application.

Objectives of Section 4.6 Signage and advertising in Part C of the Design Guidelines, require that signage and advertising is designed and located to be compatible with the rural character of the Shire while enabling customers to identify and locate the business. Guideline 4.6.4 states that freestanding signage should be avoided and will only be permitted if it can be demonstrated that signage on the building will not effectively identify the business and it is integrated with the design of the site and will not detract from the streetscape character. Guidelines 2.4.1 and 2.4.2 in Part D require that new development maintain the rural appearance and outlook along Edgecombe Road and when viewed from the Calder Freeway.

10m high pylon signs will not blend into the surrounding rural landscape and will be highly visible on Edgecombe Road and from the Calder Freeway. The branding of McDonalds and service station are clearly identifiable through signs on and the design of the buildings. The restaurant and service station will be obvious to passing motorists without the need for two two-storey high signs. The signs should be removed from the site design or substantially reduced in size. Pylon sign 14a for the service station is 6m high and will have much less impact on the rural landscape than sign 14 which is 10m high. Similarly, the McDonalds sign could be the same as the one at McDonalds in Gisborne (as shown below) which is much less intrusive on the rural landscape than a 10m high pylon sign. Guideline 4.6.3 in Part C of the Design Guidelines state that where there are multiple businesses in the one site, one shared sign should be provided so another option is a combined sign of reduced size.



The pylon sign at McDonalds Gisborne

Maria Nunez

From: [REDACTED]
Sent: Tuesday, 22 June 2021 4:17 PM
To: Macedon Ranges Shire Council
Subject: Att: PPP and any other relative department.

To whom it may concern,

Please find below my amended statement objecting to a McDonalds Restaurant in Kyneton.

"I object to a McDonalds being built in Kyneton as the Macedon Ranges are a sensitive environmental area with many diverse waterways, forest areas, water catchments, flora and fauna and the track record of McDonalds litter impact upon the environment is profound. The area is home to many fantastic restaurants and prides itself upon the high quality of its produce. McDonalds fast food has a negative affect upon the health of individuals. Also the late night access to the restaurant and the huge amount of advertising will impact upon the qualities that many love and enjoy about our little town."

Regards,

[REDACTED]



Objection to Grant a Planning Permit

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

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Objector details

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

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

Planning Application details

Provide the Planning Application Number

PLN/2019/572

The land

Address of the land

Street No:	Street Name: Edgecombe Road,
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township: Kyneton	Postcode: 3444

Reason for your Objection

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Attach additional page/s if there is insufficient room.

- Construction of a Service Station not appropriate current land zoning.
- Application exceeds allowable leasable area dedicated to food and drink.
- Risk to traffic safety.

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

Attach additional page/s if there is insufficient room.

• Impacts Livability.
• Contrary to Council's Healthy eating priority
• Increase traffic.
• Will destroy Addfields heritage

Objectors Signature

This form must be signed

Signature:	
Date:	9/10/21

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

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For help or more information

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Website: www.mrsc.vic.gov.au

Planning proposal objection examples PLN/2019/572 :

- Kyneton has a unique goldfields heritage:**
 - *Land developments should “continue to build on and enhance Kyneton as a key local and regional township.*
- The introduction of a service station and fast food/convenience outlets is directly contrary to the Kyneton Structure Plan’s key Retail and Commercial recommendation.**
 - *The existing Business 3 Zone land on Edgecombe Road north of the Freeway needs to be carefully managed to avoid undermining the town centre with the preferred land uses to be trade and industry based to support the adjoining industrial area.*
- Increase to traffic and for traffic safety**
 - *The increase to traffic and far traffic safety on and around Edgecombe Road and the roundabout, particularly with an increase in large trucks using the entry, exit and turning points.*
- Close proximity of two primary schools and two high schools**
 - *This development will be within approximately 1km of Kyneton’s primary schools and within 2km of Kyneton’s secondary schools, likely attracting school children away from the town centre, along road without pathways.*
- This type of development damages the Macedon Ranges brand standing as an area that values and protects its natural attractions and country town character.**
 - *As advertised under the “Visit Macedon Ranges” banner and presents a potentially significant threat to Kyneton’s tourism and businesses.*
 - *Positioning a McDonald’s (and likely other major fast food outlets) at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton’s tourism appeal.*
- The proposed development is in an area found to have high aboriginal cultural significance**
 - *The proposed development is in an area found to have high aboriginal cultural significance and sensitivity and presents inevitable risk that appears to undermine Council’s statements of respect for indigenous culture.*
- McDonalds provides minimal nutritional value**
 - *The proposed introduction of a McDonalds/fastfood provides minimal nutritional value to the residents of Kyneton and the Macedon Ranges, completely contrary to Council’s ‘Healthy eating’ priority stated in its own Health and Wellbeing Plan (2017-2027).*
- Threat to aquatic habitat along the Post Office Creek.**
 - *I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.*
- Impacts Livability**
 - *Victoria has seen many country towns damaged by over development and to move away from what makes them attractive places to live and visit Kyneton already has two petrol stations and two vacant sites where petrol station once were but have since closed.*
- Loss of access to potential fertile farming land**
 - *Climate change, population growth and even potential future pandemics are expected to have an increasingly profound impact on secure food production and demand in regional and metropolitan Victoria.*
- **Positioning of a petrol station adjacent to a rural living zone – petroleum products need to be a minimum distance from a rural living zone.**
- **Full details of the proposed McDonalds signage have not been confirmed in this application, but there are restrictions on visibility, with indications of their big pylon sign illustrated in the planning application.**

Objection to Grant a Planning Permit

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The person you want Council to communicate with about your objection

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

Planning Application details

Provide the Planning Application Number

PLN/2019/527

The land

Address of the land

Street No:	See planning application
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township	Postcode:

Reason for your Objection

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Attach additional page/s if there is insufficient room.

We do not need the proposed super service station. We have three petrol stations in Kyneton.
We live in a rural area for the peace and quiet. Big developments like the one proposed are not conducive to peace and quiet.
We have plenty of good places to eat in Kyneton. We do not need fast food chains taking away trade from local businesses. Fast food chains also seem to leave a line of rubbish along the highway.
The Macedon Ranges Shire Council should realise the people who are resident in the area expect the council to uphold the rural beauty of the area. We do not need ugly development blotting our vistas.
I am concerned about the environmental aspects of the proposed development.

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

Attach additional page/s if there is insufficient room.

These sorts of development have an impact on local businesses. I enjoy our local business services. I do not want to have businesses closing down.
I do not want the rural nature of our MRSC area ruined by ugly development. It will spoil my enjoyment of living in the area.
It is environmentally unsound to waste resources on building and operating something that is not needed.

Objectors Signature

This form must be signed

Signature:

Date:9/2/21

Lodgement

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For help or more information

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Website: www.mrsc.vic.gov.au



To Macedon Shire Council Planning Department and Councillors,

I write in response to;

Application Number	PLN/2019/572
Lodgement Date	3/01/2020 12:00:00 AM
Application Location	Edgecombe Road, KYNETON VIC 3444
Town/Locality	KYNETON

My association with this proposed development is as a Kyneton resident, [REDACTED], a resident who interacts with the local environment including flora fauna and the waterways and a concerned citizen of a world where environmental degradation are, in the words of the President of the US, an existential threat.

My response is an objection on the following grounds;

Environmental:

I object to the planning development on environmental grounds around the installation of a service station at this site. Kyneton already has three service stations, with another just a few kms down the highway at Carlsruhe, therefore the need for a new service station site is tenuous at best. To the environmental point, this site is close to a waterway, Post Office Creek, in a water catchment area servicing much of Victoria. The water way is associated with, and possibly directly homing Platypus and other vulnerable flora and fauna. The expected life span of a service station is realistically no more than 20 years, whilst the environmental degradation is permanent, even with modern remediation techniques. Globally, governments and manufacturers are signalling the end of petro-chemical combustion engines in transport by 2030-2035, even with an Australian lag time, this does not give a long lifespan for this proposed commercial premises. I therefore put it to council that the cost benefit analysis to the community is unacceptable on an environmental degradation basis. The petrol station at Carlsruhe already has contaminated land and has easy proximity to the same traffic targeted by this proposed petrol station, if there was a true need for a larger or modern service station in the district, this would be a prime target for redevelopment rather than exposing a new site and waterway to contamination and degradation.

Traffic management:

I object to the development on a traffic management basis, specifically traffic travelling into and through Kyneton via Edgecombe St, past RM Begg, two primary schools and the ludicrously proposed kindergarten. Edgecombe St carries heavy traffic past Kyneton's most vulnerable citizens,

the aged and infirm, primary students, families with prams, toddlers and kindergarteners. Edgcombe St in this zone already carries trucks, commercial traffic, emergency vehicles and holiday makers travelling between Kyneton, the Calder Fwy and other routes. School times has this road at a standstill and the increased through traffic to the proposed development to the north of the Calder is entirely inconsistent with the aged care and educational precinct located on Edgcombe St. No further development of the proposed area should be accepted until a traffic route is established that bypasses Edgcombe St in the area around RM Begg, both Primary Schools and the proposed Kindergarten. Of course this new route must also avoid the two High Schools just around the corner.

Thank you for your time, I trust you will consider these fundamental issues in considering the proposed development and act in accordance with the long term sustainability of Kyneton, the environment and the safety of our vulnerable residents.



16 February 2021

Macedon Ranges Shire Council

Re: Planning application PLN/2019/572

To Whom It May Concern,

I believe the question of putting a McDonalds in Kyneton is very straightforward; it is contentious simply because it is the wrong thing to do. [REDACTED] it is a disturbing prospect to have to pass by a McDonalds every day. For me this would symbolise – in giant neon signage – a community that has chosen to give up, like so many others have, in pursuit of a short-term growth strategy. That is not the community I thought I was joining when I moved here five years ago. We grow food in this area, and we create restaurants. The McDonalds business model is anathema to this local reality – its function is only to extract wealth out of the community. It cannot join a local supply chain and can never be a local business.

I am not registering an objection to the Bunnings – though my instinct is to do so – but the McDonalds is a different question entirely. It would crowd out the possible expansion of other options already proven in the local economy. Why would we not reserve this space for local business, market stalls, food trucks, or community-minded enterprise such as The Social Foundry. If the answer is because the developer is willing to build the infrastructure for a McDonalds, then the answer isn't good enough.

A cursory review of the planning report leaves me very unconvinced by the conventional arguments made by the developer. A very brief selection:

4.10] State policy supports regional growth in locations that benefit from existing community infrastructure and services (Clause 11) and support rural economies to grow and diversify (Clause 17.01-1S) and provide a net benefit to the regional community (Clause 17.02-2S).

- I believe it is very easily argued that there is no net benefit to a unique, rural community by a foreign, corporate chain restaurant.

[5.1] The Site is a strategic location for commercial expansion due to its proximity to surrounding services and infrastructure.

- Yes, and therefore a McDonalds is a very poor option for the site.

[5.3] The developments will act as the catalyst development with a substantial customer base to stimulate the future development of the precinct.

- This needs considerable further thought. The nature of the business and buildings proposed will dictate the nature of further development, namely further chain stores which are disconnected from the community.

On the issue of the service station, it appears to me that this is purely a conventional petrol station. This will be an obsolete – or at least far less viable – business model based on local, state and national commitments to a net zero emissions within a relatively short time frame. It is not clear to me how this simple fact is being taken into account and whether there is a risk of abandoned infrastructure or significant transition costs that are unlikely to be covered by the developer.

Sincerely,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering contact information, with a smaller redaction box on the line above it.



Objection to Grant a Planning Permit

D21-19435

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

[REDACTED]
Organisation:
[REDACTED]
[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

The person you want Council to communicate with about your objection

Planning Application details

Provide the Planning Application Number

PLN/2019/572

The land

10	Granite Hill Lane
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
KYNETON	Postcode: 3444

Address of the land

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.

Inappropriate location for this proposal due to significant environmental, traffic volume, road engineering, and road safety issues.
Planning in place at Carlsruhe, for vehicles travelling south along Calder Highway, for development of a service station, with a cafe and driver rest area and parking arrangements for large transport vehicles, tourists and other consumers
Various concerns associated with restaurant/fast food service - marketing promotion; food's nutritional value; ability to cater for a broad choice of food preferences, especially consumers with food and chemical intolerance. Conflict with VicGov & Council's health and wellbeing objectives?
Conflict with a Kyneton Structure Plan's recommendation relating to retail and commercial operations in existing Business 3 Zone land on Edgcombe Road north of the Calder Highway at Kyneton? Need for resolution about the proposal that relates to significant commercial issues for businesses in Kyneton township, as well as the brand marketing of a contracted business proposed to provide the restaurant/eatery services.
Environmentaj, bio-diversity, water quality & chemical contamination risk impact issues relating to Post Office Creek and the proposed changed use of land for the storage and sale of fossil fuels. There are other preferred uses of the land and the site's environment that takes account of the total habitat, including the kangaroo population, and a rest area for motorists, cyclists & walkers.
Please refer to attached document.

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

Entering and departing Kyneton requires frequent use of Black Hill, Baynton, Pipers Creek, Edgecombe & Saleyards Roads. Also, importantly, our entry and departure routes include the use of the busy Edgecombe Road Calder overpass to access different Kyneton local road arterials.

The Kyneton Edgecombe Road intersections with Pipers Creek and Saleyards Roads has been a continuing road safety risk with existing traffic volume. There is an expectation of increased traffic volume with population growth, new residential property and commercial development, and VicGov regional development and tourism initiatives that will further impact the negotiation of the intersection links of Pipers Creek and Salesyard Roads arterials with Edgecombe Road. A priority concern for the Kyneton rural population in the area affected. The rural area to which I refer includes visitors who enjoy Black Hill & Bald Hill Reserves, and the Kyneton Golf & Bowling Club (entry from Black Hill Road).

Ourselves, like many rural residents in our area, use the Edgecombe & Pipers Creek Roads intersection to access their properties via Pipers Creek, Baynton & Black Hill Roads. Residents may need to more frequently use the Trio Road & Batters Lane local roads arterials to access their properties. These two local road arterials are important to the "Pastoria", and other rural, residents when entering or departing the Calder Highway. Greater use of Batters Lane presents problems for the residents of Batters Lane where a section is unsealed between Pipers Creek and Baynton Roads. Several representations have been unsuccessfully made for the Council to upgrade this unsealed section in spite of, at least, Federal local roads funding availability. Because of possible increased traffic volume along Kyneton's urban & rural Edgecombe Road, the Council may need to give credence to more rural residents, businesses & visitors avoiding the Edgecombe & Pipers Creek Roads intersection by entering or departing the Calder and Kyneton township via Trio Road and Batters Lane. A need for improved road signage for this alternative route and assessment of the road infrastructure?


Related to point 3 above, road safety issues for ourselves, neighbours, and other rural residents, are continually rated as important given the increase in road traffic usage in our region for motor transport, cyclists and walkers. There are local tourist and visitor recreation areas that are of interest - Black Hill & Bald Hill Reserves and the Kyneton Golf & Bowling Club, wineries & vineyards (including Granite Hills Winery), B&B accommodation The Edgecombe, Pipers Creek & Saleyards Rds intersection is an important link to these rural areas. There are commercial and property developments proposed along Kyneton's Edgecombe Road that could possibly contribute to increased traffic in these rural environs, Consequences for Council may include road signage, road & verge maintenance, cycling and walking pathways on road verges.

My attached submission may assist the Council's consideration of the Kyneton Edgecombe Road proposals. Includes references to the suggested need for improving the Pipers Creek & Saleyards Roads intersections with Edgecombe Road.

Attach additional page/s if there is insufficient room.

Objectors Signature

This form must be signed



18th February 2021

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.

Mail:

Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:

Any Council Office

Email: mrsc@mrsc.vic.gov.au

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.

Telephone: Planning (03) 54 21 9699

Website: www.mrsc.vic.gov.au

MRSC PERMIT APPLICATION NUMBER PLN/2019/572
Kyneton Edgecombe Rd service station & restaurant proposal

-- OBJECTION

A: Location of the land use for development of a service station and a restaurant, and alteration of access to a road zone with display of business identification signage.

I have concerns, and suggestions, about the proposed use of the land for the purposes stated in Application Number 8. I hope the Macedon Ranges Shire Council will address the concerns, and suggestions, in its considerations and decision making about the Application. If so, I will be most grateful.

There are traffic, road safety, road engineering, environmental and public cost issues requiring significant assessment. There may well be more preferable choices for the use of the land than that proposed by the Applicant. Indeed, a case could be mounted that the land use not be classified for commercial use, as has been designated by the Council.

There are important considerations for the Macedon Ranges Shire Council and the Victorian Government, and the local and regional residents, health and educational institutions, businesses, and others associated with the Kyneton township and rural environs:

- what are the traffic, road infrastructure and road safety plans for consumers entering and departing the proposed service station and restaurant infrastructure from different directions along the Edgecombe Road arterial?
- what financial costs are estimated to be met by the Macedon Ranges Shire Council, and the Victorian Government, given the important links between the development of the Calder Highway and the consequences for changes to Kyneton's Edgecombe Road infrastructure?
- what quality assurance assessments, with consequential road infrastructure, road safety planning, environmental and cost estimates, are required, if Application Number PLN/2019/572 was to receive approval by the Council?
- whether the Applicant's proposal is the most suitable land use for the site? If not, what might be the alternative options? Would any of the options require a change in the Council's designated classification ("Commercial") for land use?

j) Traffic volume, road infrastructure and road safety issues

The service station infrastructure proposals in Edgecombe Road, Kyneton, raise significant road safety risk issues, particularly with the closeness of the site's location to the southern entry to the Calder Highway and the expected increased traffic volume along Edgecombe Road, an important land transport corridor in the region that enables access to the Calder Highway and entry into the Kyneton township and its northern rural environs.

The proposed commercial development is in a busy section of the Edgecombe Road corridor - near the southern entry to the Calder Highway, and a major entry into Kyneton. The road arterials, where the proposed commercial development is located, is likely to become busier in the future.

Accordingly, the Edgecombe & Pipers Creek Roads land use proposals require significant attention to the entry and departure planning for different types of vehicles and consumers using the proposed service station, restaurant and the other services proposed at the site.

Apart from truck drivers and other motorists, motor bike riders and consumers focussed on using the services being provided at the service station and restaurant, there will be other road users of Edgecombe Road travelling towards Kyneton and the Calder Highway southern and northern entry points, for instance:

- motorists, motor bike drivers, trucks and other commercial transport vehicles, privately owned vehicles towing caravans and trailers, accessing the southern entry to the Calder Highway; and
- other motorists, motor bike & transport drivers, and cyclists intending to use the Edgecombe Road Calder Highway overpass to use the Edgecombe Rd roundabout in order to either access the northern entry to the Calder Highway or to continue along Edgecombe Road to enter Kyneton via Beauchamp Road, or to access the other road arterials intersecting with Edgecombe Road.

