



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:	3444
Contact phone:	[REDACTED]
Mobile phone:	[REDACTED]
Email:	[REDACTED]

Planning Application details

Provide the Planning Application Number

PLN/2020/524

The land

Address of the land

Street No: 148	Street Name: High Street
Lot No:	Title details (CA, LP, PS, CP, TP) no.: PC
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.

See attachment

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

Attach additional page/s if there is insufficient room.

See attachment

Objectors Signature

This form must be signed

Sign

Date

Lodgement

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

Lodge the completed and signed form by:

Mail:

Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444

In Person:

Any Council Office

Email: mrsc@mrsc.vic.gov.au

Further important information:

If you object prior to the Responsible Authority determining the application, the Responsible Authority will notify you of its decision.
If the application is to be determined at a Council Meeting, a copy of your objection will form part of the report which is available for public viewing.
If, despite your objection, the Responsible Authority decides to Grant a Permit, you can appeal against the decision. Details of appeal procedures are set out on the back of a Notice of Decision which you will receive provided you have lodged the objection prior to the determination of the application.
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For help or more information

Telephone: Planning (03) 54 21 9699

Website: www.mrsc.vic.gov.au

30th May 2021

Re: Planning permit PLN/2020/524

To whom it may concern,

[REDACTED]. We wish to make objections to the proposed place of worship that was advertised 21/05/21, Planning permit PLN/2020/524.

Our objection is based on the proposed reduction in car parking spaces.

There are 35 onsite carparks proposed for up 160 people. The submission is asking for a reduction of 13 spaces. There should be no reduction in car parking spaces allowed. The limits are there for a reason and these limits need to be upheld by the MRSC.

On page 14 of the submission it states, "There is a high volume of unrestricted (parking) dedicated to on-street parking immediately adjacent the subject of the land on the north side of High Street... 45-50 car spaces." The submission states that the so called 45-50 car spaces along High St would be a way to provide parking for the extra cars for the proposed place of worship.

Firstly, the submission is obviously saying that they know that there will be the need for 45-50 extra carpark spaces. Secondly, there is not that amount of space available at all, that is a huge exaggeration. Furthermore, the submission doesn't mention that there are residential houses that face High St on both sides. If, like the submission is suggesting, that the attendees use the on-street parking- the attendees will be taking up all the available space for the people that already live & work around this proposed development. Where are the existing residents meant to park their own cars and that of their visitors during the 2 peak times of Friday evening and Sunday afternoon? These times are also peak times for families to gather. The use of on-street car parking spaces by the attendees will have a negative impact of the residents that live close to the proposed place of worship as they, and their visitors will not have access to on-street parking outside of their homes during these peak times.

This development will cause an increased in traffic to this area of High St and will have a profound impact of the residents on High St and the many other residents that use High St to get to and from their own homes or place of work. The sheer volume of cars that will be coming and going will also impact on the young families that live in the area. The block of land is obviously too small to accommodate the amount of people they expect to regularly attend the premises.

At the moment the church that is proposing this place of worship also owns and runs the click & collect/supermarket that is open on the same road, just up from the proposed place of worship. When this click & collect/supermarket went to planning, they also asked for a reduction in parking spaces- which they were granted.

As a result of the MRSC granting a reduction in parking spaces for this facility, when open we now have cars lined up all along this section of High Street using the on-street parking and the other side of High St for parking as well. The shoppers also use the empty land that is now proposed to have this place of worship built.

If another reduction in parking is permitted, what will the street look like when the proposed place of worship, that can hold up to 160 people are trying to find extra parking spaces and for a much longer timeframe? If the developers cannot supply the correct amount of parking, this simply means the land is too small for such a development.

The submission stated that the north side of the road will be used only. That is a ridiculous assumption. Both sides will be used- as both sides are now used when the click & collect/supermarket is open.

The cars, when parked on the south side will also cause traffic congestion and safety problems, particularly for the drivers coming out of Sanctuary Dr into High St.

There is a new large development next to Toyota currently being built. It has been stated by the MRSC that the land at the Melbourne end of High St could eventually be house blocks. Both of these present and future developments will ensure that High St will be an even busier road to what it is now. The commercial developments in High St also see many larger trucks use the road. The MRSC must take these future considerations into account when considering the reduction in car parking and the impact that this will have for the future for residents and road users alike. Thinking of the future needs of the community is vital.

