



# Objection to Grant a Planning Permit

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


## Planning Application details

Provide the Planning  
Application Number

PLN/2020/331

## The land

Address of the land

Street No:	Street Name: Melbourne Lancefield Road
Lot No: 2	Title details (CA, LP, PS, CP, TP) no.: LP 97984
Township: Romsey	Postcode: 3434

## 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](http://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.

overlooks this land. This uninterrupted country view was the primary reason why we bought the property for the premium price that we did. so a large development would greatly diminish the natural outlook and would devalue our property as a result.

Of particular concern is the proposed layout, which would have of the property including the loading dock and staff car park. The country style boundary fence of 1.2 metres would do nothing to block this.

Whilst we can understand the need for an aged care facility, such a large-scale project would be better situated to the south of Romsey where residential development is already underway. By approving such a large-scale building to the north of Romsey, this will see the beautiful rolling hills between Romsey and Lancefield opened up to more large-scale building developments. This will take away from this area's country character and charm.

If this planning application does go forward on the proposed site, we must insist that at the very least, we require a line of tall trees to be planted to provide a natural screen to completely block the view of the back of the facility

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

Attach additional page/s if there is insufficient room

This large development would greatly diminish the natural outlook and would devalue our property as a result.

## Objectors Signature

This form must be signed

Signature

Date:

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## 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](mailto:mrsc@mrsc.vic.gov.au)

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# Objection to Grant a Planning Permit

D20-129109

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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:	

**Planning Application details**

Provide the Planning  
Application Number

PLN/2020/331

**The land**

Address of the land

Street No:	Street Name: Melbourne Lancefield Road, Romsey
Lot No: 2 Township Romsey	Title details (CA, LP, PS, CP, TP) no.: LP97984 Postcode:3434

**Reason for your Objection**

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I have a number of concerns to discuss and responded to and if these can be agreed on I would be happy to withdraw my objection.

**1. Why is this development not facing Melbourne Lancefield Road? This would take care of all my below concerns**

If this faced on to Melbourne/Lancefield Road I wouldn't feel the need to submit the next concerns.

**2. Why is Hutchinson's Lane West not being sealed?**

and my biggest concern is I want this to be sealed from Melbourne/Lancefield road to Cuzons Lane. At the absolute worst case scenario sealed up to Robb Drive. constantly covered in red dust that comes from Hutchinson's lane as it is,

Attach additional page/s if there is insufficient room.

this dust [REDACTED]. The increase in traffic volume will increase.

**3. Hutchinson's Lane West - will it be widened?**

At the moment it is only wide enough for single lane, if there's an oncoming vehicle one car has to pull onto the grass to allow for passing. It needs to be widened to allow for cars each way. Or another possibility is it is made one way only from Melbourne/Lancefield Road to Robb Drive.

\*\*\*\*\*Please see attached sheet with 4 more questions \*\*\*\*\*

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

Attach additional page/s if there is insufficient room.

**Safety** – The cars that use this lane don't normally stick to the non-assistant speed limit (as there are no signs stating a speed limit). As it's currently gravel the stones that are sprayed by the current traffic are painful when they hit especially the speeding drivers. So that will increase with increased traffic from the current proposal.

**Privacy** – We don't have any privacy at the moment but due to the current traffic I haven't felt it's been worth complaining about, but due to the increase in traffic volume I am now worried about this.

**Noise levels** – To date haven't really posed too many headaches, but again due to the increase in traffic that will become an issue.

**Dust** – Will be increased to increase in traffic volumes.

**Objectors Signature**

This form must be signed

[REDACTED]

**Lodgement**

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[REDACTED]

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### **Hutchinson's Lane West – Will there be walking tracks or foot paths?**

████████████████████ a day and if there is a car coming you have to walk into the long grass to get out of the way. To date this lane hasn't been very well maintained by council and the grass at times is knee high, its becomes a matter of having to decide will I risk be hit by loose stones or risk being bitten by a snake. Not to mention this grass possess a fire risk.

### **Hutchinson's Lane West – What will the speed limit be?**

I notice in the picture on the application there were a number of speed limit signs. These are not there anymore and haven't been there for quite a long time. It used to be 50ks (not many cars actually do that) will it remain the same and regardless of this application will these signs be re-erected?