As well, there is the important consideration of the planning and road safety risks for traffic exiting the Calder Highway - from either the southern or the northern exits - to enter Edgecombe Road for travelling in the direction of Saleyards and Pipers Creek Roads, Lake Eppalock and Redesdale. In this case, the proposed commercial venture would be located on the opposite side to which the drivers were travelling along Edgecombe Road

- consideration is required in the traffic and road infrastructure planning of the possibility of increased road safety risks, if drivers

had decided (spontaneously or otherwise!) to access the proposed service station and restaurant infrastructure:

: moreover, if there was a high volume of traffic and poor road planning that impeded a safe entry for cars, motor bikes, trucks, and vehicles towing caravans and trailers, wishing to enter the proposed service station infrastructure

= U-turns along Edgecombe Road need to be avoided from the Calder Highway overpass to Saleyards & Piper Creek Roads, at least.

+ regardless of whether the applicant's proposal is approved or not, the Macedon Ranges Shire Council and Victorian Government need to consider the significance of allocating financial resources to the construction of a large calming roundabout at Saleyards, Edgecombe & Pipers Creek Roads to assist in overcoming this road safety issue

* such a calming infrastructure would enable drivers travelling to destinations along Edgecombe Road towards the Kyneton Bush Resort, Lake Eppalock, Redesdale and beyond - to use the proposed roundabout to turn around safely to access the proposed service station and restaurant site. The new infrastructure would assist tourists, visitors, Kyneton & district's local & rural region residents and businesses, and primary producers, including those using Edgecombe, Saleyards & Pipers Creek Roads.

If a permit was provided to the Applicant there is a community view that the protocols for entry to, and departure from, the service station and restaurant should be thoroughly assessed. Particularly for those circumstances when motorists and truckies, travelling north along Edgecombe (Redesdale) Road, decide that want to access the service station and restaurant. My suggestion of the calming roundabout at the Pipers Creek & Saleyards Roads intersections with Edgecombe Road may be helpful in overcoming this particular road safety issue?

- But what is the planning intention, for motorists departing the Applicant's proposed site, to travel northward along Edgecombe Road towards the Kyneton Bush Resort, Lake Eppalock or Redesdale?

- would the drivers need to turn left, to drive over the Calder overpass to access the Edgecombe & Beauchamp Roads roundabout to return along Edgecombe Road towards their destinations?

: with the expectation of a higher traffic volume along Edgecombe Road, what traffic planning is advocated by the proponents to minimise (negate!) road safety risks and concerns so as to assist motorists, departing the proposed service station/restaurant, to safely head northward along Edgecombe Road?

+ what road infrastructure, signage and safety measures would be in place to enable drivers to head northward along Edgecombe Road safely?

* If traffic planning included a gap in the Edgecombe Road median strip (if one is planned?) to enable departing vehicles to head northward, would this be of a sufficient standard to optimise road safety?

ii) Saleyards and Pipers Creek Roads intersections with Edgecombe Road - an intersection that requires significant improvement to assist road safety and increased traffic requirements, including traffic and road safety issues associated with Application Number PLN/2019/572

As mentioned above, it is essential that a large calming roundabout be constructed at the Saleyards and Pipers Creek Roads intersections with Edgecombe Road. The expected increased traffic along Edgecombe Road will require this traffic calming. Traffic travelling along the Edgecombe (Redesdale) Road corridor to Kyneton, from northern areas, have the choice of entering Kyneton by using the Edgecombe Road Calder overpass or turning right off Edgecombe Rd into Saleyards Road or left into Pipers Creek Rd. to rural environs

There are residents, visitors and tourists, and commercial traffic that regularly use Saleyards and Pipers Creek Roads and need to travel across Edgecombe Road to get to either Pipers Creek or Saleyards Roads, or to turn right or left at Edgecombe Road. It is currently a busy intersection that

requires attention now, but more so with increased traffic due to regional development tourism projects and programs, and proposed commercial and residential property development, north of Pipers Creek Road and in Kyneton's Pastoria rural environs,

There are Kyneton rural residents who live in the areas of Pipers Creek, Sidonia, Baynton, Black Hill & Bald Hill, at least, who need access to their properties from Edgecombe Rd, whether travelling north or south, or from Saleyards Road. As well, there is the important recreation area of the Kyneton Golf & Bowling Club in Black Hill Road, that is accessed via Edgecombe, Pipers Creek, Baynton & Black Hill Roads, and, also, Trio Road & Batters Lane. There may be scope for future property developments and population growth in all these rural areas on the outskirts of Kyneton. Local roads infrastructure is an important factor for all residents in these areas for accessing the significant Edgecombe Road corridor for various purposes.

An expectation of increased road usage for different types of vehicles will become more profound for the Edgecombe Road corridor, including its intersections with Saleyards and Pipers Creek Roads, IF there is Council agreement to providing a permit for the other commercial Kyneton Edgecombe Rd proposals (PLN /2019/571) and other future proposals in the rural areas of Kyneton.

Consideration is required of increased tourist consumers and vehicles in view of the Victorian Government's regional tourism objectives, and population growth attracting regional development. Note the Victorian Government's announcement in November 2020 about the redevelopment of the former Kyneton Primary School in the township with an arts and cultural focus, including travelling art exhibitions linked with the Macedon Ranges & Daylesford arts and tourism program, and the Bendigo Regional Art Gallery. An assessment would be required, in relation to the Edgecombe Road corridor, for any need of significant road improvements, road signage and speed limits.

VicRoads may have estimates about the use of Kyneton's Edgecombe (Redsdale) Rd as a major route to and from the Calder Highway from areas such as the Kyneton Bush Resort, Lake Eppalock, Heathcote, Echuca, Nagambie & Shepparton. A road use assessment needs to take account of the Victorian Government's "cultural tourism" links between Kyneton and Daylesford (via Malmsbury), and between Kyneton to and from Bendigo, via Heathcote?

In the event of an expected higher volume of Edgecombe Road business, residential and tourist traffic, to complement the present population of local residents & businesses, there needs to be significant attention to road traffic

trends while ensuring that road standards, safety and congestion issues are addressed along the Edgecombe (Redesdale) Road corridor and its intersections with Saleyards and Pipers Creek Roads.

Consideration is required, too, as to whether there is any intention by the Applicant for an exit to Pipers Creek Road from the service station, restaurant, truck and motorists parking areas. If so, what is planned with regard to traffic, road infrastructure and road safety issues along Pipers Creek Road?

There are several matters requiring a thorough discernment as to the appropriateness of a proposed service station and restaurant at the Edgecombe & Pipers Creek Roads site location proposed in Application Number PLN/2019/572.

iii) Other concerns regarding Application Number PLN/2019/572 requiring consideration by the Macedon Ranges Shire Council

a) Is the proposed service station and restaurant at the Edgecombe Road site in conflict with an existing **Kyneton Structure Plan's retail and commercial recommendation relating to Business 3 Zone land on Edgecombe Road north of the Calder Highway**?

- does the Applicant's proposal undermine the Kyneton Town Centre retail and commercial heritage and character?
- is the Applicant's proposal consistent in supporting the nearby commercial trade and industrial businesses?
- regarding the issue of the *effect on* Kyneton township businesses there is a need to take this concern as a serious matter for the local Kyneton businesses

: if the Applicant's proposal is accepted, would there be a more urgent need, than there is presently, for the Council and VicRoads to address appropriate signage information along the Edgecombe Road corridor, closer to the Kyneton town centre, highlighting the entry points to the Kyneton township? What services would be highlighted to attract the interest of tourists?
= *important for the Council to be aware of the relevance of this matter in the context of the Victorian Government's regional development and "cultural tourism" promotion that includes Kyneton and the Macedon Ranges & Daylesford Tourism Region (note my earlier reference about this matter).*

b) Choice of restaurant/eatery proposed by the Applicant - “Macca’s”?

I understand that the applicant is considering securing a contract with *McDonald’s Australia* for the restaurant services to be associated with the service station proposal i.e. the establishment of a proposed *Macca’s* eatery. *If this information is correct*, there are questions needing to be addressed by the Macedon Ranges Council about *McDonald’s* nutritional approach

- I recognise there are individual choices about preferred personal diet and nutritional matters with account taken of population health matters relevant to individuals, irrespective of the age cohort (particularly important for families with young children). There have been broad public concerns expressed by some nutritionists about the nutritional value of the foods provided in *McDonald’s Australia* eateries and the priority given by the company to providing a range of foods and refreshment to consumers needing to address their food and chemical intolerances. I am aware that Victorian Government health agencies and the Macedon Ranges Council have promoted over the last decade, at least, the importance of diet and nutrition for optimal personal health and wellbeing and the consequent benefits, generally, for population health matters. I am confident that the Council will be aware of its own priorities in promoting health and wellbeing in the Macedon Ranges Council’s jurisdiction. The Council may be doing its own research about the matter.

c) Is *McDonald Australia’s* promotion of its brand, products & services consistent with Kyneton’s character and heritage or is there a conflict? If conflicts, how are they to be resolved? A reasonable case for not accepting the proposal? Answers to the following questions available?

- Is Edgecombe Road “Macca’s” restaurant location in conflict with the restaurant and eatery businesses in the Kyneton township a major concern for the Council? Relevant to the Kyneton Structure Plan recommendation re retail and commercial development on Business 3 Zone land on Edgecombe Road?
- What entry and departing arrangements are proposed for the restaurant, given the points made earlier in my submission about Edgecombe Road traffic volume road safety & infrastructure issues
- What is known of the parking arrangements for different types of vehicles? An understandable focus on rest facilities for truck drivers
- Will there be a “drive through” to purchase orders?
- What signage is proposed for promoting Macca’s and where located?

There will be community interest in the responses to the above questions in the assessment the Applicant's proposal.

d) Kyneton's Post Office Creek environmental, bio-diversity and water quality issues requires priority attention in the Edgecombe Road Service Station and Restaurant proposals

- The Macedon Ranges Council and Victorian Government are encouraged to do a thorough assessment of the existing environmental health of the total length of the Post Office Creek, particularly the section of the tributary that traverses the land proposed to be used by the Applicant

: this would be expected to lead to important conversations about the present health of the tributary and any possible environmental, bio-diversity & water quality impact risks that need to be addressed in a change of land use for a range of infrastructure required within the ambit of the application. I understand that both the Kyneton and Carlsruhe service station proposals include services for the battery charging of electric powered vehicles (EV).

= a need to give due regard regard to the storage tanks for fossil fuels, other product storage areas, delivery points for supply of fuels and products, and the design of the service station site for consumers. Various emergency considerations The following information may be a helpful reminder re fossil fuels: I understand that both the Kyneton and Carlsruhe service station proposals include services for the battery charging of electric powered vehicles (EV).

“Fossil fuels contain high percentages of [carbon](#) and include [petroleum](#), [coal](#), and [natural gas](#).^[4] Commonly used derivatives of fossil fuels include [kerosene](#) and [propane](#). Fossil fuels range from [volatile](#) materials with low [carbon-to-hydrogen](#) ratios (like [methane](#)), to liquids (like petroleum), to nonvolatile materials composed of almost pure carbon, like [anthracite](#) coal. Methane can be found in [hydrocarbon](#) fields alone, associated with [oil](#), or in the form of [methane clathrates](#)..... As of 2018, the world's main [primary energy](#) sources consisted of petroleum (34%), coal (27%), and natural gas (24%), amounting to an 85% share for fossil fuels in [primary energy consumption in the world](#).“

Source: https://en.wikipedia.org/wiki/Fossil_fuel

- It is difficult to avoid incidents at oil company reseller sites. Best company practice, including Occupational Health & Safety and company protocols, should always be the ideal sought by the company and leasees, their employees, and the contracted transport companies delivering fossil fuels, and other products, to the service stations.

There will interest in the use of the land by the proponent from various perspectives, including the allocation of parking areas for the large transport vehicles and the vehicles of consumers using the restaurant. The location, design, and promotional signage and marketing of the restaurant and service station will be of considerable interest when assessing the application.

- may there be careful consideration of the land use planning for all the infrastructure associated with the service station and restaurant on land that was formerly used for agriculture, including animal agistment by Frews Kyneton Abattoir until it concluded its slaughtering operations in 2004.

The suggested environmental, bio-diversity and water quality impact assessment is vital when considering the Applicant's proposed use of the land for the purposes stated in Application Number PLN/2019/572.

- these environmental issues are important factors, and directly relevant, when Council is considering the proponent's application, given the commercial objectives proposed for the use of the land in question.

This former rural agricultural site, that includes the Post Office Creek, deserves the respect of government and community. The proposed impacts assessment will assist the Council in considering the best use of this land for the Kyneton and district communities

- : and, in doing so, it may reflect the status of the Macedon Ranges Shire Council - and the Victorian Government - as stewards of the land for the present and future communities, while acknowledging the heritage of the Taungurong and Djadja Wurrung People in their stewardship of the land.

*e) There is proposed planning by the **British Petroleum (BP Australia) Carl-sruhe Service Station & Cafe** to relocate its operations so as to use its land that is closer to the Calder Highway. This project would make the Carl-sruhe services more accessible to motorists, including truckies, travelling southward along the Calder Highway. Importantly, only a few kilometres down the way from the Kyneton Edgecombe Rd Calder exit!!*

- What is the Council's present knowledge about the progress with a permit application for this to occur?

: as well, curiosity has been occurring as to whether there may be planning for BP Carlsruhe reseller sites on both sides of the Calder Highway. Is there an expectation of a permit application for a site by BP Carlsruhe on the opposite side of the Calder Highway for transport travelling northwards?

: is the Carlsruhe southern Calder Highway proposal relevant to the Council's consideration about the Edgcombe Road Kyneton service station and restaurant permit application? If so, in what way?

: if there was no relevance and input into the Kyneton permit conversations about the BP Carlsruhe planning, does the issue of Carlsruhe's proposal for the southern Calder Highway corridor only arise if there was a VCAT appeal and a subsequent conversation about any relationship between the Kyneton and Carlsruhe service stations and eateries?

- A view held that, if the BP Carlsruhe Service Station has the financial capital to proceed with services designed to be suitable for consumers, including a quality eatery and resting area for tourists truckies and bikies, it could be convenient for a resting place for Calder Highway motorists travelling southward. And, as well, create employment opportunities for Carlsruhe, Kyneton, Woodend and Tylden residents. A splendid "back up" if the Kyneton application doesn't proceed, for whatever reason?

f) More preferable community objectives to be achieved than the commercial objective advanced in Application Number PLN/2019/572?

- **Options for a change in classification of the designated use of the land as "commercial"?**

If the Council (and Victorian Government) were to investigate the matters I have raised in my submission and received an outcome that assists decision making I would be pleased. Moreover, it would be pleasing if the investigation and research created a pathway for a re-assessment consultation process, with the landowner and the community, about options for other possible uses of the Kyneton land in question.

Would the land owner (Frews), be prepared to enter into negotiations that had the purpose of considering other options for the use of the land and what price.

Would the Council be willing to consider the use of the land, associated with Application Number PLN/2019/572, for a range of options agreeable to the

land owner, the Council and community? There may be a broad spectrum of ideas for options that would be acceptable to the Council, Victorian Government, community and the land owner.

Would the Council need to change the classification category from “commercial” to another land use category to encourage a range of options for use of the land? If so, what classification would be appropriate for any community initiative that encouraged a partnership with the Council and the Victorian Government?

It would be very difficult for the MRSC to purchase the land for other use, unless the Council secured the support and financial assistance of the Victorian Government for an acceptable purpose. Would the Victorian Government be willing to purchase the land for a Council and community initiative that met the Government’s community development and regional tourism objectives? And received the support of VicRoads.

- conversations, at a very early stage, have raised the possibility of a rest and recreation area for locals and tourists, and including an environmental and habitat emphasis that acknowledges the use of the area by kangaroos, and the desirable need to bring attention to the environmental and recreational benefits of the Post Office Creek : there is interest in the possibility of a walking and cycling trail that could linked with the Kyneton township.

Concluding comments

I am grateful for the opportunity to provide this submission.

I hope that my views may be considered

May any matters that I have raised, that relate to areas of policy beyond the scope of Application Number PLN/2019/572, be able to be conveyed to other appropriate Council departments.

[Redacted]

[Redacted]

17th February 2021

Objection Letter

[REDACTED]

[REDACTED]

[REDACTED]

Date: 10th February, 2021
Macedon Ranges Shire Council.
Planning Dept
Att: Awais Sadiq
[REDACTED]

ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re. Edgecombe Road Planning application PLN/2019/572

I write in regard to the above planning application for Edgecombe Road, Kyneton, which includes a 24-hour service station and McDonald's fast food outlet. I wish to formally lodge my objection.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

I raise the following objections to issues within the planning application:

- Construction of a Service Station is not appropriate for the current land zoning.
- Application exceeds the allowable leasable area dedicated to food and drink.
- Positioning of a petrol station adjacent to a rural living zone - petroleum products need to be a minimum distance from a rural living zone.
- Full details of the proposed McDonalds signage have not been confirmed in this application, but there are restrictions on visibility, with indications of their big pylon sign illustrated in the planning application.

I also raise the following additional objections to this proposal:

- Kyneton has a unique goldfields heritage and land developments and should *"continue to build on and enhance Kyneton as a key local and regional township, building on a rich and historic character set amongst a picturesque rural and environmental landscape."* (as per the Macedon Ranges Shire Council's own "Vision for Kyneton" statement in its 'Kyneton Structure Report'.)
- The introduction of a service station and fast food/convenience outlets is directly contrary to the Kyneton Structure Plan's key Retail and Commercial recommendation that *"The existing Business 3 Zone land on Edgecombe Road north of the Freeway needs to be carefully managed to avoid undermining the town centre with the*

preferred land uses to be trade and industry based to support the adjoining industrial area."

Kyneton town centre also already has two petrol stations and two vacant sites where petrol stations have closed, while small cafes and restaurants which are already experiencing hardship due to COVID-19 are likely to face incredible challenges if a large 'convenience restaurant' was to be permitted, impacting the community further.

