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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]
Organisatio	[REDACTED]
Postal	[REDACTED]
Postcode	[REDACTED]
Contact	[REDACTED]
Email:	[REDACTED]

Planning Application details

Provide the Planning Application Number

PLN/ 2020 / 497

The land

Address of the land

Street No: 286	Street Name: Central rd
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township TYLDEN	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.

Area is Farming Zone, application does not meet that Criteria in any way
 I am next door - loss of privacy
 Increased traffic flow on a narrow rural road/one lane Bridge
 Environmental concerns.

[REDACTED] road and movements stuck on the road increase traffic will make this difficult and dangerous.

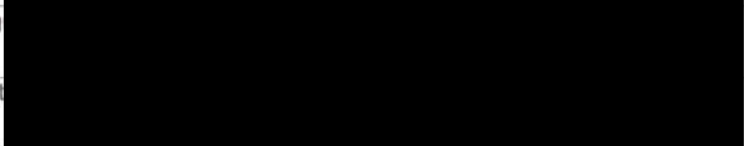
How will you be affected by the granting of a Planning Permit

Attach additional page/s if there is insufficient room.

Loss of Privacy
Increased traffic
Compromised Security
Unable to move stock on roads due to increase stock traffic flow.
Increase of fire risk, which has already been a problem with fires being lit on that property during fire restrictions.

Objectors Signature

This form must be signed

Sig		
Date		

Lodgement

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

Lodge the completed and signed form by:

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

In Person:
Any Council Office

Email: mrsc@mrsc.vic.gov.au

Further important information:

If you object prior to the Responsible Authority determining the application, the Responsible Authority will notify you of its decision.
If the application is to be determined at a Council Meeting, a copy of your objection will form part of the report which is available for public viewing.
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For help or more information

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

In addition to my first objection to the planning permit P/N 2020497 at 286 Central road Tylden

I would like to add that the proposed building Meditation shed is very [REDACTED]. This paddock that it is very close to, has been used by me for over 30 years to lamb down ewes, calve down cows and foal horses down, it is basically the maternity ward for my animals. It has been purpose built with ring lock fencing around it and a shelter belt planted with close access to my yards. This development will render this paddock useless. Cattle, sheep and horses are flight animals and people making noise, creating movement from this proposed building will cause miss mothering probably resulting in death to the lambs calves and foals.

The planning permit states that a monk and 2 others live on the property to maintain it. I believe this to be false and untrue there is only one resident there (Duc Frank Huynh). I am also very concerned about the way the property has been maintained. In the short time they have been there we have had fires lit during the fire season without fire permits with fire brigades having to attend, over growth of grass thistle and gorse starting to invade the property. The current owners have no idea on how to maintain a rural property. Now with more people living on the property there will be a greater fire risk which is a huge concern to me. There has been mounds of dirt and excess bitumen /gravel left in random areas across the property encouraging the growth of thistles and gorse is starting to invade the property. One line of Leighton Green Trees have been planted to provide a screen from my place (which was very much appreciated) but probably due to lack of Knowledge of the area they have planted the trees in the drain, which in time will either kill the trees or block the drainage of water from not only there place but mine and surrounding neighbors. This is quite a large drain and drains water from my property and Dan and Terry Morgans property.

Since the retreat has been there I have witnessed roaming dog's people wandering the place, driving petrol driven vehicles through long dry grass often during peak of the fire season and on extreme fire danger days.

It has been a very stressful time for myself and family to witness this knowing the consequences that this could cause not only to my own family but my neighbours and the whole community in particular in regards to fire, and with more people coming and going most probably with no understanding of the environment that they are in, this will only add to the danger.

There has already been huge works undertaken to what was once a very sheltered private property it is now very open (visible), on a small acreage and is in a FARMING ZONE.

We are in a FARMING ZONE this proposal adds nothing but risk to the environment, the people in the community and the neighbours. It will provide no income to the area or enhance the area in any way.

Regards

[REDACTED]

Maria NunezD21-131358

From: [REDACTED]
Sent: Wednesday, 2 December 2020 8:51 AM
To: Planning
Cc: curl
Subject: PLN/2020/497

We have been made aware of an application for a new planning permit for a "meditation retreat centre" at 286 Central Rd, Tylden 3444. Reference #: PLN/2020/497 on 26/11/2020

As the [REDACTED] and based on our experience of proximity to the retreat, as it has operated throughout the better part of four years, we are lodging an objection to any such application in its entirety.

Our objection is based on the loss of amenity on our home environment, increased traffic movement and parking concerns, loss of privacy, compromised security, impact of increased activity on our stock and noise and other environmental concerns. In short, the proposed use is inconsistent with the zoning for the area.

We request the name and contact details of the planning officer responsible for processing the application (when known) so that we are able to directly communicate our concerns and track its progress. We also request access to the plans at "advertising" stage.