### **Maintenance for Hutchinson's Lane West?**

There is next to none that happens at the moment, what would be the schedule to have the pot holes and grading done?

### **Hutchinson's Lane West? What traffic studies have been done to consider increased traffic for Robb Drive and Hutchinson's Lane?**

If Hutchinson's lane was one way from Melbourne/Lancefield road up to Robb Drive and make Couzens Lane a dead end? That would take care of increased traffic problems, the dust issue, privacy and noise.

# Objection to Grant a Planning Permit

D20-129116

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Contact phone:

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**The land**

Address of the land

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Township Romsey	Postcode: 3434

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Attach additional page/s if  
there is insufficient room.

My main concern is the increase in traffic and Hutchinsons Lane West being an unsealed road. Please see attached for my questions that I would like answered. I will be happy to withdraw my objection pending answers and solutions to my questions and concerns.

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

Attach additional page/s if there is insufficient room.

Increased traffic will affect not only my property but mainly the properties who have backyards that face the frontage of the development.

I have concerns around the road safety of Huthcinsons Lane West with the increased traffic that the development will bring. More cars will contribute to more dust that the residents along the road will have to endure. It is bad enough at the moment with cars not abiding by the speed limit, I can only imagine it getting worse.

Please see attached my questions.

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## Objectors Signature

This form must be signed

Signature: 

Date: 

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## Lodgement

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[REDACTED]  
[REDACTED]  
[REDACTED]

I write in relation to an **Application for a Planning Permit PLN/2020/331**.

I believe the development is a much-needed facility for the township of Romsey which would be welcomed by many in the community. I do, however, have concerns and questions that I would like addressed and answered.

I will be happy to withdraw my application pending answers and solutions to my concerns.

My questions and concerns are as follows:

**1. Why isn't Hutchinsons Lane West not being sealed in its entirety with speed humps.**

Could this please be explained why this is not being considered. I would imagine the traffic will be increased along the whole length of the road, not just out the front of the development. Residents who have homes that back onto Hutchinsons Lane West already deal with the excess amount of dust from the Council owned road. The increase in traffic will only cause more dust, residents currently deal with excessive amounts of dust due to drivers who do not adhere to the speed limit. The dust is unhealthy for not only residents to breath in but for people who use the road as an exercise track, ie. Walking, bike riding and horse riding. The road can also be dangerous for drivers who are unfamiliar with the road condition as it is not maintained regularly by Council and potholes rapidly appear during winter conditions. Increased traffic will deteriorate the road even more rapidly and I am doubting that Council will have money in their budget to attend to the required maintenance of the road if the development is built.

It would be a good opportunity to duplicate the surface that is on the other side of Hutchinsons Lane (East) but, with speed humps to slow traffic down. By doing this Council can save money as they will not have to grate and water the road when needed.

**2. Will Hutchinsons Lane West be widened?**

At the moment the road is quite narrow and two vehicles can not pass each other at the same time without one driving onto the tree reserve. The road is very popular for people walking, jogging, bike riding and horse riding. Having more traffic will become dangerous to all users if the road is not widened.

**3. What will be the speed limit on Hutchinsons Lane West if the development goes ahead?**

In the photos attached to the application there were three 50km Speed Limit signs on Hutchinsons Road West. These speed signs are no longer there, currently there are no speed signs along the whole of Hutchinsons Road West. Is there a reason why the signs have disappeared?