- I have major concerns about the increase to traffic and for traffic safety on and around Edgcombe Road, particularly with an increase in large trucks using the entry, exit and turning points.
- This development will be within approximately 1km of Kyneton's neighbouring primary schools and within 2km of Kyneton's secondary schools, likely attracting a large number of school children away from the town centre, along sections of road that are currently without pathways and across freeway entry and exit points towards an area designed to service cars and trucks.
- The proposed introduction of a McDonalds provides minimal nutritional value to the residents of Kyneton and the Macedon Ranges, completely contrary to Council's 'Healthy eating' priority stated in its own Health and Wellbeing Plan (2017-2027).
- This type of development damages the Macedon Ranges' standing as an area that values and protects its natural attractions and country town character advertised under the "Visit Macedon Ranges" banner and presents a potentially significant threat to Kyneton's tourism business, particularly in attracting visitors from larger towns and suburbs, including Melbourne.
Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which support many families in the Macedon Ranges and are synonymous with Kyneton's attraction as "one of Victoria's top gastronomic destinations" (RoyalAuto, January 2020). Positioning a McDonald's (and likely other major fast food outlets) at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton's tourism appeal.
- The proposed development is in an area found to have high aboriginal cultural significance and sensitivity and presents inevitable risk that appears to undermine Council's statements of respect for indigenous culture.
- I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.
- I don't believe the development to be in line with MRSC's environment strategic vision "A place where Council leads by example and works with the community to maximise improved environmental outcomes in all aspects of life." The development does not support a progressive approach to the environment, for example by providing electric charging station for vehicles, or by providing food venues that support local food and agriculture that enhance the liveability of the area.
- I have major concerns regarding the loss of access to potential fertile farming land, particularly as climate change, population growth and even potential future pandemics are expected to have an increasingly profound impact on secure food production and demand in regional and metropolitan Victoria.

I trust that the above detail is sufficient for you to record, but should you require further information, please contact me via return email or the above listed address.

Yours sincerely,

A small black rectangular redaction box covering the signature.A larger black rectangular redaction box covering contact information.



Objection to Grant a Planning Permit

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

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Objector details

Provide detail of the objector
 The person or want Council to communicate with about your objection

Name:	[Redacted]
Organisation:	[Redacted]
Postal Address:	[Redacted]
Postcode:	[Redacted]
Contact phone:	[Redacted]
Mobile phone:	[Redacted]
Email:	[Redacted]

Planning Application details

Provide the Planning Application Number

Application Number: PLN/ 2019/572

The land

Address of the land

Street No:	Street Name: <u>Edgercombe St</u>
Lot No: <u>1</u>	Title details (CA, LP, PS, CP, TP) no.:
Township: <u>KYNETON</u>	Postcode: <u>3444</u>

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.

1. There is no need for a service station at this location:
 i) this proposal lies within 10 km of Carlsruhe service station and within 50 km of Ravenswood service centre. (Refer to Freeway service centre guidelines (1997) - ... preferably no less than 50 km from an existing centre

2. Breaches in the Commercial 2 Zone - Land Planning - A service station is not in keeping with the C2Z which permits land reserved for uses such as Art Gallery + food + drink under 100 m²

Reasons For Objection
 3. Impact on Kyneton Town Centre. Clause 21.13-2 states as its objective 4, to encourage development that respects Kyneton's distinctive character such as 'Heritage' buildings. The building of Macdonald's, the service station and Bunnings does not fit this criteria

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

4. Inconsistent with the Kyneton structural plan, gateways are designated as areas of the town that are to promote high quality architecture and urban design

5. Strategy 5.5 of the Kyneton Structural Plan states that application should avoid prominent signage. PUN/2019/512 proposes a 6m pylon sign on Repes Creek Rd side of Macdonald's

Objectors Signature

This form must be signed

Signature: [Redacted]

Date: 13-2-21

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 acknowledgment 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

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

[REDACTED]

From: [REDACTED]
Sent: Monday, 8 February 2021 9:50 AM
To: Macedon Ranges Shire Council
Subject: OBJECTION to Application number PLN/2019/572

Categories: Planning

[REDACTED]

I object to the application to build a service station and McDonalds because;

1.It will degrade the attraction of the town as an historic place.Would a McDonalds be allowed in Maldon?Of course it wouldn't.

2.It will be dangerous.The intersection of Edgecombe/Saleyards/Pipers ck rds is already difficult to negotiate.With more traffic in that area it will be unacceptably dangerous for road users.

3.It will lead to empty shops in Kyneton,further degrading the historical charm,with travellers stopping at the Maccas instead of coming into town and supporting local businesses.

From: [REDACTED]
Sent: Wednesday, 17 February 2021 12:42 PM
To: Macedon Ranges Shire Council
Subject: Attention Planning Dept

Attention Planning Department

OBJECTION: from [REDACTED] regarding

Kyneton Edgecombe Rd service station & restaurant proposal

***MRSC PERMIT APPLICATION NUMBER
PLN/2019/572***

To me
the proposed development at the corner of Edgecombe Rd and Pipers Creek road is totally out of character for the town of Kyneton.

Kyneton:

-is well
known for its restaurants and cafes

-has a
friendly small town atmosphere that visitors find attractive

-has free
flowing traffic

-has a
convenient centrally located shopping centre

-has
demonstrated concerns for environment and wildlife

-has a
caring and supportive attitude to residents.

**The proposed development does nothing to
enhance Kyneton.**

Instead it:

- encourages poor eating
habits detrimental to the wellbeing of residents

- takes
business away from the central shopping area of Kyneton

- creates potential for the
intersection of Edgecombe Rd, Pipers Creek Rd and Saleyards Rd to become a
highly dangerous intersection, with large trucks turning into the proposed development.

- disturbs the natural
environment of Post Office Creek and surrounding area, including the corridor used by kangaroos,
often seen crossing this area.

I therefore express my objection to the proposed
development: APPLICATION NUMBER PLN/2019/572

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5 February 2021



Macedon Ranges Shire Council.
Planning Dept
Att: Awais Sadiq



ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re : Edgecombe Road Planning application PLN/2019/572

I write in regard to the above planning application for Edgecombe Road Kyneton, submitted to the MRSC, which includes a 24-hour service station and McDonalds fast food outlet and wish to formally lodge my objections.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

I have outlined below, some of my objections to this proposal.

- Over-development of Kyneton by large retail chains will destroy the character, and reputation of township. Kyneton has a unique goldfields heritage and deserves to be developed in a manner which upholds its historic back-ground;
- Many of the residents moving to Kyneton are looking for an alternative to a suburban city environment "tree change". The establishment of McDonalds and large-scale service station will make Kyneton the same as many city suburbs which many residents are looking to escape;
- There will be a significant increase in pollution and rubbish in the near surrounds caused by litter from take-away-food;
- The development will lead to loss of income, jobs for small business retailers who will have to compete against a fast-food multi-national who pay wages a lot lower than local businesses;
- There is no nutritional value in most of the food and will contribute further to the obesity crisis inflicting many Western countries;

- This is an area of high significance for aboriginal cultural heritage.
- This type of development is within 1km of Kyneton's schools and I worry that children may try to access the McDonalds, placing them in danger as they cross the large roundabout on Edgecombe and Beauchamp Streets.
- I believe this type of development is a threat to our tourism revenue and damages the Macedon Ranges standing as an area that values and protects its natural attractions and unspoilt country town, brand.
- I have concerns regarding the loss of valuation, fertile farming land I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.
- I have concerns about the increased traffic and bottlenecks on Edgecombe Road which is not designed to cope with this type of additional load.
- Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which supports many families in the Macedon Ranges. Whether it be visitors to the region or locals, there are plenty of great options for dining and takeaway food without the need for a large multinational.
- The MRSC have invested millions of dollars supporting local businesses and tourism, and a decision to grant this planning permit would be detrimental to that investment.
- Victoria has seen many country towns damaged by over development and a move away from what makes them attractive places to live and visit Kyneton already has two petrol stations and two vacant sites where petrol station once were but have since closed.

I hope that the above detail is sufficient for you record but should you require further information, please contact me via return email or the address listed above.

Yours sincerely



D21-74156

Objection to Grant a Planning Permit

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

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Objector details

Provide details of the objector

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

The person you want Council to communicate with about your objection

Retail Fuel Developments Pty Ltd

Planning Application details

Provide the Planning Application Number

PLN/2019/572

The land

Street No:	Street Name: Edgecombe Road,
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township: Kyneton	Postcode: 3444

Address of the land

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.

Objection. I object to a Service Station and McDonald's being built on Edgecombe road. The positioning of a petrol station adjacent to a rural living zone and so close to a natural creek is inappropriate. McDonald's is only going to bring harm to local business, harm to local health and harm to the environment by creating more waste. What do you see on the ground within' blocks of every single McDonalds on the planet? Rubbish. Edgecombe road and the town of Kyneton will be inundated with litter. We do not need another petrol station, we already have three.

Petroleum products will poison the nearby creek, the soil and impact the native animals of the area.

I know that Retail Fuel Developments Pty Ltd will try to argue that they are creating jobs. But that is a weak argument. There are plants of other ways for our local government to create jobs that do not cause such harm. At the end of the day, a Service Station and McDonald's being built on Edgecombe road will contribute nothing positive to our community but will certainly have a negative impact on health, environment, local culture and safty.

Attach additional page/s if there is insufficient room.

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

I live off Edgecombe road. I didn't move from the city to a sweet country town so that I could drive past a McDonald's every day.

This is development for development's sake and it will ruin the country feel, culture and lifestyle of our town.

There are often dozens of kangaroos in the paddock opposite, more traffic means more dead animals and more car accidents. I fear for the safety of my family on the roads if you displace those native animals.

[REDACTED]

Attach additional page/s if there is insufficient room.

Objectors Signature

This form must be signed

Signature: 
Date: 16/02/21

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.

Mail:

Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:

Any Council Office

Email: mrsc@mrsc.vic.gov.au

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Telephone: Planning (03) 54 21 9699

Website: www.mrsc.vic.gov.au

Lodge the completed and signed form by:

Further important information:

For help or more information



D21-21196

Objection to Grant a Planning Permit

RECEIVED
 23 FEB 2021

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

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Objector details

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

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

Planning Application details

Provide the Planning Application Number

PLN/2019/572

The land

Address of the land

Street No:	Street Name: Edgecombe Road,
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township: Kyneton	Postcode: 3444

Reason for your Objection

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Attach additional page/s if there is insufficient room.

Impacts on Kyneton Town Centre
 Clause 21.13-2 states as its objective 4 to encourage development that respects and responds to Kyneton's character, heritage and country 'feel' with high quality design, thought and impact. The building of a McDonald's / Service station does not constitute high quality design and would be a blemish on our beautiful Kyneton town, appearance & heritage.

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

Attach additional page/s if there is insufficient room.

As a parent living in Kyneton town, I choose to live here for a healthy lifestyle. A McDonalds would greatly impact this with the addition of a 'non-local' enterprise, increased rubbish & ongoing obesity crisis. The addition of a McDonalds makes me want to leave town and choose a community that does not sell the soul and future of our town for money over community.

Objectors Signature

This form must be signed

Signature:	[Redacted]
Date:	13/02/2021

Lodgement

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Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:
Any Council Office

Email: mrsc@mrsc.vic.gov.au

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For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

Objection to Grant a Planning Permit

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Objector details

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

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

Planning Application details

Provide the Planning Application Number

PLN/2019/572

The land

Address of the land

Street No:	Street Name: Edgecombe Road,
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township: Kyneton	Postcode: 3444

Reason for your Objection

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Attach additional page/s if there is insufficient room.

Inconsistencies with Kyneton Structural Plan Gateways to towns are their face, their identity, the opening page. A McDonalds as our entrance does not align with the Kyneton Urban Design Framework.
--

The proposal does not exhibit high quality architecture nor urban design. It would be an eye-sore on our landscape, detracting rather than adding to our beautiful town.

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

Attach additional page/s if there is insufficient room.

When we ~~are~~ are all already fighting obesity/ healthy eating, climate control, rubbish control within our community & especially with our children - why would we put the worst contributor to this in our back yard. I am heart broken that our council would choose money over the correct path to a healthy future & healthy town.

Objectors Signature

This form must be signed

Signature:	
Date:	13-02-2021

Lodgement

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Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:
Any Council Office

Email: mrsc@mrsc.vic.gov.au

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For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

BLC CFOP 452

16.02.21 11A27



Macedon Rangers Shire Council
PO Box 151
Kyneton
Vic

3444



[REDACTED]



[REDACTED]



Objection to Grant a Planning Permit

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Objector details

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

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

Planning Application details

Provide the Planning Application Number

PLN/2019/572

The land

Address of the land

Street No:	Street Name: Edgecombe Road
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township Kyneton	Postcode:344

Reason for your Objection

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Attach additional page/s if there is insufficient room.

Please find attached word document

Macedon Ranges Shire Council
Item received at Kyn Office
On 3/3/21 Signed [Signature]

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

Attach additional page/s if there is insufficient room.

Please find attached word document

Objectors Signature

This form must be signed

Signature: 
Date: 2/3/2021

Lodgement

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Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:
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For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

I would like to lodge an objection to planning permit application :PLN/2019/572 Re: Edgcombe road, Kyneton , McDonald's.

As a resident of Kyneton for nearly 25 years I have been able to witness the highs and lows of the town and also its steady growth. I moved into Ebdon street Kyneton in 1998 and purchased a beautiful old Californian bungalow which I have been meticulously restoring over this time., (A few doors away from the now iconic Piper street).When I moved here in 1998, Piper street was completely dormant, with most of the beautiful old buildings vacant and becoming derelict. Slowly but surely, one by one, these shops started coming back to life, with shop owners meticulously restoring these buildings and renovating their premises, preserving the beautiful heritage value of not only the buildings themselves , but also the entire historic street. Thereby enriching the entire town of Kyneton, bringing thousands of visitors each year to this beautiful region.

Many of these shops, not just in Piper street, but also in Mollison street and High streets, have a range cafes and restaurants, bakeries etc, giving a huge variety of meal options for not only local residents but visitors alike. These cater very well for budget, various dietary needs and culinary tastes. There is something for everyone. These businesses have worked unbelievably hard to build up the loyalty of their clientele and often work long hours and up to 7 days a week to ensure their business remains viable. These businesses employ hundreds of local residents and have allowed Kyneton to become the place it deserves to be- a beautiful country town with all the benefits of the city!

This brings in to question the application for a McDonald's in this beautiful region. Firstly there is the obvious issue with rubbish, you only need to drive down the Calder freeway and as you approach any of the McDonald fast food outlets, it becomes evident the amount of rubbish that is strewn around the area (how will this impact our tourist industry)? We want to encourage visitors into the town, not have them stop at a fast food outlet and continue on their journey, thinking this is all we have to have to offer!

Secondly, as mentioned in the introduction, our beautiful town has come back to life with the support of our growing tourist industry. Tourists from overseas visit Piper street- we often have overseas tourists taking photos of our street (previous to Covid). We don't want these tourists to be introduced to the town with an obscenely ugly McDonald's outlet with rubbish strewn around the area. How would this benefit our local economy?

This brings into question the most common argument that these fast food outlets put forward and that is that it will create employment. This can be answered in many ways; Firstly McDonald's will more than likely detract from any employment growth in the local area due to the above aforementioned concerns, scaring tourists away from the town that so many local businesses have worked so hard to grow. But secondly, and more importantly, McDonald's has a very unfair award wage structure which will likely prevent other food businesses in the town to compete. To explain simply McDonald's falls under a different wage award system than many of the local cafes and restaurants which allows them to pay their staff at a lesser rate for example on a Sunday, than an employer at a local ~~cafe~~ cafe would have to pay their staff.

For example the hourly rate for a Level one full time or part time adult employee on a Sunday working at a cafe would be \$30.62 per hour (Hospitality industry award, general 2020), compared with the hourly rate of a Level one full time or part time adult employee working on a Sunday at McDonald's would get \$27.23 per hour (fast food industry award Feb2021). (Note:This information can be found on the Fair Work Ombudsman website.)

Although this may only be a difference of about \$3.40 per hour, do some quick maths and times that by an 8 hour shift and then times that by the amount of employees working on a Sunday, you have a situation where that employer has a significant advantage over a local cafe.

The final and most important issue that arises with a McDonald's fast food outlet is the issue with animal welfare. Whilst most local cafes now strive to use locally grown and ethically raised meat and eggs (for example, local free-range eggs, grass fed meats, etc) all of which not only support local growers and farmers but also work towards improving the quality of life for farm animals.

McDonald's on the other hand use the cheapest possible source of meat and eggs (as well as vegetables, bread etc) with no consideration for supporting local growers and with very little consideration for the welfare of animals. They have made only very small changes to improving animal welfare over the years and this is only a result of massive pressure from animal welfare groups. Their beef for example still comes from feed lots whereby thousands of cattle are contained in an enclosure for several months, often enduring temperatures of 40 degree plus heat without any shelter and fed a high energy grain based diet which includes antibiotics. So many questions arise from this alone as not only have the animals got no shelter but the high energy grain based diet causes over heating and acidity in their bodies which generally results in muscle and joint pain. Worst of all that meat then gets consumed by humans. This contributes to the build up of antibiotics in our bodies and thereby antibiotic resistance (which is a fast growing world wide health problem). The acidic meat combined with the high fat content of the McDonald's food in general contributes to a whole range of health issues in people, including the most obvious which is obesity (adding to the ever growing cost of health care). Sadly McDonald's are very good at marketing their products to children which just adds to the burden of parents trying to get their kids to eat healthy (of course McDonald's will counter this argument by stating that they have healthy options, but do you know of any child who chooses a healthy option?)

Anyway I think I have made enough valid points. I really do hope that the Macedon Ranges Shire will seriously consider this application for a McDonald's fast food outlet and all the ramifications it comes with, in particular the negative impact it will have on our local tourist industry and how that will in turn affect our local economy as a whole. We need to be supporting our local cafes, restaurants, farmers, growers, wineries etc with the best possible long term planning for a thriving and sustainable locally grown food industry. A long term plan that will encourage locals, visitors from the city, interstate and abroad to enjoy our beautiful town and region with all the natural delights it has to offer for many years to come.

Kindest Regards,





Awais Sadiq
Co-ordinator Statutory Planning
Macedon Ranges Shire Council
PO Box 151, KYNETON VIC 3444
mrsc@mrsc.vic.gov.au

Dear Awais

Re: Objection to Planning Application PLN/2019/572



1. THE LAND

- 1.1 The land is located in a strategic position as a tourism gateway and for access to landmark wineries. It is also at a point of access to properties in the Piper’s Creek and Baynton areas.
- 1.2 As a tourism gateway the Kyneton- Heathcote Rd is a main road joining two premier wine regions – Heathcote and Macedon Ranges. A fast-food outlet is hardly conducive to the quality brand of those two regions.