Could you please confirm receipt of this correspondence and confirm that our objection has been included to the file of the subject application for the planning permit.

[REDACTED]

RECEIVED 14 JUL 2021

Application objections
4/7/21

Application for the use and development of a restricted place of assembly associated with an existing dwelling and signage.
Planning report PLN/2020/497
286 Central Rd
Tylden 3444

Land zoned for farming.

We object to the proposed use of the land and dwelling as a "place of assembly", as opposed to, primarily, farming use. The proposed use is incompatible with that of all adjoining properties, which are dedicated to growth of food and fibre. We're concerned about the loss and fragmentation of agricultural land in the area. The proposed development does not have broader financial value and affects the operation of adjoining farms.

We object to the use of the dwellings and proposed meditation shed as a place of assembly owing to the proposed use of the buildings. The planning report states (page 5. Proposal. Use, a) "Currently a Monk and up to two others live in the existing dwelling and maintain the farm. This will continue" This statement is untrue. There has only ever been one occupant/resident at the property (A Monk, Duc 'Frank' Huynh) Not 3 residents as referred to in the planning report, who has to date, not been able to maintain the property. He has not been able to adequately control noxious weeds and fire hazardous undergrowth around the dwelling and properties adjoining paddocks.

We object to the proposed construction of a Meditation shed, this building could well be used as accommodation for female visitors. It has been stated to us by the Monk 'Frank' that the proposed meditation shed will be converted into dormitories to house staying guests for future income. We have previously experienced many non permitted activities at the property including numerous staying guests walking around the property and adjacent boundaries throughout the night (including 3am). Whilst visitors have attended 1 week retreats, we have had our chickens attacked by visitors dogs and another visitor drift from the group and oggle our young daughter and friend over the fence. The close proximity of our home to the proposed activities at the place of assembly is simply unacceptable given our prior experience. Our invasion of privacy and loss of amenity has been very stressful and disturbing to our family.

Much of the work detailed under the Building page 6, h. has already been completed.

We're concerned at the proposed use of the plantation (not mentioned in the planning application) on the eastern boundary of the property as a meditation / prayer space as there will be members of the public walking along our boundary, compromising our privacy and unnecessarily disturbing our stock

We're concerned at the potential for increased vehicle traffic on the property up and down the driveway immediately adjacent to our boundary and stock in those paddocks. Increased dust and noise and loss of privacy / amenity are our concerns here as well.

We do understand that the current application for the use and development of a 'place of Assembly' is more restricted than the previously lapsed permit, we are still very concerned that the number, frequency and duration of visitors attending the proposed place of assembly will not be adhered to.

We have already experienced over four years the total disregard to both neighbours and the prior planning permit restrictions, including several week long meditation retreats with 10 or more guest and erection of non permitted advertising signage. We are very concerned that any conditions applied to the use of the property will not be adhered to and in fact unenforceable. We object to the use of the property for anything other than that for which the land is zoned, i.e. farming / agriculture.

Maria Nunez

From: [REDACTED]
Sent: Thursday, 10 December 2020 6:09 PM
To: Macedon Ranges Shire Council
Cc: [REDACTED]
Subject: Query and initial objection to PLN/2020/497 (286 Central Rd Tylden)

Categories: Planning

To the planning officer and councillors

Re: Planning application PLN/2020/497 (286 Central Rd Tylden)

It has come to our attention via the online planning permit database that the above referred to application has been submitted.

As [REDACTED] to 286 Central Road, Tylden [REDACTED]), we are greatly concerned that the application contravenes the intention and requirements of the area's **Farming Zone** classification.

Could you please forward a copy of the application in full to us, so that we can be informed of the change of use of the property directly adjoining our farm land and allow us, if deemed relevant, to issue queries to Council regarding the intended use of 286 Central Road Tylden?

Essentially we chose to farm in the region as it is undoubtedly Farming Zone. A change of use would impede and jeopardise the future farming and agricultural prosperity of the region and is not consistent with the requirements of land zoned as Farming Zone.

We look forward to hearing from you.

Kind regards
[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:	N/A
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Planning Application details

Provide the Planning
Application Number

PLN/2020_497

The land

Address of the land

Street No: 286	Street Name: Central Road
Lot No: Lot 3	Title details (CA, LP, PS, CP, TP) no.: LP97145
Township: Tylden	Postcode: 3444

Reason for your Objection

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On following page.

Attach additional page/s if there is insufficient room.

The applicant is misleading in their application for two particular reasons, as outlined below.