We are not opposed to a place of worship, but if a development needs car parking spaces for up to 160 people then there needs to be the correct amount of spaces within the grounds of the development. If a reduction in car parking is permitted, the residents and commercial owners of the immediate area will suffer as a result.

The council needs to uphold the limits that have been set in place- because they have been set in place for a reason. These limits are expected to be followed by all residents and developers. The limits allow for a safe environment for all people who use the roads and live and work in the area. We hope that the council will refuse the reduction in parking spaces for this proposed development.

Yours sincerely,

████████████████████

████████████████████

[REDACTED]
[REDACTED]
25/5/21

To Whom it May Concern,

We are writing to object to the application for a place of worship with reduced parking at 148 High St Kyneton, application reference number PLN/2020/524.

We object to the approval of this application for the following reasons;

- The immediate area is already extremely busy due to the supermarket across the road that has no parking on site and the auto electricians, DRC, that has a high amount of large vehicles such as buses and trucks parked around the area.
- The long term residents in the area are already battling an extremely high increase of vehicles on High St, many of which are trucks due to the council's approval of the "Rationale" factory currently under construction. Even when this is finished, the large number of employees and deliveries that will visit the factory every day, will see little or no reduction in this traffic.
- Kyneton Toyota, Bolton Motorcycles and Eve Trans are also in this street, all very busy places with large vehicle traffic. The employees of Kyneton Toyota have no parking on site and are currently parking out on the streets.
- The approval of any other public venues, such as place of worship in this area, will only add to the daily traffic battle that the long term residents in the area suddenly have to deal with, due to council approval of extra industry in and around our homes. To approve another public facility for 160 people with totally inadequate parking, in this already chaotic space, would be simply be ludicrous.

With other places of worship already in nearby streets such as Bodkin St, we believe that we, the residents, in this area should not be subjected to any more public facilities, especially none with reduced parking. We invite the council to drive around our area of town any morning of the week, to experience this traffic busyness and witness the large amount of vehicles, large and small, already parked on the edge of the road, which is already causing chaos and distress for the current residents.

Yours sincerely,

[REDACTED]





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Address of the land

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Lot No: 379274J	Title details (CA, LP, PS, CP, TP) no.:
Township: Kyneton	Postcode: 3444

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Attach additional page/s if there is insufficient room.

This proposed development will have multiple, severe negative impacts on us as nearby residents, including noise, parking, traffic and road safety.

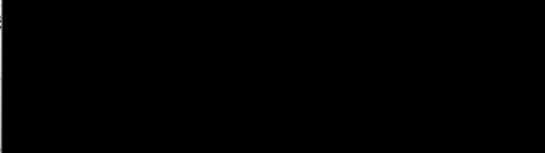
See attached sheet with full details of our strong objections to this proposal.

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

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Signature		
Date:		

Lodgement

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Objection to Grant Planning Permit PLN/2020/524 – Continued

Please see below the full list of reasons for our objection to this proposed development:

- There is insufficient parking. 35 spaces is manifestly inadequate for this development.
- Traffic generation. There is currently very little traffic on this quiet street, because all non-residential traffic continues up Bourke Street where it branches from High Street.
- Road safety. There are young children living on both sides of the road here, and the sudden and repeated spikes in traffic – all jostling for parking spots that aren't there – on a residential street are inviting catastrophe.
- Noise pollution. Religious services of up to 160 people (regardless of the amplification) will have a huge negative impact on nearby residents, ruining the peaceful setting.
- Furthermore, the timing and scale of the proposed religious services are completely unreasonable for a residential neighbourhood. The communion service in particular at 5.30am will have significant, negative noise impact on us as neighbours, both from the service itself and the fleet of cars coming and going. This should not be taking place on a street where people live and need peaceful sleep.
- Loss of privacy. The vast numbers of people passing through and inevitably parking on the street will significantly impose on the privacy of the private dwellings in this street.
- Visual impact on the street. This fenced-off, non-residential building will spoil the look of the street where all the residential properties have low or absent fences, allowing views of the garden.

For all of the reasons above, we therefore object to this proposed development, which is completely inappropriate for a residential neighbourhood.

Please acknowledge your receipt of this objection at the email address in the attached form.