1.3 This is prime agricultural land that needs to be preserved from being converted to bitumen and concrete covered desert. State policy belatedly recognizes the need to preserve agricultural land in the peri-urban zone of which the Macedon Ranges is a part. The need to preserve farming land in our region far outweighs any real or perceived benefits of a non-descript fast food outlet. Kyneton has more than enough fast-food outlets in the town. There is no need to sacrifice good farming land to build another.

1.4 The traditional custodians of the land in the Macedon Ranges see this land as an important cultural place. *It is recognized as a significant meeting place.*

2. JOBS

2.1 The jobs offered by this proposed development are illusory. They amount to little more than low paid jobs for juniors. They are casual and hardly likely to add anything of significance to Kyneton's economy.

2.2 The center of town now has a number of fast-food outlets which provide such jobs for juniors, including some other franchises.

2.3 The market is limited for such food. It is incumbent on the applicant to show through appropriate marketing research that its business will be an addition to the economy of Kyneton and not simply a diversion of business and jobs from the existing outlets in the centre of Kyneton.

2.4 People who need a meal when travelling along the freeway can easily divert off and enter Kyneton where they can find a plethora of food outlets to go to. That diversion has the benefit of having people discover the township and its offerings. In doing so it promotes existing businesses and the tourism venues.

3. DAYLESFORD MACEDON PRODUCE BRAND

3.1 For over 20 years there has been a concerted effort to brand Daylesford-Macedon Ranges as a premium food and wine destination. The Council has spent significant sums of money from rates and commonwealth and state grants to build this brand. Woodend, Kyneton and Malmsbury are recognized as premier food and wine destinations.

3.2 Placing a fast-food outlet in a prominent position on the edge of the freeway and on a tourist route between Kyneton and Heathcote undermines the area's brand and all the work and money that has been spent and the work done by businesses to create the brand.



4. THE ENVIRONMENT

- 4.1 There are significant environmental impacts of this project on the community of Kyneton.
- 4.2 The predominant transport to the complex will be by car and it is anticipated that an extra 350 vehicles per day will be travelling along and parking in this place which is a huge increase of traffic in this area. This will put a huge strain on the round-about at the Freeway off ramp and on traffic along the Heathcote Redesdale Road.
- 4.3 Increased water use and sewerage will impact the towns already stressed sewerage plant and resulting pollution of local waterways. Post Office Creek is close by and it will be more difficult to develop a healthy river plan if this development goes ahead.
- 4.4 The plans for the complex do not show adequate native plantings. Biolinks must be maintained for native animals for food foraging and survival.

5. HEALTH

- 5.1 Obesity, diabetes, heart disease and many auto-immune diseases are rampant in western societies. Recent medical knowledge has linked these diseases to the modern diet of highly processed foods leading to poor gut health. The cost to communities is astronomic. Australia is at the forefront of these problems.

5.2 Largely these problems are related to fat and sugar content of foods. Many chemicals are added to the foods to make it more palatable, 'tasty' and alluring.

5.3 MRSC Health and Wellbeing Council Plan (2017-2027) states that it is a priority to promote healthy eating for good health and wellbeing.

5.4 The Federal Government states that managing physical characteristics of where Australians work and play can influence their physical, mental health and wellbeing. Healthier eating is a priority for both Federal and State Governments.

5.5 The food has low nutritional content, but is high in sugar, fat, salt, preservatives and other additives

†An example of the nutritional content of this food (taken from the Australian McDonalds website).

†**BANANA BREAD:** Banana, Wheat Flour, Sugar, Sour Light Cream (Cream, Milk Fat), Gelatine, Sour Cream Culture), Egg, Canola Oil, Banana Flavour Paste (Sugar, Glucose Syrup (From Wheat), Banana Purée, Glucose Fructose Syrup (From Wheat), Banana Juice Concentrate, Antioxidant (300), Water, Concentrates (Lemon, Safflower), Carrot Extract, Flavours), Whole Egg Powder, Baking Powder (Raising Agents (450, 500), Maize Starch, Mineral Salt (170), Raising Agent (500), Vanilla Flavour (Water, Propylene Glycol (1520), Caramel Sugar Syrup, Flavouring. Components, Thickener (415), Acidity Regulator (330), Preservative (202), Iodised Salt.

6. CONCLUSION

6.1 The proposed application should be refused because:

- a) It undermines the Daylesford Macedon Ranges branding;
- b) It is inconsistent with the Peri-urban Land Strategy;
- c) It is inconsistent with MRSC Health and Wellbeing Council Plan 2017-2027
- d) It adds nothing to the economy of Kyneton.

Yours sincerely



Health and Wellbeing in the Council Plan 2017-2027 table 52

Australian McDonalds website

From: [REDACTED]
 To: [Macedon Ranges Shire Council](#)
 Subject: Planning Objection to PLN/2019/572
 Date: Tuesday, 9 February 2021 3:42:31 PM

D21-14728

To Macedon Ranges Councillors and Developers.

I am formalising my objection to **Planning Application PLN/2019/572** in writing to express my concerns over the misguided attempts to expand the growing Kyneton Township.

This beautiful region has been promoted and coveted by locals as an area of historical significance, a food & wine destination and a healthy place to live with access to waterways, bushland and abundant local native flora & fauna. A strong community of both old and new residents runs deep through the veins of this unique town and this is exhibited in our many Festivals and Events showcased throughout the year.

THESE ARE THE REASONS TOURISTS AND RESIDENTS ARE DRAWN TO THIS REGION. Let's not destroy that pride, let's protect it.

Development and population growth are necessary, inevitable and give us an exciting opportunity to be smart and creative about implementing change so we do not lose the character that Kyneton is renowned for and thrives on.

Please hear and please listen to the objections being raised about the construction and location of the Service Station/McDonalds planned for Kyneton's Northern Gate. We do not NEED this development. We have so much more to offer and ALL of that is at risk if we continue to commoditize the land on which we live, work and play.

Future planning means LESS petrol stations, healthier food and shopping from local retailers. These are the ways to move Kyneton into the 21st century, to set Regional Victorian country towns as the leaders in what we have learned from 2020 and in how to live a BETTER life. These are the issues which should be at the forefront of the discussions put forth in the upcoming Macedon Ranges Shire Community Vision Assembly.

Here are some further points drafted by my fellow passionate and invested Community members as to why this development PLN/2019/572 should cease to be built:

- *Land developments should "continue to build on and enhance Kyneton as a key local and regional township.*
- *The increase to traffic and for traffic safety on and around Edgecombe Road and the roundabout, particularly with an increase in large trucks using the entry, exit and turning points*
- *This development will be within approximately 1km of Kyneton's primary schools and within 2km of Kyneton's secondary schools, likely attracting school children away from the town centre, along road without pathways.*
- *As advertised under the "Visit Macedon Ranges" banner and presents a potentially significant threat to Kyneton's tourism and businesses.*
- *Positioning a McDonald's (and likely other major fast food outlets) at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton's tourism appeal.*

I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.

- *Victoria has seen many country towns damaged by over development and a move away from what makes them attractive places to live and visit Kyneton already has two petrol stations and two vacant sites where petrol station once were but have since closed.*

Thank you very much for considering this application objection and listening to the people who make Kyneton unique,

Sincerely,

A black rectangular redaction box covering the signature of the sender.

P21-9128

Macedon Ranges Shire Council
Planning Dept Att: Awais Sadiq

VIC 3444

DATE
13.02.2021

Re : Edgcombe Road Planning application PLN/2019/573

Dear Mr Sadiq,

[REDACTED] We love living in this progressive, inclusive and welcoming town and as such, are writing to object to the above-mentioned Planning Application.

[REDACTED]

We have a number of concerns around the development of a McDonalds and large convenience store/petrol station in Kyneton which we would like to outline below.

Firstly, we believe there will be significant issues with traffic management at the roundabout intersection of Beauchamp St and Edgcombe St/Rd. We noted that despite a Traffic Impact Assessment being provided as part of the application, it focused solely at the intersection of Saleyards Rd, Pipers Creek Road and Edgcombe Rd, completely neglecting the main congestion point for northbound Calder Hwy traffic exiting to head to the planned development. The traffic can only get to the planned development by exiting at this very proximal roundabout (with no other turn offs in-between it and the development to reduce the traffic levels) so we are concerned as to why it was not considered.

This is a 5 exit roundabout which includes not-negligible amounts of cross traffic to the northbound Calder Hwy exit heading towards the northbound onramp of the Calder, Kyneton via both Edgcombe St and Beauchamp St and Lake Eppalock/Redesdale/Heathcote via Edgcombe Rd. During periods of increased traffic like school holidays and long weekends, we have significant concerns around the congestion and the subsequent danger which will occur. This is especially

concerning as the northbound Calder Highway turns left around a blind corner as it leads towards to the exit. The exit is approximately only 200m long and at peak times, there is the the prospect of banked up traffic extending onto the motorway, especially if there are trucks awaiting exit from the highway. During winter when there is fog, snow and slippery roads, we feel this intersection and the on-ramp will be incredibly unsafe. We wonder whether this might be the reasons as to why the Traffic Impact Report further neglected to include predictions around traffic level at true peak periods like holidays and long weekends.

In addition to our concerns around traffic management, we have concerns related to the Kyneton Structure Plan. For the area highlighted for development, this plan states:

Facilitated Industry and trade related land uses that avoid compromising the viability of industrial areas and or undermining the role of the town centre as the retail focus of Kyneton. Shop/supermarket use is strongly discourage in this location.

It is difficult to comprehend a situation where a large petrol station, convenience store and McDonalds will NOT significantly undermine a number of businesses in the town centre.

there are two existing petrol stations, and shops perfectly suited for visitors looking for a place to stop for food and drink. There is in fact a blue VicRoads sign on northbound side of the Calder meters before the southern entrance to Kyneton which show pictures of a petrol bowser and a spoon and fork indicating these services are available in the town centre. Kyneton has a great range of food and retail outlets (especially for a town of so few people) and if we wish to provide a desirable destination for visitors, we must promote our local businesses ahead of the interests of a billion dollar corporation.

Despite the assertions of the developer stating this development will provide 200 jobs and \$15 million of income to the region, the net social effects of having a McDonalds in Kyneton are not positive. This paper released in 2017 (<https://globalizationandhealth.biomedcentral.com/articles/10.1186/s12992-016-0230-4#Sec151>) discusses the net effect of McDonalds developments - the whole paper is quite fascinating reading (and contains numerous reference) but this is the section of greatest interest in relation to employment:

However, most young people who work in McDonald's are engaged in lower skill activities...

Other contested views on McDonald's Australia's employment conditions were expressed in documents, media items and interviews which reported variously on specific, albeit limited, incidents in relation to staff safety issues, food production practices, occupational health and safety incidents; and the fact that McDonald's does not pay penalty rates [sic]. This form of remuneration mediates precarious employment: one of the health-damaging features of the growing increase in non-standard forms of work which includes the job insecurity of low paying and often insufficient work.

The Fair Work Ombudsman confirms that most of McDonald's Australia's 90,000

workers are casual. Casualization is one facet of precarious employment, with casual workers lacking job security beyond a particular shift. Low-level unionisation across the fast food industry more generally is characterised by high levels of casual and part-time workers who are typically young and poorly informed about workplace rights, and by high staff turnover.

There are significant other ways in which the region can improve youth employment without resorting to allowing the exploitation of young workers through the presence of a corporation which ultimately will only be concerned about its profitability. We believe actions to promote fairness and justice for the region's young people are within the responsibilities of local councils.

I appreciate this objection letter is already getting quite long but there are significant other concerns including:

- the fact the development will sit atop an area of high significance for Aboriginal Cultural Heritage**
- the environmental impact of the development**
- the impact of a fast food restaurant so close to two primary schools - so close in fact that children unsupervised after school may attempt walk there (which is also a safety issue given what we have outlined above)**
- the historic heritage of the region needing to be upheld**
- the loss of the town's identity as being a place to escape the big city and its hustle and bustle**

As such, we urge you to reject this planning application. Thank you for your time and consideration,

Warmly,

[REDACTED]

Objection Letter

9 February 2021

Macedon Ranges Shire Council.
Planning Dept
Att: Awais Sadiq
129 Mollison Street Kyneton, Vic. 3444

ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re. Edgcombe Road Planning application PLN/2019/572

I write in regard to the above planning application for Edgcombe Road, Kyneton, which includes a 24-hour service station and McDonald's fast food outlet. I wish to formally lodge my objection.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

I raise the following objections to issues within the planning application:

- Construction of a Service Station is not appropriate for the current land zoning.
- Application exceeds the allowable leasable area dedicated to food and drink.
- Positioning of a petrol station adjacent to a rural living zone – petroleum products need to be a minimum distance from a rural living zone.
- Full details of the proposed McDonalds signage have not been confirmed in this application, but there are restrictions on visibility, with indications of their big pylon sign illustrated in the planning application.

I also raise the following additional objections to this proposal:

- Kyneton has a unique goldfields heritage and land developments and should *"continue to build on and enhance Kyneton as a key local and regional township, building on a rich and historic character set amongst a picturesque rural and environmental landscape."* (as per the Macedon Ranges Shire Council's own "Vision for Kyneton" statement in its 'Kyneton Structure Report'.)
- The introduction of a service station and fast food/convenience outlets is directly contrary to the Kyneton Structure Plan's key Retail and Commercial recommendation that *"The existing Business 3 Zone land on Edgcombe Road north of the Freeway needs to be carefully managed to avoid undermining the town centre with the preferred land uses to be trade and industry based to support the adjoining industrial area."*
Kyneton town centre also already has two petrol stations and two vacant sites where petrol stations have closed, while small cafes and restaurants which are already experiencing hardship due to COVID-19 are likely to face incredible challenges if a large 'convenience restaurant' was to be permitted, impacting the community further.

- I have major concerns about the increase to traffic and for traffic safety on and around Edgcombe Road, particularly with an increase in large trucks using the entry, exit and turning points.
- This development will be within approximately 1km of Kyneton’s neighbouring primary schools and within 2km of Kyneton’s secondary schools, likely attracting a large number of school children away from the town centre, along sections of road that are currently without pathways and across freeway entry and exit points towards an area designed to service cars and trucks.
- The proposed introduction of a McDonalds provides minimal nutritional value to the residents of Kyneton and the Macedon Ranges, completely contrary to Council’s ‘Healthy eating’ priority stated in its own Health and Wellbeing Plan (2017-2027).
- This type of development damages the Macedon Ranges’ standing as an area that values and protects its natural attractions and country town character advertised under the “Visit Macedon Ranges” banner and presents a potential threat to Kyneton’s tourism business, particularly in attracting visitors from larger towns and suburbs, including Melbourne.
Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which support many families in the Macedon Ranges and are synonymous with Kyneton’s attraction as “one of Victoria’s top gastronomic destinations” (RoyalAuto, January 2020). Positioning a McDonald’s at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton’s tourism appeal.
- The proposed development is in an area found to have high aboriginal cultural significance and sensitivity and presents inevitable risk that appears to undermine Council’s statements of respect for indigenous culture.
- I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.
- I have major concerns regarding the loss of access to potential fertile farming land, particularly as climate change, population growth and even potential future pandemics are expected to have an increasingly profound impact on secure food production and demand in regional and metropolitan Victoria.
- I have major concerns about waste management. We already see discarded takeaway containers strewn within the township, this will only increase with McDonalds.

I trust that the above detail is sufficient for you to record, but should you require further information, please contact me via return email or the above listed address.

Yours sincerely,

██████████
██

Objection to Grant a Planning Permit

P21-6607

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]
Organisation:	N/A
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Contact phone:	[REDACTED]
Mobile phone:	[REDACTED]
Email:	[REDACTED]

Planning Application details

Provide the Planning Application Number

PLN/2019/572

The land

Address of the land

Street No: not known	Street Name: Edgecombe Rd
Lot No: not known	Title details (CA, LP, PS, CP, TP) no.: not known
Township: Kyneton	Postcode: 3444

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.

My objection relates to the following:
1. Proposed Traffic Management
2. Intersection treatment and interface
3. Significant increase to traffic on rural residential roadway
4. Large truck movements on rural residential roadway
5. Large illuminated signage
6. Noise and hours of operation
7. Creek interface


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

Attach additional page/s if there is insufficient room.

See attached letter outlining further details.

Objectors Signature

This form must be signed


Signature:
Date: 5 February 2021

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

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date 02/02/21

Macedon Ranges Shire Council

Planning Department

Att: Awais Sadiq
[REDACTED]

Dear Mr Sadiq,

Re: Edgecombe Road Planning Application PLN/2019/572

I'm writing in relation to the above planning application that includes a 24 hours service station and McDonald's food outlet and wish to formally lodge my objection to this application.

I request formal acknowledgement of my objection and which to be included as an objector should the application proceed to a council submitters meeting.

I acknowledge that I don't possess the application necessary "terminology" when it comes to formal wording of key elements but I will look to articulate in my own words my key concerns with this applications.

- The site development to begin with is not appropriate or in line with Kyneton's unique Goldfields heritage.
- The site is of high significance of aboriginal culture and heritage and encapsulates historic post office creek and needs to be preserved without the effects of increased pollution, chemical seepage and additional waste products. The wildlife that use post office creek will be absolutely under threat to maintain their habitat. The flora and fauna is at real risk of deep degradation and total loss which we can't allow.
- The site development is within 1km of our entire school education precinct and runs a real risk of increased child/adult obesity occurring which is a real concern and issue as it impacts on self-esteem, community engagement and sport participation which I am heavily involved in with the local basketball association. Factor in the real risk of children walking to the site and having to cross multiple roads and contend with unnecessary increased road traffic is of imminent concern.
- I have huge concerns on the increased traffic and the bottleneck effect that it will have on the Edgecombe off ramp leading into the roundabout. With the inclusion of the kindergarten site now at the Kyneton Primary school, Edgecombe road will only get more congested during peak periods and this application will only add increased traffic into that

roundabout which it can't support. The roundabout is already deteriorating and Vic Roads is unable to keep up with maintenance of repairing pot holes etc. I pose a scenario of a double B truck heading to Bendigo, taking that off ramp, heading to the application site to grab some MacDonal'd's and navigating its way back over the Bridge and into the roundabout and having families contend with unnecessary increase in traffic and additional wait times.