**4. Has the increase in traffic been considered for Robb Drive and the whole of Hutchinsons Lane West?**

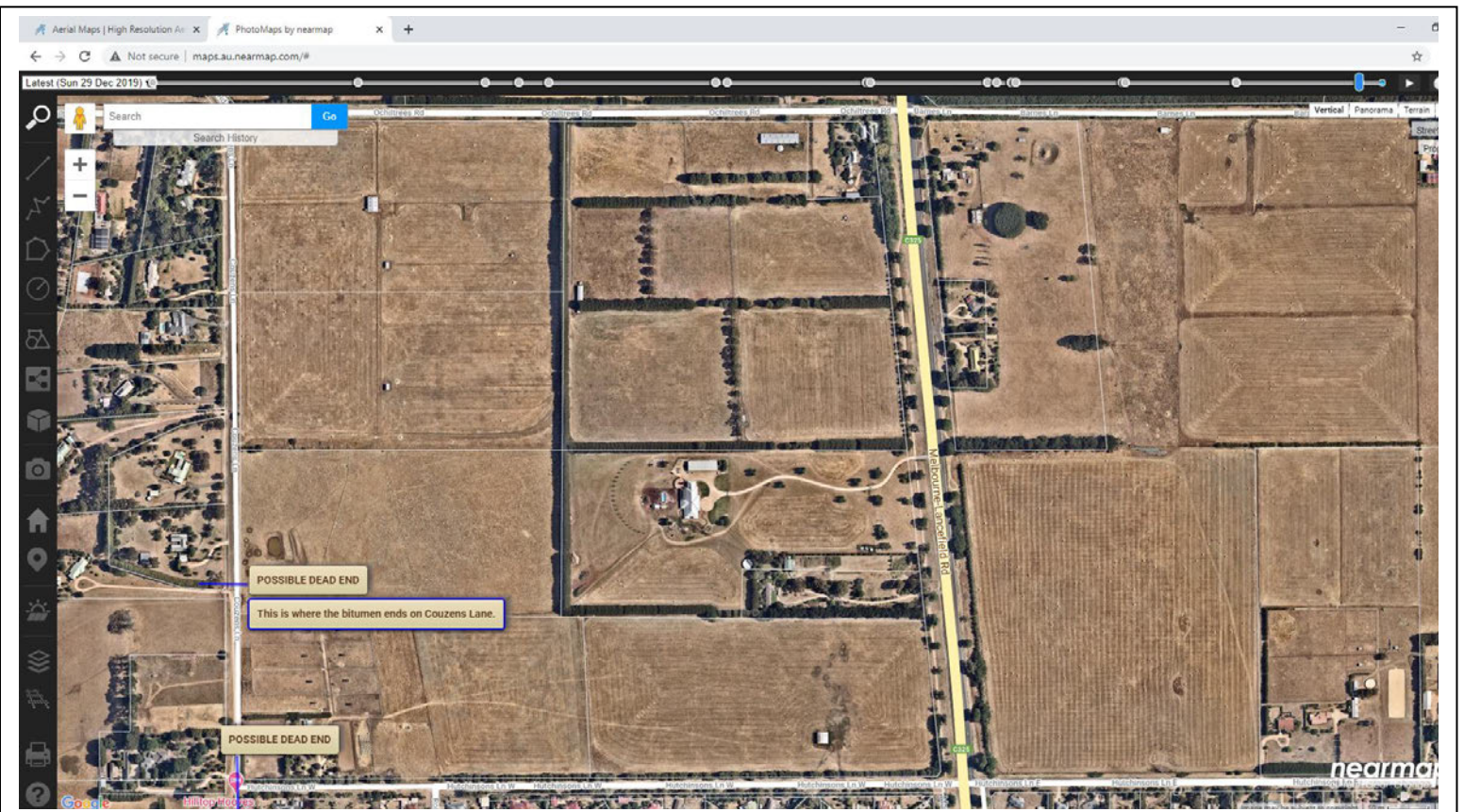
I am concerned that the whole length of Hutchinsons Lane West and Robb Drive will be affected by increased traffic as both roads connect to the Signature Care property. Both

Hutchinsons Lane West and Robb Drive were never designed to take an influx of traffic that will be prominently come from one development. The road should serve its purpose for local traffic only.

Traffic flow could be minimised on Hutchinsons Lane West and Robb Drive to local traffic by creating a no through road with fire access only, exactly like what has happened with Couzens Lane.

Two possible options to achieve only local traffic could be to:

1. Block off the top end of Hutchinsons Lane West and the corner of Couzens Lane (the only house that fronts Hutchinsons Lane West in that section is no.78 who will not be affected). Houses on Couzens Lane can access their properties via Ochiltrees Road.
2. Block off where the sealed road ends on Couzens Lane. Houses on Couzens Lane can access their properties via Ochiltrees Road which is a sealed road. Other houses on Couzens lane can be access via Hutchinsons Lane West.



If road blocks were put in place there would be no need to seal the entirety of Hutchinsons Lane West as it would only be for local traffic. This would be a saving to the developer and Council.