1. The application is misleading in that it indicates the place of worship will be contained to the "Residential Compound". This does not take into account the significant new [REDACTED], which we understand is intended to be a place of reflection and worship (and not agricultural). The effect of this is two-fold; 1. The application does not take into account the farmland and dwellings close to the eastern end of the property; and 2. The application outlines that there is minimal adverse affect on the use of the property as farming land under its Farming Zone classification – the photo included in the application at page 7 clearly shows that a material portion of the land has been removed from farming capabilities and is a monoculture tree plantation – for what we understand is intended to be a place of worship and a drawcard for potential users/guests.
2. The applicant misleadingly relies on a decision made in the Mitchell Shire for approval of a Restricted Place of Assembly - however that particular VCAT case was for a place of assembly in a Low Density Residential Zone, not Farming Zone as is the case with the applicants land. Clearly, parallels cannot be drawn between two materially different land use classifications.

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

Attach additional page/s if there is insufficient room.

Our farm and residence [REDACTED] 286 Central Road, Tylden, [REDACTED] which is the [REDACTED] area of the applicants property.

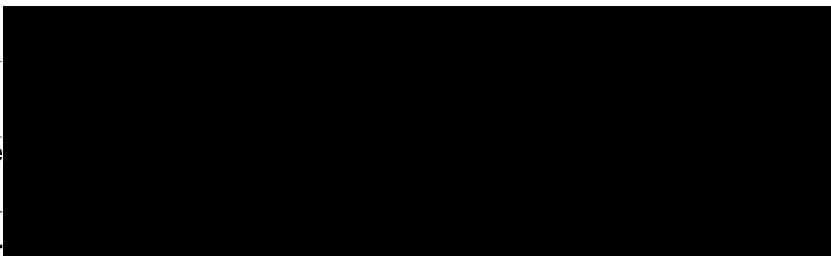
The [REDACTED] faces north-west, directly onto the [REDACTED] area of the applicant's property along with [REDACTED] used for livestock and cultivation. As we understand the purpose of this tree plantation is for worship, a structure can be built (and is likely to be built) in this area and it would most likely not require further council approval – under 35.07-4 of the Farming Zone provisions.

A structure in this location significantly adversely affects the amenity of our full time family residence and farm because the farming vista and views have the potential to be significantly altered by the construction of an out building on the applicant's property, has a likelihood of creating interference with livestock on our property and most importantly, the high likelihood of the applicants scope of use expanding without council permission deviates the nature of the property away from farming land, which clearly contravenes the requirements of the Farming Zone classification of the property.

Objectors Signature

This form must be signed

Signature:
Date: 15 June



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

Maria Nunez

From: [REDACTED]
Sent: Sunday, 6 December 2020 5:59 PM
To: Planning
Subject: PLN/2020/497

To Whom it May Concern

We wish to express our concern regarding the proposed "meditation retreat centre" at 286 Central Rd, Tylden 3444, as per the application for a new planning permit, reference #PLN/2020/497 dated 26th November, 2020.

We feel the proposed use is inconsistent with the zoning for the area and will lead to a loss of amenity for us and other neighbours.

We request the name of the planning officer responsible for processing this application. We also request access to the plans as soon as possible.

Please confirm receipt of this request and have this objection included in the file on the application for the planning permit.

Regards

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

8th July 2020

Macedon Ranges Shire Council
PO Box 151
KYNETON VIC 3444
Email: mrsc@mrsc.vic.gov.au

To Whom it May Concern

Re: Application for Planning Permit
Ref #: PLN/2020/497
LOT 3 LP 97145 P/Tylden
286 Central Road TYLDEN VIC 3444

As [REDACTED] neighbours, we object to the above planning permit on a range of grounds.

The land is currently zoned 'farming' and it was the appeal of this zoning in the immediate area that [REDACTED]. We are concerned the above Application for Planning Permit, which is essentially for a 'function centre', will significantly and adversely affect the appeal and amenity of the area.

As we are establishing a farming operation (equine) we are concerned the Application will create ongoing noise and dust during the hours of operation. This may lead to our animals becoming distressed and endanger riders and handlers. The increased number of vehicles and frequency of traffic is likely to cause disturbance to our farming activities.

We are particularly concerned about the rise in traffic the Application will encourage. Central Road is not a busy road and the significant rise in traffic the Application will lead to will adversely affect our operation. We are also concerned the entrance to the property on the Application is near a ridge on the road which will be dangerous for the numbers of vehicles slowing and turning into the driveway.

We believe the Application is an incompatible use in this agricultural area. The properties in this area are mostly large holdings focused on agriculture and associated activities. A 'function centre/retreat', as described in the Application, is unsuitable to this area and the farming properties that support local businesses. The activities described in the Application will add little to the local economy and is not aligned to farming activities, as per the zoning.

We are also concerned if the proposal is permitted, it is likely further use of the property will extend beyond the Application activities. We note neighbours have observed guests staying for extended periods of time with a significant invasion of privacy with a loss of amenity in an area zoned farming/agriculture.

In short, we object to the use of the property for anything other than for which it is zoned: farming/agriculture. A 'function centre/retreat' as described in the Application, will significantly adverse the appeal and amenity of our and surrounding properties.

Yours sincerely,

████████████████████.