- Furthermore to the concerns with the off ramp from Bendigo, its position on the Calder FWY allows for a slight blind spot as you approach at 110km. My concern is an increase in traffic at the roundabout leading to congestion on the onramp and spilling back onto the Calder FWY would result in a high risk accidents potentially occurring.
- Continuing with the theme of traffic, the scenarios of school pick up, off ramp Bendigo and Melbourne bound traffic converging into that area is just not suitable and common sense should prevail on acknowledging that section of road is not safe to have increased traffic at multiple entry and exit points. Currently Edgecombe Road and Pipers Creek Road have had numerous accidents due to the configuration there and this application would only increase the probability of an increase in traffic accident with additional vehicles in that area which should be avoided.
- We already have 3 service stations servicing the township, plus the BP out at Carlsruhe that have already submitted an application for a sizeable refurbishment of the existing site and positioning to make it more accessible to and appealing to FWY traffic. Carlsruhe station already has great on and off ramp access and I strongly believe that is a much more appropriate and safer location to service the traffic for fuel and refreshments.
- I believe this development is a threat to our overarching tourism revenue and goes against the values that Macedon Ranges stand for as an area of great local food and wine with natural attractions and country brand which attracts so many genuine tourist \$\$.
- We have ample local businesses that offer great choices for local and visitors to dine in and takeaway and we don't need a MacDonal'd to dilute the ever increasing focus on supporting "local" businesses and not multi nationals. It has never been more important to support genuine local business owner and ensure local spend is kept within the community.
- Flooding of site. You just have to see how the land looks from our recent rain this week and you've got to really wonder how they will manage the water effectively with drainage that somehow won't affect post office creek and unnecessarily pollute its toxins into this precious water ways. I would consider it an absolute wet land that shouldn't be built on and be preserved as farmland. Just have a look at how it performs over a full winter period?
- The site sits at the gateway of our local wineries and attraction of the likes of Bald Hill reserve precinct. We should as a community allow the natural preserved area to be maintained and not overrun by ghastly buildings that don't suit the surrounds.

As a residence of this particular area I am really concerned on having to navigate additional and unnecessary traffic to get myself [REDACTED] home each night. The additional pollution, waste, and unnatural lighting is not required for this site. I hope that the detail I have provided is sufficient for you to really consider the negative impacts that this application will have on local businesses, health in our community and safety on our local roads not just now but well into the future.

If you require further information on clarification on any of my points please look to contact me via email or mobile.

Kinds regards: [REDACTED]



To Macedon Ranges Council

I wish to object to the granting of a permit PLN2019/572

Kyneton has an outstanding reputation as a fine food destination and we do not want it to become a fast food destination!

Thank you

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*.

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Objector details

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

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

Planning Application details

Provide the Planning
Application Number

PLN/2019/572

The land

Address of the land

Street No:	Street Name: Edgecombe Road,
Lot No:	Lot 1 PS 331532T P/Carlsruhe Edgecombe Road
Township: Kyneton	Postcode: 3444

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.

This development is not consistent with the Victorian Planning Provisions definition of Commercial Zone 2. Refer the following clauses:

34.02-1, specifies the leasable area for Food and drink must not exceed 100 square metres. This proposal has a stand along restaurant, McDonalds, at 377 square metres, and has a Service Station that has a retail shop, at 250 square metres, and a restaurant, at 165 square metres, inside it. This is a total area of 792 square metres that clearly contravenes this section of the planning scheme.

21.13-2 states as its Objective 4, to encourage development that respects Kyneton's distinctive character and defining attributes such as its heritage buildings and features by requiring high quality design and landscaping in industrial and commercial development (Objective 4.5). The building of a generic hardware store, does not constitute high quality design and the landscaping plan is such that the visual impact on Kyneton will be immense.

21.13-2 states at its Objective 5, to consolidate and strengthen the retail, commercial and industrial functions of Kyneton. This includes strategies to:

- 5.1 Maintain the role of the town centre as the retail, commercial and civic core.*
- 5.2 Avoid out-of-centre commercial development that may have a negative impact on the economic viability of the town centre.*
- 5.5 Avoid prominent business identification or promotional signs that are visible from the Calder Freeway or its exit and entry ramps servicing Kyneton.*

This development has the capacity to adversely impact on all the above-mentioned clauses to consolidation and strengthening Kyneton.

This development is also inconsistent with the Kyneton Structure Plan. Strategy 5.5 of the Kyneton Structure Plan states that applications should *avoid prominent business identification or promotional signs that are visible from the Calder Freeway or its exit and entry ramps servicing Kyneton.* PLN/2019/572 proposes a 6 m pylon sign on the Pipers Creek Road side of the McDonalds standalone restaurant, and there is also another pylon sign (no height mentioned) marked on the Plans for the Edgecombe Road side of the McDonalds standalone restaurant.

Section 4.6.4 of the Design Guidelines for Industrial and Commercial Development state that "Freestanding signage should be avoided and will only be permitted if it can be demonstrated that signage on the building facade will not provide effective business identification. If freestanding signage is permitted, it should integrate with the overall design of the site in terms of scale, form, landscaping, and materials, and should not detract from the streetscape character and key views to the area (refer to Figure 43)." Both the 6 m pylon sign on Pipers Creek Road, the undetermined height of the pylon sign on Edgecombe Road and the 12 m pylon sign on Edgecombe Road should be avoided as they completely detract from the streetscape and key views of the area. The current sight is a wide-open undulating land that will be at complete odds to this form of signage.

Inconsistencies with Kyneton Industrial Master Plan and Design Guidelines

According to the Kyneton Industrial Master Plan the McDonalds restaurant should be setback at least 20 metres from Edgecombe Road pavement, and a 5 m screening should be provided along Pipers Creek Road. The current proposal is set at 15.6 m from Edgecombe Road and as there is not Landscaping Plan for the site, the meagre Plan submitted only shows a few small trees scattered along the boundary length. This must be screened so there is no visual impact from the McDonalds, which is a 6 m high building.

As the site interfaces with the Post Office Creek, the Design Guidelines for Industrial and Commercial Development in the Macedon Ranges (2012) state that there should be a continuation of plant species to provide both a visual and ecological connection (p 38). The Plans for landscaping between the interface of

the development and the Post Office Creek is inadequate, as only a few trees are marked on the Plan and the rest of the land to the creek is vacant and treeless.

Section 2.5 of the Design Guidelines for Industrial and Commercial Development in Macedon Ranges (2012) states large carparking lots should be avoided in the front of the building and along the street frontage (p. 26). The development contravenes this Guideline with all of its visitor carparking fronting Edgcombe Road and Pipers Creek Road.

Contravenes Macedon Ranges Environment Strategy 2019

The Macedon Ranges Environment Strategy 2019: 9 states:

“A key requirement for the viability of ecosystems and for survival of flora and fauna species is connectivity of vegetation and waterways, to allow for movement of wildlife, and cross pollination within individual plant species to maintain genetic diversity. Within the Shire, connectivity is provided by roadside vegetation, streamside vegetation and waterways and native vegetation on private and public land. Connectivity is provided by remnant or restored ecosystems, and plantings of native vegetation, especially in the form of strategically planned biolinks.”

It is Council’s responsibility to ensure that the good work of protecting and rehabilitating the ecological quality of the shire and the habitat for our valued species is not interrupted by the adverse impacts of this proposed development. The recently planned reserve for Post Office Creek will be greatly impacted by the ecological and aesthetic impacts of the proposed developments, including light pollution necessitated by the 24 hour nature of roadside petrol station operation as well as the need for after-hours security for the proposed development. Near the area of the proposed development are endangered species such as the nocturnal brush-tailed phascogale (approx. 2.5kms away) and microbats which are sensitive to light and the recently listed as threatened platypus which are highly sensitive to water and sediment quality, especially changes to surface water quality variables including dissolved organic levels and suspended solids, concentrations of sediment toxicants, extent of catchment and daily discharge. The addition of large ambient evaporative emissions (assuming no spillages!) of highly toxic petroleum, benzene and toluene to the environment can hardly be beneficial to the flora and fauna nearby.

In the document “Inquiry Into Ecosystem Decline in Victoria – Submission by Macedon Ranges Council”, the Council states that “Local government also has the ability to influence conservation outcomes on private land through implementation of planning regulations...and support for community groups and community led action.” It also states that “the extent of ecosystem decline is severe and ongoing – Macedon Ranges has experienced significant species decline....this decline will continue as land is further fragmented by subdivision and development..”

I understand that the development will undertake all efforts to correctly dispose of rubbish but you only need to look at similar sites along the Calder to appreciate that it is inevitable that the area near the site will be strewn with rubbish that will only increase the cleaning burden on Council and serve as a littered gateway to our town.

Inconsistent with the Macedon Ranges Statement of Planning Policy – the whole premise of this document is to protect the areas significant landscapes, protect catchments, and retain the biodiversity, ecological and environmental values of this beautiful area. This development is not consistent with any of those objectives.

On 16 August 2018, the Macedon Ranges became the first area to be declared under the Planning and Environment Amendment (Distinctive Areas and Landscapes) Act 2018. Following significant community input, a final draft Statement of Planning Policy has been prepared by DELWP in partnership with Macedon Ranges Shire Council and the Traditional Owners of the Dja Dja Wurrung, Taungurung and Wurundjeri peoples. The Statement of Planning Policy

Attach additional page/s if there is insufficient room.

was approved on 10 December 2019 and came into effect on 12 December 2019. Read it!

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

Attach additional page/s if there is insufficient room.

Like many people in Kyneton I live here to enjoy the close proximity to the natural environment and the rural lifestyle this affords us. I moved to Kyneton to get away from mass development and urban filth that is perpetuated by developments such as this.

Based on the examples of this application not being consistent with state and local planning regulations, nominated Design Guidelines, and the various Strategies, I believe the only viable choice for MRSC is to refuse this planning application.

If a 100m² "Food and drink premises" must be put on this site then the development should be unique to the Macedon ranges and celebrate the food and wine culture that the area is synonymous with.

Objectors Signature

This form must be signed

Signature: 

Date: 15-2-2021

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

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.

Telephone: Planning (03) 54 21 9699

Website: www.mrsc.vic.gov.au

Further important information:

For help or more information



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

Planning Application details

Provide the Planning Application Number

PLN/ 2019/572

The land

Address of the land

Street No:	Street Name: EDGECOMBE ROAD
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township KYNETON	Postcode: 3444

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.

PLEASE SEE ATTACHED DOCUMENTS

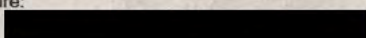
How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

PLEASE SEE ATTACHED DOCUMENTS

Objectors Signature

This form must be signed

Signature: 
Date: 16 / 2 / 21

Lodgement

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PO Box 151
Kyneton Vic 3444

In Person:
Any Council Office

Email: mrsc@mrsc.vic.gov.au

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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

Objections to PLN/2019/572 Service Centre [REDACTED]

- 1 There is no demand for another Service Centre.

CARLSRUHE has just been granted by MRSC a multi-million dollar upgrade to reposition closer to Highway ect. Thus there is no demand or requirement for another Fuel Service Centre within 8 km as well as on the same side of the Highway.

Freeway Service Centre Design Guidelines (1997) state

“Service centres must be located at Strategic intervals along rural freeways, preferably at no less than 50 km from an existing or approved centre”

- 2 Breaches Commercial 2 Zone

This Application Breaches the Commercial 2 Zone land planning.
Service Station is not in keeping with C2Z listed usage.

- 3 Detrimentially Impacts the Amenity of the neighbourhood.

This Application Breaches Clause 34.02-2 The use of Land must not detrimentally affect the amenity of the neighbourhood. Under clause 34.02-1

- 4 The Application Exceed the 100 Square Metres

This Application exceeds the 100 Square Metres leasable area for Food and drink.
This proposal is a total area of 792 square meters and clearly contravenes this section of the planning scheme.

- 5 Contravenes The Kyneton Structural Plan

Kyneton Structural Plan states that out of centre town development will have a detrimental impact on the economic viability of the Town Centre and needs to be controlled.
These proposals are out of town development with the potential to be the next Sunbury as there is no detail regarding the 20 other Industrial retail sites approved by council in the subdivision.

- 6 Contravenes The Kyneton Structural Plan

Kyneton Structural Plan States that Gateways are to promote high quality architecture and urban design. This proposal at the Northern Gateway of Kyneton does not exhibit high quality architecture or urban design with its generic and non-descript design of Buildings and associated signage. It does nor enhance this Northern gateway.

7 Contravenes The Kyneton structural Plan to Protect the Town Centre. Clause 4.0

Protect the role of the town Centre with concerns around the potential of land North of the Calder Highway to take activity from the town centre.

8 Contravenes The Kyneton Structural Plan Detrimental Impact on Residents Amenity

There are residential housing zones within 800 metres of this proposed Service Centre Truck Stop and Fast Food outlets. The impacts of Traffic, noise and lights 24 hrs a day will be extremely detrimental to these resident's amenity.

9 Schools Within Walking Distance Social and Safety impacts.

There are 3 Schools within walking distance to these potential 3 Fast Food outlet's.
2 Primary Schools 1 Senior School. SAFETY Concerns for pedestrian traffic especially minors walking to McDonalds could have tragic outcomes.
Crossing two Freeway feeder roads with no footpaths and a large portion of the Traffic is massive trucks from the industrial sites and Abattoir's

10 Contravenes The Macedon Ranges Environment Strategy 2019

This Application Contravenes The Macedon Ranges Environment Strategy 2019.9
Which states

'A key requirement for the viability of ecosystems and for survival of flora and fauna species in connectivity of vegetation and waterways.

The recently planned reserve for Post Office Creek will be greatly impacted by the ecological and aesthetic impacts of the proposed developments. This area is a Native wildlife Corridor.

11 Negative Impacts on Traffic Flow

The Traffic Report is over 15 months old and differs greatly from The Department of Transport figures. These figures are not current and only vague estimates with no full research such as traffic counting equipment. The Report supplied by GTS is not reflective of the traffic flow now or the impacts of such developments.

12 Detrimental Impacts on Tourism and Kynetons Brand

Edgecombe Road and Pipers Creek Road are the main access roads to our most noted Tourist Attractions including our most unique Natural environments such as Turpin's Falls which is noted in ten of the best waterfalls in Victoria. The Cascades at Metcalfe, Black Hill Conservation Reserve, Baldhill Conservation Reserve, Kyneton Golf links, Kyneton Riding Club and Pony Club, Also the gateway to our most prestigious wineries and road to Lake Eppalock and Heathcote wineries.

2

This Gateway will be irreparably damaged if The massive Fuel centre Truck Stop and stand alone McDonalds and 2 other Fast Food chains are approved.
In latest Tourism Data the main quality that Kyneton provided and was visited for was an authentic rural character. This will be irreparably damaged.

13 Detrimental Cultural Heritage Impacts.

This area has been designated as containing Significant Cultural Artefacts.

Macedon Ranges Statement of Planning Policy Sets out the following.

Objective 4 – To recognise, protect, conserve, and enhance the declared area’s Aboriginal cultural and spiritual heritage values and work in partnership with Traditional owners in caring for Country.

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

We have one of Kyneton's oldest Bed and Breakfast and holiday accommodation's on the edge of Kyneton township and know that tourists do not come to Kyneton to see massive Bunnings stores ruining one of the most picturesque gateways to our beautiful regions Wineries, Golf Course and most popular Natural Landscape attractions. This Northern Gateway has more Tourist attractions and destinations than any other area of Kyneton.

This will only have a detrimental impact on Kyneton's growing prestigious reputation as one of the most popular destination from Melbourne. Thus a major growth Industry will be detrimentally impacted.

Personally I will be distraught to see the destruction of Kyneton's rural character and that this Permit been approved will be the precedents to more detrimental Applications in the retail development in this Planning application.

I have sincere and grave concerns for Family businesses that have been in the Town for over 100 years as all the research and data shows that McDonalds and Bunnings will have detrimental impacts and or if not send these businesses broke.

Supporting Locally owned businesses is what will insure this regions prosperity and wonderful character.

Objection Letter

9 February 2021

Macedon Ranges Shire Council.
Planning Dept
Att: Awais Sadiq

ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re. Edgcombe Road Planning application PLN/2019/572

I write in regard to the above planning application for Edgcombe Road, Kyneton, which includes a 24-hour service station and McDonald's fast food outlet. I wish to formally lodge my objection.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

I raise the following objections to issues within the planning application:

- Construction of a Service Station is not appropriate for the current land zoning.
- Application exceeds the allowable leasable area dedicated to food and drink.
- Positioning of a petrol station adjacent to a rural living zone – petroleum products need to be a minimum distance from a rural living zone.
- Full details of the proposed McDonalds signage have not been confirmed in this application, but there are restrictions on visibility, with indications of their big pylon sign illustrated in the planning application.

I also raise the following additional objections to this proposal:

- Kyneton has a unique goldfields heritage and land developments and should *"continue to build on and enhance Kyneton as a key local and regional township, building on a rich and historic character set amongst a picturesque rural and environmental landscape."* (as per the Macedon Ranges Shire Council's own "Vision for Kyneton" statement in its 'Kyneton Structure Report'.)
- The introduction of a service station and fast food/convenience outlets is directly contrary to the Kyneton Structure Plan's key Retail and Commercial recommendation that *"The existing Business 3 Zone land on Edgcombe Road north of the Freeway needs to be carefully managed to avoid undermining the town centre with the preferred land uses to be trade and industry based to support the adjoining industrial area."*
Kyneton town centre also already has two petrol stations and two vacant sites where petrol stations have closed, while small cafes and restaurants which are already experiencing hardship due to COVID-19 are likely to face incredible challenges if a large 'convenience restaurant' was to be permitted, impacting the community further.

- I have major concerns about the increase to traffic and for traffic safety on and around Edgcombe Road, particularly with an increase in large trucks using the entry, exit and turning points.
- This development will be within approximately 1km of Kyneton’s neighbouring primary schools and within 2km of Kyneton’s secondary schools, likely attracting a large number of school children away from the town centre, along sections of road that are currently without pathways and across freeway entry and exit points towards an area designed to service cars and trucks.
- The proposed introduction of a McDonalds provides minimal nutritional value to the residents of Kyneton and the Macedon Ranges, completely contrary to Council’s ‘Healthy eating’ priority stated in its own Health and Wellbeing Plan (2017-2027).
- This type of development damages the Macedon Ranges’ standing as an area that values and protects its natural attractions and country town character advertised under the “Visit Macedon Ranges” banner and presents a potential threat to Kyneton’s tourism business, particularly in attracting visitors from larger towns and suburbs, including Melbourne.
Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which support many families in the Macedon Ranges and are synonymous with Kyneton’s attraction as “one of Victoria’s top gastronomic destinations” (RoyalAuto, January 2020). Positioning a McDonald’s at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton’s tourism appeal.
- The proposed development is in an area found to have high aboriginal cultural significance and sensitivity and presents inevitable risk that appears to undermine Council’s statements of respect for indigenous culture.
- I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.
- I have major concerns regarding the loss of access to potential fertile farming land, particularly as climate change, population growth and even potential future pandemics are expected to have an increasingly profound impact on secure food production and demand in regional and metropolitan Victoria.
- I have major concerns about waste management. We already see discarded takeaway containers strewn within the township, this will only increase with McDonalds.

I trust that the above detail is sufficient for you to record, but should you require further information, please contact me via return email or the above listed address.

Yours sincerely,



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date 02/02/21

Macedon Ranges Shire Council

Planning Department

Att: Awais Sadiq

129 Mollison Street, Kyneton, Vic 3444

Dear Mr Sadiq,

Re: Edgecombe Road Planning Application PLN/2019/572

I'm writing in relation to the above planning application that includes a 24 hours service station and McDonald's food outlet and wish to formally lodge my objection to this application.

I request formal acknowledgement of my objection and which to be included as an objector should the application proceed to a council submitters meeting.

I acknowledge that I don't possess the application necessary "terminology" when it comes to formal wording of key elements but I will look to articulate in my own words my key concerns with this applications.

- The site development to begin with is not appropriate or in line with Kyneton's unique Goldfields heritage.
- The site is of high significance to aboriginal culture and heritage and encapsulates historic post office creek, this needs to be preserved without the effects of increased pollution, chemical seepage and additional waste products. The wildlife that use post office creek will be absolutely under threat to maintain their habitat. The flora and fauna is at real risk of deep degradation and total loss, which just can't be allowed.
- The proposed site for this development is within 800mtrs-1km of our entire school education precinct. [REDACTED]
- The proposed McDonalds fast food outlet would not only contribute to a real risk of increased child/adult obesity, which is of grave concern and potentially a major issue for our community, as body image impacts on self-esteem, self-worth, mental health, community engagement and sport participation, which my family are heavily involved in with the local basketball association. It is also in direct opposition to the 'HEALTHY LIFESTYLE' habits and messages we adhere to within our school environments. Teaching our children about foods to fuel their minds & bodies & being conscious of environmental factors, are strongly part of the school culture & curriculum. [REDACTED]

[REDACTED] It is encouraged of families to prepare package free or minimal packaged lunchboxes. Again, I can only imagine the detrimental environmental impact this fast food packaging will have on our Regional town.

- An imminent concern is increased vehicle traffic to an already busy area of town, with the inclusion of Kyneton Primary School & Kyneton Kindergarten on Edgecombe Road, the school precinct area is increasingly congested around school drop off & pickup times. Not only is this area used as a thoroughfare for Heavy vehicles avoiding The Calder Fwy route to Bendigo. This proposed application would also contribute an increase to pedestrian traffic where there is no safe crossing of Edgecombe road near this proposed site.
- The roundabout is already deteriorating with this increase in traffic and Vic Roads is unable to keep up with maintenance of repairing pot holes and damage to roads. This increase in traffic congestion would also pose issues for families travelling to their places of education, work and private residences in the area with an additional to travel time.
- Continuing with the theme of traffic, the scenarios of school pick up, off ramp Bendigo and Melbourne bound traffic converging into that area is just not suitable and common sense should prevail on acknowledging that section of road is not safe to have increased traffic at multiple entry and exit points. Currently Edgecombe Road and Pipers Creek Road have had numerous accidents due to the configuration there and this application would only increase the probability of an increase in traffic accident with additional vehicles in that area which should be avoided.
- We already have 3 service stations servicing the township, plus the BP out at Karlsruhe that have already submitted an application for a sizeable refurbishment of the existing site and positioning to make it more accessible to and appealing to FWY traffic. Karlsruhe station already has great on and off ramp access and I strongly believe that is a much more appropriate and safer location to service the traffic for fuel and refreshments.
- I believe this development is a threat to our overarching tourism revenue and goes against the values that Macedon Ranges stand for as an area of great local food and wine with natural attractions and country brand which attracts so many genuine tourist \$\$.
- We have ample local businesses that offer great choices for local and visitors to dine in and takeaway and we don't need a MacDonald to dilute the ever increasing focus on supporting "local" businesses and not multi nationals. It has never been more important to support genuine local business owners and ensure local spend is kept within the community.
- Flooding of site. You just have to see how the land looks from our recent rain this week and you've got to really wonder how they will manage the water effectively with drainage that somehow won't affect post office creek and unnecessarily pollute its toxins into this precious water ways. I would consider it an absolute wet land that shouldn't be built on and be preserved as seasonal farmland. Just have a look at how it performs over a full winter period?
- The site sits at the gateway of our local wineries and attraction of the likes of Bald Hill reserve precinct. We should as a community allow the natural preserved area to be maintained and not overrun by ghastly buildings that don't suit the surrounds.

As a resident of this particular area I am seriously concerned on having to navigate additional and unnecessary traffic, [REDACTED]

[REDACTED] Not to mention the effects that additional pollution, waste and unnatural lighting would have on this area and our town.

It is certainly not required or deemed suitable for this site.

I really hope that the detail and reasoning I have provided is sufficient enough for you to consider the overwhelming negative impacts that this application will have on local businesses, health and wellbeing within our community and safety on our local roads, not only now but well into the future.

If you require further information on clarification on any of my points please look to contact me via email or mobile.

Kindest Regards;



13-Feb-2021



Frequent visitor and former resident - Kyneton

The development of a service station and fast-food commercial complex is completely inappropriate for the rural setting being proposed. Being near active farming businesses.

Moreover the presence of a 24h, multinational fast-food brand, not only encourages unhealthy eating, will undermine the strong established branding of Kyneton as a premier food destination - potentially impacting the attractiveness of Kyneton to many small businesses and cafes. Without these many small, artisan food and craft businesses, I (and many visitors) am less inclined towards visiting Kyneton and surrounding regions.

The oversized development risks undermining the small town feel and rural lifestyle that makes Kyneton (and other small towns) so attractive for 'tree-changers, as well as negatively impact the liveability of existing residents - including members of my family.

I grew up in Kyneton, and it has come a long way from the run-down, depressed town of the 1980s. This development is unnecessary, adds little if any benefits for the people of Kyneton, and risks a slow slide towards the suburban sprawl that is Sunbury. Do not let it happen.

Thank you

From: [REDACTED]
Sent: Friday, 5 February 2021 3:25 PM
To: Awais Sadiq
Subject: Edgecombe Road Planning application PLN/2019/572

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.

Dear Mr. Sadiq,

attached is my objection to the proposed development at Edgecombe Road, Kyneton.
 Could you please confirm that you have received it to my email.
 Thank you.

[REDACTED]
 Date: 5th February 2021
 Macedon Ranges Shire Council
 Planning Dept
 At: Awais Sadiq
 [REDACTED]
 ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re : Edgecombe Road Planning application PLN/2019/572

I'm writing in regard to the above planning application for Edgecombe Road Kyneton, submitted to the MRSC, which includes a 24-hour service station and McDonalds fast food outlet and I wish to formally lodge my objections.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.
 My objections to this proposal are:

- Kyneton can only lose out with the introduction of oversized enterprises such as McDonalds or Bennings.
 - It will lose its charm and historic town ambience.
 - It will lose the uniqueness of character that so attracts residents to live here, and tourists to spend leisure time here.
 - No one wants a replica of what they can get in the 'big smoke'.
- Kyneton's businesses will lose, whether it's the cafes or the hardware store. Their staff will lose – possibly their jobs.
- The council must take a long term view in their decision making. Short term gains are not the way to go.

If you require further information, please contact me via return email listed above.

Yours sincerely,

[REDACTED]



Objection to Grant a Planning Permit

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

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Objector details

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

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

Planning Application details

Provide the Planning Application Number

PLN/	2019/572
------	----------

The land

Address of the land

Street No:	Street Name: EDGECOMBE RD
Lot No: LOT 1 PS331532T PICARLSRUHE	Title details (CA, LP, PS, CP, TP) no.:
Township Kyneton	Postcode: 3444

Reason for your Objection

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Attach additional page/s if there is insufficient room.

The development would have a negative impact on my way of life in the area and would change why I chose to be a land owner in the area
It would change the aesthetics of Kyneton and impact on those that live in and visit the area
My main route into Kyneton passes this proposed development site and therefore effects every trip I take into town [REDACTED]
MacDonalds in the area is not progress but rather the opposite as it brings with it a rise in obesity, impacts truck drivers and travelers health and therefore increases costs to the community and health services and a fourth petrol station is unnecessary and brings traffic congestion and pollution close to town.


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

Attach additional page/s if there is insufficient room.

Locals living in and near and driving through would have to deal with increased traffic, noise and pollution 24hrs.
Increased truck traffic close to town and close to residential areas. Increased numbers of trucks impact on local traffic.
Recently on ABC radio talk back a number of truck drivers spoke of how the lifestyle of fast foods like MacDonalds while on the road impacts them, with longterm poor health
No to MacDonalds as they have a history of low paid wages, cause of obesity from nutritionally poor food and increased rubbish in the area. You only have to look at the roadside litter you see on the sides of the roads
Increased roadkill and impact of wildlife
Kyneton is a town that has the attraction of artisan foods and use local produce. This development would take away from the already existing services that have provided the town for years.
Why another petrol station as there are already two in Kyneton, a third at mineral springs and a fourth conveniently located near access on and off the freeway at Carlsruhe. Another petrol station so close to the Carlsruhe site is totally unnecessary.
MacDonalds is known for its nutritionally poor foods that can cause obesity in people. Obesity brings with it poor health and a troublingly increase on the impact of medical services and costs to the medical services and communities

Objectors Signature

This form must be signed

Signature: 
Date: 19/02/21

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.
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For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

From: [REDACTED]
Sent: Tuesday, 9 February 2021 10:34 PM
To: Macedon Ranges Shire Council
Subject: Opposition to McDonald's

Categories: Planning

Dear Council,

I am writing to voice my objection to the proposal for a McDonald's development in Kyneton. I am not opposed to development in Kyneton, but feel part of Kyneton's character is that we don't have a McDonald's. Look at Castlemaine and Daylesford, both independent towns that entice tourists for that very reason. It would be wonderful for Kyneton to be famous as the town that said "NO" to McDonalds. I believe Kyneton will continue to develop and grow without McDonald's and more jobs will be created but in a way that doesn't feel as though we've sold our soul to the devil.

Another very real issue is the health of our community. We should be saying "NO" to McDonalds to avoid increasing the already high risk of obesity. These statistics come from the Australian Government Institute of Health and Welfare website released on 23 July 2020:

In 2017-2018 an estimated 25% of children and adolescents aged 2-17 were considered obese. An estimated 2 in 3 (67%) adults aged 18 and over were overweight or obese. Victorians accounted for 68.3% of the total population. I doubt very much that these figures have gone down over the past few years, in fact, I would say covid-19 has more than likely increased those figures substantially. Overweight and Obesity is the cause of many chronic conditions including cardiovascular disease, asthma, back issues, chronic kidney disease, dementia, diabetes and some cancers (these are all quoted on the same website). Of course it can also be a cause of death.

You are in a position to prevent adding to these stats, to assist our community's well-being, to keep expenditure on health down.

Come on, Let's keep Kyneton healthy and let's keep Kyneton different.

Best regards,
[REDACTED]

PS I'm not a new resident, [REDACTED]
[REDACTED] I have always proud and happy to be a part of this community without a McDonalds right on our doorstep.



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

Planning Application details

Provide the Planning Application Number

PLN/	2019/572
------	----------

The land

Address of the land

Street No:	Street Name: EDGECOMBE RD
Lot No: LOT 1 PS331532T P/CARLSRUHE	Title details (CA, LP, PS, CP, TP) no.:
Township Kyneton	Postcode: 3444

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.

The development would have a negative impact on my way of life in the area and would change why I chose to be a land owner in the area
It would change the aesthetics of Kyneton and impact on those that live in and visit the area
My main route into Kyneton passes this proposed development site and therefore effects every trip I take into town.
[REDACTED]
MacDonalds in the area is not progress but rather the opposite as it brings with it a rise in obesity, impacts truck drivers and travellers health and therefore increases costs to the community and health services and a fourth petrol station is unnecessary and brings traffic congestion and pollution close to town.

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

Attach additional page/s if there is insufficient room.

Locals living in and near and driving through would have to deal with increased traffic, noise and pollution 24hrs.
Increased truck traffic close to town and close to residential areas. Increased numbers of trucks impact on local traffic. Recently on ABC radio talk back a number of truck drivers spoke of how the lifestyle of fast foods like MacDonaldis while on the road impacts them, with longterm poor health
NO to MacDonaldis as they have a history of low paid wages, cause of obesity from nutritionally poor food and increased rubbish in the area. You only have to look at the roadside litter you see on the sides of the roads
Increased roadkill and impact of wildlife
Kyneton is a town that has the attraction of arisan foods and use local produce. This development would take away from the already existing services that have provided the town for years.
Why another petrol station as there are already two in Kyneton, a third at mineral springs and a fourth conveniently located near access on and off the freeway at Carlsruhe. Another petrol station so close to the Carlsruhe site is totally unnecessary.
MacDonaldis is known for its nutritionally poor foods that can cause obesity in people. Obesity brings with it poor health and a troublingly increase on the impact of medical services and costs to the medical services and communities

Objectors Signature

This form must be signed

Signature	
Date:	19/02/21

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.

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For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

From: [REDACTED]
Sent: Wednesday, 10 February 2021 8:08 PM
To: Macedon Ranges Shire Council
Subject: Planning objection PLN/2019/572

Categories: Planning

To whom it may concern,

I wish to lodge an objection to the planning proposal PLN/2019/572.

As a resident of Kyneton I am objecting against the development of a service station and fast food restaurants on the Southern corner of Edgecombe Rd and Pipers Creek Rd due to the adverse impacts I believe it will have on the township of Kyneton.

The adverse impacts that most concern me are:

- That Post Office Creek runs directly through this parcel of land and provides habitats for local species, indigenous to the Kyneton area, particularly as this site is identified as an Environmentally Sensitive Area of State Significance under clause 12.05-S1 in the Environmental Significance Overlay Schedule 4 (ESO4),
- That the site is identified as an area of Cultural Heritage Sensitivity with high archaeological/scientific, social and spiritual significance for the traditional owners of the land.

There are also the adverse impacts on the cultural and heritage landscape of Kyneton to be considered. I believe a significant part of the local tourism to the town is based on its gold rush era streetscapes and Kyneton as a foodie destination which is still close to Melbourne, all of which will be adversely affected by the proposed development.

As I believe we are still to see the flow-on economic and social impacts of the COVID-19 global pandemic effects here in Australia, I urge you that now is an appropriate time to take stock and enter into deeper consideration before this development is approved.

Yours sincerely,

[REDACTED]

OBJECTION TO PROPOSED DEVELOPMENT PLN/2019/572

This type of development seems in stark contrast to the image Macedon Ranges Shire Council is presenting as an area that values and protects its natural attractions and country town character, as advertised under the "Visit Macedon Ranges" banner. I feel this development presents a potentially significant threat to Kyneton's tourism and businesses. Kyneton is a food and cultural destination, and this kind of development could potentially impact those cafes and restaurants that attract visitors,

- Positioning a McDonald's (and likely other major fast food outlets) at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton's tourism appeal.

Threat to aquatic habitat along the Post Office Creek.

- I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek. Extensive ongoing work by local Landcare groups will be significantly undermined by this type of development and there is potential for waste (from convenience restaurant, service station etc) to clog the creek. This seeming disregard for the local waterway and surrounding environment is at odds with the rehabilitation work that has been undertaken along the Campaspe River and other waterways in the area.

Threat to surrounding environment and indigenous flora and fauna

- The increase in traffic and accompanying noise and air pollution, land clearing for construction, potential for greater number of wildlife killed on roads, waste pollution all contribute to increased threat to local flora and fauna. Nearby Bald Hill Reserve and Black Hill Reserve, while further away, are both home to populations of the brush-tailed phascogale, which is considered vulnerable due to relentless land clearing and predation from foxes and feral cats. This marsupial has been the subject of concerted efforts to rebuild populations, which I feel may be adversely affected by the potentially harmful environmental impacts of this development.

Increase to traffic and for traffic safety

- The increase to traffic and for traffic safety on and around Edgcombe Road and the roundabout, particularly with an increase in large trucks using the entry, exit and turning points. I have concerns about not only the volume of traffic moving through this area (which can already be congested at certain times of day), but also the potential noise pollution of heavy trucks. As someone who has been riding in and around Kyneton since my early teens, this increase in traffic will impact how safe I feel riding around this part of town [REDACTED].

Close proximity of two primary schools and two high schools

- This development will be within approximately 1km of Kyneton's primary schools and within 2km of Kyneton's secondary schools, likely attracting school children away from the town centre, along roads without pathways. There is strong potential for traffic dangers with children moving through the area, as well as the long term health detriment of regular fast food consumption.

The proposed development is in an area found to have high aboriginal cultural significance

- The proposed development is in an area found to have high aboriginal cultural significance and sensitivity and presents inevitable risk that appears to undermine Council's statements of respect for indigenous culture.

Impacts Livability and appeal of township

- Victoria has seen many country towns damaged by over development and a move away from what makes them attractive places to live and visit. We are fortunate to be surrounded by fertile farmland and spectacular bushland, which is an appealing part of life in Kyneton. This development will stand in stark contrast against the surrounding bushland. Not only will it be visible from the immediate vicinity, it will no doubt mar the spectacular views around the town. As a Kyneton resident who returned to the town after many years in the city, I was drawn back by the opportunity to live a clean country life, [REDACTED] [REDACTED] This kind of development is the domain of city and urban areas, not our small town, and promises to be the forerunner of more big box stores and convenience that will damage the country feel of our town.
- Positioning of a petrol station adjacent to a rural living zone – petroleum products need to be a minimum distance from a rural living zone.

McDonalds provides minimal nutritional value

- The proposed introduction of a McDonalds/fastfood provides minimal nutritional value to the residents of Kyneton and the Macedon Ranges, completely contrary to Council's 'Healthy eating' priority stated in its own Health and Wellbeing Plan (2017-2027).

From: [REDACTED]
Sent: Tuesday, 9 February 2021 12:08 PM
To: Macedon Ranges Shire Council
Subject: Planning Objection PLN/2019/572

Categories: Planning

To MRSC,

I would like to register my objection to planning permit PLN/2019/572. I am objecting to the McDonalds and Service Station planning permit.

I have read through the application in detail and do not believe the applications adequately addresses the traffic impact or environmental impact.

I believe Pipers Creek road and Edgecombe road will not be able to appropriately handle the increased traffic. This will cause congestion and hazards for local residents and business owners coming on and off the freeway.

From an environmental perspective I don't believe enough has been done to study any potential negative impacts and put in place strategies to address these.

In summary, I request a detailed traffic impact study and environmental impact study be completed with any associated recommendations being part of an amended application.

Regards, [REDACTED]
[REDACTED]

Sent from my Galaxy



Objection to Grant a Planning Permit

D21-74656

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

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Privacy notice

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Objector details

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

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

Planning Application details

Provide the Planning Application Number

PLN/ 2019 / 572

The land

Address of the land

Street No:	Street Name: Edgecombe Road
Lot No: 1	Title details (CA, LP, PS, CP, TP) no.:
Township Kyneton	Postcode: 3444

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 www.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.

Please see attached document


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

Attach additional page/s if there is insufficient room.

Please see attached document

Objectors Signature

This form must be signed

Signature: 
Date: 9/6/2021

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

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For help or more information

Telephone: Planning (03) 54 21 9699
Website: www.mrsc.vic.gov.au

PLN/2019/572 - Service Centre & Fast Food Outlets

Objections are raised here in the spirit of protecting the unique cultural heritage and landscapes of the Macedon Ranges, while encouraging developments to align with the 17 UN sustainable development goals. We recognise that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.

This planning application, as it currently stands, proposes to build a facility which does nothing to improve the economy, health and wellbeing of people in the Macedon Ranges, and does not improve the environment of the area.

We encourage developers to discuss ways forward to sustainably develop land in a manner that would protect the waterways, cultural heritage, and the environment, and which also offer worthwhile employment opportunities for Kyneton residents. In its current form, the net effect of this application appears to be detrimental to all those goals as well as the amenity of the neighbourhood.

Specific objections:

1. **There is no demand for another service centre**

Carlsruhe has just been granted by MRSC a multi-million dollar upgrade to reposition it closer to the Calder Freeway. Thus there is no demand or requirement to add an additional fuel service centre to Kyneton and within 8 km of Carlsruhe on the same side of the Highway.

Freeway Service Centre Design Guidelines (1997) state:

‘Service centres must be located at Strategic intervals along rural freeways, preferably at no less than 50 km from an existing or approved centre’

2. **Breaches Commercial 2 Zone**

This Application Breaches the Commercial 2 Zone land planning. A Service Station is not in keeping with C2Z listed usage.

3. **The Application Exceeds 100 Square Metres Food and Drink**

This Application exceeds the 100 Square Metres leasable area for food and drink. The proposal details a total area of 792 square meters, of which 343 square meters is proposed for convenience food outlet purposes. This clearly contravenes this section of the planning scheme.

4. **Contravenes The Kyneton Structure Plan Objective 5**

Objective 5 states its purpose as “To consolidate and strengthen the retail, commercial and industrial functions of Kyneton”.

The words **consolidate** and **strengthen** do not mean **replace**. This service station and fast food outlet proposal is the cornerstone of a greenfield out-of-town retail centre development, without a contemporary masterplan, which has the potential to completely replace Kyneton’s current town centre.

Kyneton does not need an additional fuel station. The purpose of this application is purely to create a convenience drawcard for the rest of the CZ2 zone estate, drawing business away from the town centre. Strategy 5.2 requires that out-of-centre commercial development that may have a negative impact on the economic viability of the Town Centre must be avoided.

5. Contravenes The Kyneton Structure Plan

Kyneton Structural Plan states that town gateways are to promote high quality architecture and urban design. This proposal at the Northern Gateway of Kyneton does not exhibit high quality architecture or urban design with its generic and nondescript design of buildings and associated signage. It does not enhance Kyneton's Northern gateway.

6. Contravenes The Kyneton Structure Plan to Protect the Town Centre. Clause 4

Protect the role of the town Centre with concerns around the potential of land North of the Calder Freeway to take activity from the town centre.

7. Contravenes The Kyneton Structure Plan - Detrimental Impact on Residents Amenity

There are residential housing zones within 800 metres of this proposed Service Centre Truck Stop with Fast Food outlets. The impacts of increased heavy vehicular traffic, noise and lights 24 hrs a day will be extremely detrimental to these resident's amenity.

8. Schools Within Walking Distance - Social and Safety impacts.

There are 3 Schools within walking distance to these potential 3 Fast Food outlets. Two primary schools and one senior School. There are safety concerns for pedestrian traffic. In particular, minors walking or attempting to ride bicycles to McDonalds could have tragic outcomes. Crossing two freeway feeder roads with no footpaths where a large portion of the traffic is massive trucks from the industrial sites and abattoir facilities.

9. Contravenes Environment Strategies & Objectives

This Application Contravenes:

1. The Macedon Ranges Environment Strategy 2019.9 which states:
'A key requirement for the viability of ecosystems and for survival of flora and fauna species in connectivity of vegetation and waterways.
2. Macedon Ranges Planning Scheme, Environment and landscape values Objective 2: "To protect and enhance the landscape character, waterways and network of open space corridors in Kyneton."

The Kyneton community has plans for a nature reserve encompassing Post Office Creek as the area is a Native Wildlife Corridor close to Blackhill and Bald Hill Reserves. A 24-hour service station with fast food outlets would greatly impact the ecology in that area.

10. Negative Impacts on Traffic Flow & Safety

The Traffic Report is over 15 months old, does not encompass the entire development area, and differs greatly from Department of Transport figures. Report figures are not current and only supply vague estimates. A development right next to the Calder Freeway access ramps and a hazardous intersection on busy Edgcombe Road requires full research such as traffic counting equipment. The Report supplied by GTS is not reflective of the traffic flow now or the impacts of current and future developments.

11. Detrimental Impacts on Tourism and Kyneton's Brand

Edgcombe Road and Pipers Creek Road are the main access roads to some of our most noted tourist attractions. These include our most unique natural landscape features. Turpin's Falls is noted as one of the ten best waterfalls in Victoria. The Cascades at Metcalfe, Black Hill Conservation Reserve, Bald Hill Conservation Reserve, Kyneton Golf links, Kyneton Riding Club and Pony Club are all accessed via this area. The Northern gateway also provides access to our most prestigious wineries located near Lake Eppalock and Heathcote.

Kyneton's reputation at its Northern Gateway will be irreparably damaged if a fuel centre with 80 car parking spaces and 5 truck bays with a stand alone McDonalds and 2 other fast food chains are approved.

Tourism data has identified the main quality that attracts visitors to Kyneton as its authentic rural character. Changing Kyneton from an authentic rural town into a suburban environment similar to any other on the outskirts of Melbourne will cause irreparable harm to the town's thriving tourism business ecosystem. The tourism sector is a significant employer in the Macedon Ranges.

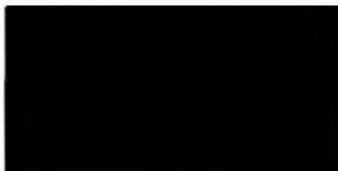
12. **Plans contravene Objective 5 Strategy 5.12** "Require industrial and commercial development backing on to the Calder Freeway or its exit and entry ramps servicing Kyneton, to screen buildings from view using landscaping and vegetation along the rear boundary." The plan designs indicate that this requirement has not been considered. No attempt has been made to meet the requirement. As one example, the McDonalds fast food outlet proposes to install a 10 meter high 24-hour illuminated sign. Should a permit be granted for such signage, a screening embankment in excess of 10 metres height just outside the Northern boundary of Post Office Creek riparian area along with mature tree plantings would be needed to comply with Objective 5, in particular 5.12.

13. **Cultural Heritage Impacts and Compliance.**

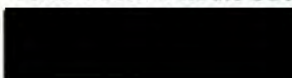
Macedon Ranges Statement of Planning Policy sets out the following:

"Objective 4 – To recognise, protect, conserve, and enhance the declared area's Aboriginal cultural and spiritual heritage values and work in partnership with Traditional owners in caring for Country."

This area has been found to contain Significant Cultural Artefacts under Aboriginal Cultural Heritage Management Plan Number 16167. The significance of the area has been designated as High in the categories Archeological/Scientific, Contemporary/Social and Spiritual. Key requirements in the plan include that artefacts found around the site be reburied within the Post Office Creek riparian area. The Post Office Creek riparian area itself has not undergone complex assessment since the Sponsor indicated that the area would not be disturbed. Diffuse artefact scatter has been identified across the entire proposed development area, increasing in quantity closer to Post Office Creek. Given the location of this service station so close to Post Office Creek and the planning policies which must be adhered to, it is difficult to see how this application can fully comply with the spirit and letter of the CHMP requirements.



22 January 2021
Macedon Ranges Shire Council
Planning Department
Attention: Awais Sadiq



RECEIVED
08 FEB 2021

ASadqq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re: Edgecombe Road Planning Application PLN2019/573

I write to formally submit my objections to the above planning application for Edgecombe Road Kyneton submitted to the Macedon Ranges Shire Council. I most particularly object to a MacDonalds fast food outlet and a 24-hour service station.

I request a formal acknowledgement of this objection and should this application proceed to a Council Submitters Meeting I wish to be included as an objector.

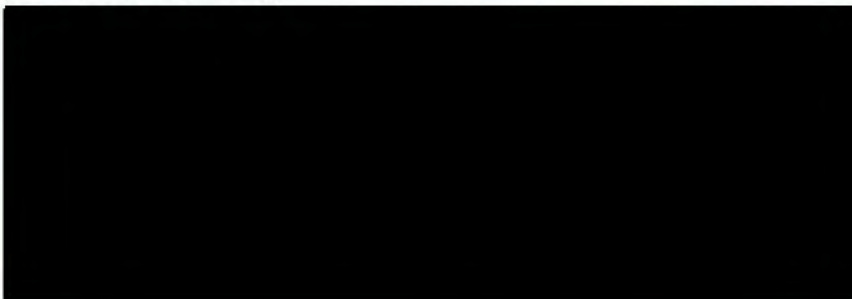
I have outlined below some of my objections to this proposal:

- Kyneton is a goldfields heritage town that was constructed as a village and currently and very uniquely retains its village feel and if developed appropriately, as it grows, it will maintain this priceless characteristic. If developed with care, foresight and sensitivity Kyneton will be a centre for culture with and old-world charm - well into the future.
- This type of brash commercial incentive is in direct contrast to tourism incentives by the State Government such as the linking of the Old Primary School with the Bendigo Art Gallery and the incentives linking MRSC with the Hepburn Shire including Trentham and Daylesford.
- The area under consideration has a high significance of indigenous cultural heritage and should not be developed before this heritage has been fully investigated.
- Kyneton is a unique environment that currently experiences a flourishing tourism trade due to its heritage values. Tourists are drawn here because of the town's old-world charm, gourmet food stores, small cafes and farmer's markets. A MacDonalds fast food outlet is the antithesis of this and would disrupt the atmosphere of our lovely old-world town. Surely there are many sites on the Calder well away from our lovely town where a Service Station and a fast-food outlet could be situated.

- Many small traders such as the Fish and Chip Shops, the Pizza and Wine shop and the Noodle shop, Major Toms and other cafes would lose trade due to a multi-national fast-food outlet. These small businesses are relaxed inclusive and family friendly and employ young people.
- MacDonalds still use plastics.
- The three petrol stations already situated in and around the town would lose business.
- I am very concerned as a resident living only a few blocks from the proposed sight about the potential traffic bottlenecks an already busy Edgcombe Road that houses two Primary Schools and is currently not without traffic issues.
- There will be much more traffic noise in the evening and throughout the night. Many residents will be inconvenienced, disturbed and kept awake by this. We will no longer be able to see the stars if the sky is brazenly lit by these traders throughout the night.
- As a growth area many people from the City of Melbourne are seeking to move to Kyneton and this growth corridor towards Bendigo. Surely, they are not wanting to set up their lives as they have been living them in the city where convenience not a healthy nurturing and culturally complex lifestyle is king.
- Basically, I don't want my unique delightful and liveable town to be trashed by greedy multi nationals.

I hope the above detail is sufficient for your records and if you require further information please contact me via return mail or at the email address listed above.

Yours sincerely,



Objection Letter

[REDACTED]
[REDACTED]
[REDACTED]

Date: 10/02/2021

Macedon Ranges Shire Council.

Planning Dept

Att: Awais Sadiq

[REDACTED]

ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re. Objection to Edgecombe Road Planning application PLN/2019/572

I write to formally lodge my objection to the above planning application for Edgecombe Road, Kyneton, which includes a 24-hour service station and McDonald's fast food outlet. Please confirm acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

Developing a petrol station and fast food outlet at a time when the world is transitioning to electric vehicles, clean energy generation, and promoting and supporting local communities and healthy and sustainable food production and diets is short sighted and brings no enduring benefits to the community. The proposal is inconsistent with the planning scheme and goals of the council and the community.

I raise the following objections to issues within the planning application:

- Construction of a Service Station is not appropriate for the current land zoning.
- Application exceeds the allowable leasable area dedicated to food and drink.
- Positioning of a petrol station adjacent to a rural living zone – petroleum products need to be a minimum distance from a rural living zone.
- Full details of the proposed McDonalds signage have not been confirmed in this application, but there are restrictions on visibility, with indications of their big pylon sign illustrated in the planning application.
- The proposal is entirely inconsistent with the Council Plan 2017-2027 that aims to strengthen community resilience, protect our natural environment, heritage and rural character and promote sustainable development that considers the needs of current and future generations.

I also raise the following additional objections to this proposal:

- The proposal is inappropriate for the rural roads that it is proposed to be located on and poor design quality of the proposal does not respond to the neighbourhood and rural character. Kyneton has a unique goldfields heritage and land developments and should *"continue to build*

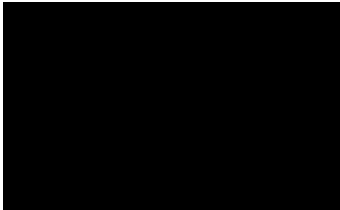
on and enhance Kyneton as a key local and regional township, building on a rich and historic character set amongst a picturesque rural and environmental landscape.” (as per the Macedon Ranges Shire Council’s own “Vision for Kyneton” statement in its ‘Kyneton Structure Report’.)

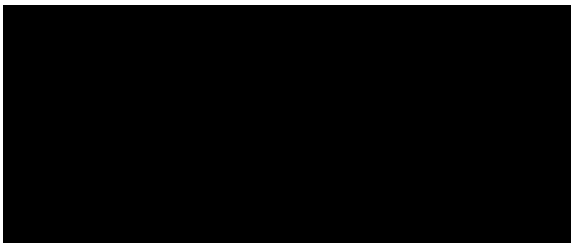
- The introduction of a service station and fast food/convenience outlets is directly contrary to the Kyneton Structure Plan’s key Retail and Commercial recommendation that *“The existing Business 3 Zone land on Edgecombe Road north of the Freeway needs to be carefully managed to avoid undermining the town centre with the preferred land uses to be trade and industry based to support the adjoining industrial area.”*
Kyneton town centre also already has two petrol stations and two vacant sites where petrol stations have closed, while small cafes and restaurants which are already experiencing hardship due to COVID-19 are likely to face incredible challenges if a large 'convenience restaurant' was to be permitted, impacting the community further. The proposal is not located directly off the Calder Fwy and therefore requires vehicles to leave the freeway to access the proposal via Edgecombe and Piper Creeks roads that will be detrimental to the character and amenity of the area, including future residential development.
- I have major concerns about the increase to traffic and for traffic safety on and around Edgecombe Road, particularly with an increase in large trucks using the entry, exit and turning points. The concerns include the increased traffic and impact of noise on the surrounding area and across Kyneton.
- This development will be within approximately 1km of Kyneton’s neighbouring primary schools and within 2km of Kyneton’s secondary schools, likely attracting a large number of school children away from the town centre, along sections of road that are currently without pathways and across freeway entry and exit points towards an area designed to service cars and trucks.
- The proposed introduction of a McDonalds provides minimal nutritional value to the residents of Kyneton and the Macedon Ranges, completely contrary to Council’s ‘Healthy eating’ priority stated in its own Health and Wellbeing Plan (2017-2027). The proposed design of the restaurant is not consistent with the heritage and rural character of Kyneton and detracts from the values and country town character.
- This type of development damages the Macedon Ranges’ standing as an area that values and protects its natural attractions and country town character advertised under the “Visit Macedon Ranges” banner and presents a potentially significant threat to Kyneton’s tourism business, particularly in attracting visitors from larger towns and suburbs, including Melbourne. Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which support many families in the Macedon Ranges and are synonymous with Kyneton’s attraction as “one of Victoria’s top gastronomic destinations” (RoyalAuto, January 2020). Positioning a McDonald’s (and likely other major fast food outlets) at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton’s tourism appeal and be detrimental to the local economy and resilience and support of the community.
- The proposed development is in an area found to have high aboriginal cultural significance and sensitivity and presents inevitable risk that appears to undermine Council’s statements of respect for indigenous culture.

- I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.
- I have major concerns regarding the loss of access to potential fertile farming land, particularly as climate change, population growth and even potential future pandemics are expected to have an increasingly profound impact on secure food production and demand in regional and metropolitan Victoria. The preservation and restoration of the natural environment around Kyneton will be undermined by the proposed development.

I trust that the above detail is sufficient for you to record, but should you require further information, please contact me via return email or the above listed address.

Yours sincerely,





To: Macedon Ranges Shire Council
Planning Dep.
Att. Awais Sadiq asadiq@mrsc.vic.gov.au

RE: Edgcombe Road Planning application PLN/2019/572

Objection, 2 pages.

Dear M. Sadiq,

We write in regard to the above planning application for Edgcombe Road Kyneton, which includes a 24-hour service station and McDonalds fast food outlet. We are here lodging a formal objection. Should this application proceed to a council submitters meeting, we wish to be included as objectors.

Council engagements and duties:

The Council framework (Council Plan 2017-2027) lists engagements, including: “protect and enhance life across Macedon Ranges, protect our natural environment, heritage and rural character. Consider and respect the needs of current and future generations in all we do.” We believe these objectives are not respected when allowing the above-mentioned project.

Furthermore, MRSC has developed an Environment strategy to achieve objectives for climate change. In this document, the Council recognises to have an increased responsibility to protect the environment.

There cannot be double standards. One for individuals who must comply to the strictest rules when applying for a planning permit when Heritage values and environmental issues are at stake and one for big corporations such as McDonald.

Indigenous Cultural Heritage and Tourism:

It is the Council duty to protect the project site which has a high archaeological, contemporary and spiritual significance for Indigenous as presented in the Cultural Heritage Management plan. The adjoining creek needs to be protected by the community not by a corporation.

This type of development is also a threat to our tourism revenue and damages the Macedon Ranges standing as an area that values and protects its natural attractions and unspoilt country town. We will get back to that point later (impact on landscape).



Date: 15 Jan 2020

Macedon Ranges Shire Council.
 Planning Dept
 Att: Awais Sadiq
 129 Mollison Street Kyneton, Vic. 3444

ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re : Edgecombe Road Planning application PLN/2019/573

I write in regard to the above planning application for Edgecombe Road Kyneton, submitted to the MRSC, which includes a 24-hour service station and McDonalds fast food outlet and wish to formally lodge my objections.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

I have outlined below, some of my objections to this proposal.

Add delete your objection reasons below:

- Kyneton has a unique goldfields heritage and deserves to be developed in a manner which upholds its historic background.
- This is an area of high significance for aboriginal cultural heritage.
- This type of development is within 1km of Kyneton's schools and I worry that children may try to access the McDonalds, placing them in danger as they cross the large roundabout on Edgecombe and Beauchamp Streets.
- I believe this type of development is a threat to our tourism revenue and damages the Macedon Ranges standing as an area that values and protects its natural attractions and unspoilt country town, brand.
- I have concerns regarding the loss of valuation, fertile farming land I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.
- I have concerns about the increased traffic and bottlenecks on Edgecombe Road which is not designed to cope with this type of additional load.

- Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which supports many families in the Macedon Ranges. Whether it be visitors to the region or locals, there are plenty of great options for dining and takeaway food without the need for a large multinational.
- The MRSC have invested millions of dollars supporting local businesses and tourism, and a decision to grant this planning permit would be detrimental to that investment.
- Small cafes and restaurants which are already experiencing hardship due to COVID19 and would face incredible headwinds if a large 'convenience restaurant' was to be permitted, impacting the community further.
- Victoria has seen many country towns damaged by over development and a move away from what makes them attractive places to live and visit Kyneton already has two petrol stations and two vacant sites where petrol station once were but have since closed.

I hope that the above detail is sufficient for you record but should you require further information, please contact me via return email or the address listed above.

Yours sincerely

(Name) (Signature)



Maria Nunez

D21-9955

From: [REDACTED]
Sent: [REDACTED]
To: Planning; Awais Sadiq
Subject: Letter of objection

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 object in the strongest possible manner to the idea of building a McDonalds and petrol station on the Edgcombe street.

There is nothing healthy or attractive about McDonalds, or a large petrol station, which puts them in at odds with the Macedon Ranges appeal to food tourism and your own "healthy eating" mentioned in your Health and Well Being plan.

There would be two primary schools within a kilometre of the fast food joint, making a mockery of all the lessons to combat obesity.

The associated slogged rubbish would be huge, blowing through the town and again undermining the hard worked image of being a food destination.

This generic development again undermines Kyneton as a fine food and wine area, will threaten local businesses and make us just another McDonalds town.

We also have three petrol stations already, plus another just up the road. Why do we need another? What is the purpose? Why are you happy to have another petroleum station, just as we are meant to be moving towards renewables?

You have the opportunity to stand up for difference, to stand up for this unique area and to support Kyneton as being a beautiful, original place. Not just another Sunbury. It's time for you to stop developers dictating this (and the almost certain high density housing they'll argue for next) and for you to represent the people who have flocked to the town because of what it already has to offer.

Yours

[REDACTED]

Sent from [Mail](#) for Windows 10

Maria Nunez

D21-8177

From: [REDACTED]
Sent: [REDACTED]
To: Macedon Ranges Shire Council
Subject: Fwd: Proposed petrol station

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
[REDACTED]
To: janderson@mrsc.gov.au
Subject: Proposed petrol station

Hello,

My name is Andrew and I would just like to add my voice of concern regarding the proposed petrol station with fast food outlets for Kyneton. To keep it to the point as I'm sure you have many other pressing matters to attend to.

Our family moved to Kyneton as do others due to the lack of fast food and chain outlets.

As a town that advertises itself as a destination for food goers and an arts hub it seems a little contradictory and in a way self destructive.

Litter and obesity we all hear about and are lectured on so introducing this into town culture seems counterproductive and once again contradictory.

Small business in town will loose out as people who may choose the option to pop into town will perhaps now choose to slam a Big Mac down the gullet.

Small business is Kyneton

These facilities just add to the generic, you could be anywhere feel.

Unattractive to say the least.

Please think of town character, we hear all the time from council, politicians constantly about planning and retaining an environment that is healthy for minds and bodies and this type of development never is. Please let's not be like everywhere else, once we start you can never go back.

Thank you for your time.

[REDACTED]

Sent from my iPhone

Maria NunezD21-11806

From: [REDACTED]
Sent: [REDACTED]
To: Macedon Ranges Shire Council
Subject: Service centre and McDonalds

I wish to put in a submission to council in regard to this planed development on Edgcombe rd.

I am in favour of the whole project, as it will create jobs in Kyneton, the land has not been used for anything except for holding paddocks for the Meatworks and grazing.

As far as traffic problems , I am sure the Macedon Ranges Shire and VicRoads engineers will be able to work out a suitable solution to the problem.

I am a 70 year resident of Kyneton and have seen a lot of changes over the years, Kyneton is not a village any more, that disappeared many many years ago, it is now a commuter town for people working in Melbourne or Bendigo or other areas, Kyneton is a town that is going to grow and develop into a bigger and better town [REDACTED]

[REDACTED]

Sent from my iPad

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]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Planning Application details

Provide the Planning
Application Number

PLN/2019/572

The land

Address of the land

Street No:	Edgecombe Road, Kyneton
Lot No:	Edgecombe Road, Kyneton
Township	Postcode: 3444

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.

- Given the proximity of the education precinct of Kyneton including both primary and secondary school students, my concern is for the safety of school children (particularly secondary school students) walking to McDonalds and crossing at intersections where there is currently limited/ no infrastructure for pedestrians
- Positioning McDonald's (and likely other major fast food outlets) at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton's tourism appeal.
- Kyneton has a unique history with its goldfields heritage. Having large chain restaurants such as McDonalds challenges that look/ feel that residents value and tourists come to enjoy.

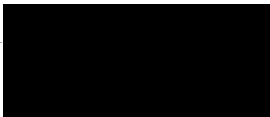
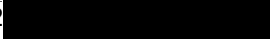
How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

As above. Will reduce my enjoyment of living in Kyneton.

Objectors Signature

This form must be signed

Signatur	
Date: 4/2	

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

Date: 4th Feb 2021

Macedon Ranges Shire Council.
 Planning Dept
 Att: Awais Sadiq
 129 Mollison Street Kyneton, Vic. 3444

ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re. Edgecombe Road Planning application PLN/2019/572

I write in regard to the above planning application for Edgecombe Road, Kyneton, which includes a 24-hour service station and McDonald's fast food outlet. I wish to formally lodge my objection.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

I raise the following objections to issues within the planning application:

- Construction of a Service Station is not appropriate for the current land zoning.
- Application exceeds the allowable leasable area dedicated to food and drink.
- Positioning of a petrol station adjacent to a rural living zone – petroleum products need to be a minimum distance from a rural living zone.
- Full details of the proposed McDonalds signage have not been confirmed in this application, but there are restrictions on visibility, with indications of their big pylon sign illustrated in the planning application.

I also raise the following additional objections to this proposal:

- Kyneton has a unique goldfields heritage and land developments and should *"continue to build on and enhance Kyneton as a key local and regional township, building on a rich and historic character set amongst a picturesque rural and environmental landscape."* (as per the Macedon Ranges Shire Council's own "Vision for Kyneton" statement in its 'Kyneton Structure Report'.)
- The introduction of a service station and fast food/convenience outlets is directly contrary to the Kyneton Structure Plan's key Retail and Commercial recommendation that *"The existing Business 3 Zone land on Edgecombe Road north of the Freeway needs to be carefully managed to avoid undermining the town centre with the preferred land uses to be trade and industry based to support the adjoining industrial area."*
 Kyneton town centre also already has two petrol stations and two vacant sites where petrol stations have closed, while small cafes and restaurants which are already experiencing hardship

due to COVID-19 are likely to face incredible challenges if a large 'convenience restaurant' was to be permitted, impacting the community further.

- I have major concerns about the increase to traffic and for traffic safety on and around Edgcombe Road, particularly with an increase in large trucks using the entry, exit and turning points.
- This development will be within approximately 1km of Kyneton's neighbouring primary schools and within 2km of Kyneton's secondary schools, likely attracting a large number of school children away from the town centre, along sections of road that are currently without pathways and across freeway entry and exit points towards an area designed to service cars and trucks.
- The proposed introduction of a McDonalds provides minimal nutritional value to the residents of Kyneton and the Macedon Ranges, completely contrary to Council's 'Healthy eating' priority stated in its own Health and Wellbeing Plan (2017-2027).
- This type of development damages the Macedon Ranges' standing as an area that values and protects its natural attractions and country town character advertised under the "Visit Macedon Ranges" banner and presents a potentially significant threat to Kyneton's tourism business, particularly in attracting visitors from larger towns and suburbs, including Melbourne. Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which support many families in the Macedon Ranges and are synonymous with Kyneton's attraction as "one of Victoria's top gastronomic destinations" (RoyalAuto, January 2020). Positioning a McDonald's (and likely other major fast food outlets) at both a major gateway to the town and access point to local wineries and landscapes would significantly undermine Kyneton's tourism appeal.

I trust that the above detail is sufficient for you to record, but should you require further information, please contact me via return email or the above listed address.

[REDACTED]

[REDACTED]

[REDACTED]

28 January 2021

Macedon Ranges Shire Council
Planning Department
Att: Awais Sadiq - Coordinator, Statutory Planning
129 Mollison St Kyneton VIC 3444

Dear Mr Sadiq,

I write in support of the application for a service station and restaurant development at land on the corner of Edgcombe Rd and Pipers Creek Rd in Kyneton, application PLN/2019/572.

[REDACTED], and I am disappointed that some fellow residents appear to be missing the opportunities and inflating or outright mis-stating the negative impacts of this development. They don't speak for me or many of the Kyneton residents I speak to.

I supply the following points in support:

Landscape impact

This area, [REDACTED], has been poorly managed by its owners. Agricultural use appears to not have been important, and any native vegetation is choked by noxious weeds.

Heritage impacts

Kyneton has a lot of beautiful heritage elements in its main township area, around Main St, Mollison St and Piper St. The industrial area adjacent to the freeway and diagonally opposite a former abattoir does not include any of them. This is a perfectly situated location for a service station and restaurant designed principally to appeal to freeway users.

Economic impact on town

This is the most compelling reason to approve the application in my view. Kyneton has a great weekend tourist trade which provides employment to hospitality workers of an older generation mostly, and is lacking opportunities for people (especially younger people) to work in hospitality otherwise. There are no existing businesses that could reasonably expect a large drop in trade from the existence of a franchise restaurant on the town's edge. It is expected that those who currently drive to Gisborne, Sunbury or Bendigo for the food on offer would no longer do so, meaning more dollars are spent in Kyneton than might currently be the case. Further, the existence of competition for fuel sales can only improve prices for Kyneton residents and those who buy fuel here.

Environmental impacts

Macedon Ranges Shire Council should invest more in the cleanup of the Post Office Creek, but its priorities in this regard should be focused on the weeds that are its main feature between the Coliban Water pumping station at the racecourse and the Ebdon St bridge. The Post Office Creek is not an especially significant waterway locally and it should not be the reason the application is rejected. Insisting that the existing gorse

and other weeds be cleared by landholders where this development application is situated would be a good condition of approval, long overdue.

Traffic and safety

The major entries to Kyneton are at the northern and southern freeway entries. Council supported the development of this Edgcombe Rd. interchange which was not included in the original freeway design, to minimise the number of heavy vehicles moving through the town to access the sale yards and industrial areas. It's under-utilised at present and therefore well-suited to this proposal. The development is on the northern side of the Calder freeway, in an appropriate zone, and away from the town. The roads leading to it are designed for large volumes of traffic and there are walking options for people to safely approach the site on foot if they choose.

Social impacts

During and after construction there are significant local employment benefits. [REDACTED] and I would be glad to see them have new options for that. The site is separated from the main population by a major national highway in the form of a 4 lane freeway. Thanks for your consideration,

I would be very glad to discuss this with any councillors who are interested, and the council's planning officers. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Objection to Grant a Planning Permit

D21-12048

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]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Planning Application details

Provide the Planning Application Number

PLN/ 2019/572

The land

Address of the land

Street No:	Street Name: Edgecombe Rd
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township	Postcode:

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.

<ul style="list-style-type: none">• Major concerns about the increase in traffic and noise and the transformation of our street, Edgecombe Street, already impacted by the close proximity of two primary schools, one without any provision for parking, into a thoroughfare for locals accessing proposed service station/ fast food/ hardware outlet.
<ul style="list-style-type: none">• Construction of a service station is not appropriate for the current land zoning. Also unnecessary for a town that already has 3 service stations.• Application exceeds the allowable leasable area dedicated to food and drink.• Positioning of a petrol station adjacent to a rural living zone with petroleum products so close to this zone.• Full details about proposed signage for McDonalds has not been confirmed in this application but indications of a big pylon sign illustrated in the planning application.• Detrimental impact on the township and its wonderful restaurants and cafes. Kyneton has had vision and good long term planning post bypass in becoming part of a gastronomic /wine destination in the Macedon Ranges. Why mar this with an unnecessary McDonalds/ service station outlet. These structures are designed as a one stop refuelling depot with no incentive to visit the town or any of its businesses which deserve support. They are the reason that Kyneton is worth visiting and part of what makes our town unique.• Unsuitable location due to unacceptable levels of danger and risk due to proximity of access to development to on /off ramps of Calder Freeway and Saleyards and industrial park.• Concern that developers create these developments and do not cover the true cost of traffic infrastructure and upgrade and maintenance costs.• Environmental impact concerns. Limited life of service station due to phasing out of combustion engines by all major car manufacturers within next 15 years. Will there be provision for clean up of contamination of site by developer. Will there be provision for EV charging points..that is progress.

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

Attach additional page/s if there is insufficient room.

As residents of Edgecombe St () we have already experienced a significant increase in traffic, noise and on street parking due to two schools (and a proposed kindergarten) built in close proximity with little infrastructure planning evident to support this increase. To add extra traffic due to patronage of a service station and fast-food outlet and a Bunnings will turn this into a major access road and have a serious impact on all residents of our street 7 days a week. There will be definite detrimental impact on noise levels, air quality and safety. Visibility of signage also a potential eyesore.
We are not anti-progress but do not consider the addition of a McDonalds, an unnecessary service station and a Bunnings to be progress. We can do so much better.

Objectors Signature

This form must be signed

Signature Date:2	

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

Date: 15 Jan 2020

Macedon Ranges Shire Council.
Planning Dept
Att: Awais Sadiq
129 Mollison Street Kyneton, Vic. 3444

ASadiq@mrsc.vic.gov.au

Dear Mr Sadiq,

Re : Edgecombe Road Planning application PLN/2019/572

I write in regard to the above planning application for Edgecombe Road Kyneton, submitted to the MRSC, which includes a 24-hour service station and McDonalds fast food outlet and wish to formally lodge my objections.

I request formal acknowledgment of this objection and should this application proceed to a council submitters meeting, I wish to be included as an objector.

I have outlined below, some of my objections to this proposal.

- Kyneton has a unique goldfields heritage and deserves to be developed in a manner which upholds its historic background.
- This is an area of high significance for aboriginal cultural heritage. We live on stolen land and we do not need to taint it more with multi-millionare mass corporations who do not care for the planet, their workers or animals.
- This type of development is within 1km of Kyneton's schools and I worry that children may try to access the McDonalds, placing them in danger as they cross the large roundabout on Edgecombe and Beauchamp Streets. Not to mention the high rates of obesity and child obesity in this country we do not need to make it higher.
- I believe this type of development is a threat to our tourism revenue and damages the Macedon Ranges standing as an area that values and protects its natural attractions and unspoilt country town, brand. It is naïve to think that a development like Mc Donalds would actually bring the town more tourism to the town people simply drive through McDonalds, eat in the carpark, throw their rubbish out the window and drive off, how is that bringing tourism to the town?

- I have concerns regarding the loss of valuation, fertile farming land I have deep concerns over environmental degradation and the loss of flora and fauna, in particular the threat to aquatic habitat along the Post Office Creek.
- I have concerns about the increased traffic and bottlenecks on Edgecombe Road which is not designed to cope with this type of additional load. I use this road frequently to get home from town and I appreciate how quiet and **not** busy it is.
- Kyneton is brimming with locally owned and operated cafes, restaurants and bars, which supports many families in the Macedon Ranges. Whether it be visitors to the region or locals, there are plenty of great options for dining and takeaway food without the need for a large multinational. Hospitality has already suffered incredibly from the recent year of the COVID-19 Pandemic do you really want them to lose even more money and costumers.
- The MRSC have invested millions of dollars supporting local businesses and tourism, and a decision to grant this planning permit would be detrimental to that investment.
- Small cafes and restaurants which are already experiencing hardship due to COVID19 and would face incredible headwinds if a large 'convenience restaurant' was to be permitted, impacting the community further.
- Victoria has seen many country towns damaged by over development and a move away from what makes them attractive places to live and visit Kyneton already has two petrol stations and two vacant sites where petrol station once were but have since closed.

I hope that the above detail is sufficient for you record but should you require further information, please contact me via return email or the address listed above. I'd be happy to tell you more about how awful and harmful a decision this is to the community and environment.

[REDACTED]

[REDACTED]

Application Number	PLN/2019/572
Lodgement Date	[REDACTED]
Application Location	Edgecombe Road, KYNETON VIC 3444
Town/Locality	KYNETON

Dear Council,

I object to this application.

Kyneton is such a beautiful regional town that does not need a large corporation moving in. It's attraction is that it doesn't have large corporations at its heel. How many McDonalds stores does one need?

I support our local small businesses. I want visitors to come into our town, to stop off on their way to elsewhere. Covid has made me realise that towns like ours are increasingly precious precisely because we are free from the bland commercial eateries that dot the country.

Please don't spoil our town that you all benefit from also. If u really want this kind of food, head to Gisborne or Bendigo.

Please be more community minded about this land. I want to live in a healthy thriving community and the low value of this food is not contributing to this lifestyle that we love. Don't take it for granted that this town will always be like this. We have to take responsibility for our decisions now in order to protect our future.

Thanks for this opportunity.
Take care

[REDACTED]