**5. Why can't the development front onto Melbourne Lancefield Road?**

This would eliminate all traffic management issues for residents who live in Romsey Heights development. It could possibly eliminate any objections that you may receive.



# Objection to Grant a Planning Permit

Submission 4

D20-129282

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Organisation:
Contact phone:

**Planning Application details**

Provide the Planning  
Application Number

PLN/2020/331

**The land**

Address of the land

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Attach additional page/s if  
there is insufficient room.

My main concern is the increase in traffic on Hutchinsons Lane West which is also an unsealed road & produces quite a lot of dust. Please see attached questions that I would like answered. I will be happy to withdraw my objection pending suitable answers and solutions to my queries.

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

Attach additional page/s if there is insufficient room.

Increased traffic will adversely affect the enjoyment of my property and increase the amount of dust produced by the unsealed road. The road is already used quite a bit by hoon drivers & unlicensed dirt bike riders who speed along Hutchinson Lane West. The road is also the site of a tree reserve which council has recently ceased maintaining to the same degree it once did. The increased traffic will mean cars need to pull over onto vegetation that is during spring and summer usually at 6 feet in height causing a fire hazard. Please see attached for my further queries.

## Objectors Signature

This form must be signed

## Lodgement

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To whom it may concern,

I write in relation to an Application for a Planning Permit PLN/2020/331.

I believe the development is a much-needed facility for the township of Romsey which would be welcomed by many in the community for elderly family members or work prospects. I do, however, have some concerns.

I would be happy to withdraw my application pending suitable answers and solutions to my concerns.

My questions and concerns are as follows:

**1. Why isn't Hutchinsons Lane West being sealed in its entirety with speed humps.**

Could this please be explained why this is not being considered. I would imagine the traffic will be increased along the whole length of the road, not just out the front of the development. Residents who have homes that back onto Hutchinsons Lane West already deal with the excess amount of dust from the Council owned road. The increase in traffic will only cause more dust. The road can also be dangerous for drivers who are unfamiliar with the road condition as it is not maintained to a high standard by Council and pot holes rapidly appear during winter conditions. During spring & summer the vegetation at the side of the road is often at 6 ft high & council will only do a 1 meter slash to each side currently. Cars pulling over to allow another car to pass will certainly pose a traffic & fire hazard. Increased traffic will deteriorate the road even more rapidly and I doubt that Council will have money in their budget to attend to the increased maintenance of the road or the tree reserves to either side.

It would be a good opportunity to duplicate the surface that is on the other side of Hutchinsons Lane (East) but, with speed humps to slow traffic down. By doing this Council can save money as they will not have to grate and water the road when needed.

**2. Will Hutchinsons Lane West be widened?**

At the moment the road is quite narrow and two vehicles cannot pass each other at the same time without one driving onto the tree reserve, which as mentioned is often at 6 feet high during spring and summer. The road is very popular for people walking, jogging, bike riding and horse riding. Having more traffic will become dangerous to all users and certainly more of a fire hazard if the road is not widened.

**3. Has the increase in traffic been considered for Robb Drive and the whole of Hutchinsons Lane West?**

I am concerned that the whole length of Hutchinsons Lane West and Robb Drive will be affected by increased traffic as both roads connect to the Signature Care property. Both Hutchinsons Lane West and Robb Drive were never designed to take an influx of traffic that will be prominently coming from one development. These roads should serve its purpose for local traffic only.

However, traffic flow could be minimised on Hutchinsons Lane West and Robb Drive to local traffic by creating a no through road with fire access only.

A solution could be to block off the top end of Hutchinsons Lane West and the corner of Couzens Lane effectively making Hutchinsons Lane West a no through road. There is only 1 property which fronts Hutchinsons Lane West in that section [REDACTED] who will not be affected as they have road access. Houses on Couzens Lane can access their properties via Ochiltrees Road.

If road blocks were put in place there would be no need to seal the entirety of Hutchinsons Lane West as it would only be for local traffic. This would be a saving to the developer and Council.

As mentioned the road already creates quite an amount of dust with cars often speeding along the road, the added traffic will add to this issue. Council does not maintain this road or the tree reserves to an adequate standard and this will add another set of issues for drivers unfamiliar with the road and the added risk of fire hazards during summer with increased traffic meaning people have to pull off to the side of the road which is often 6 feet high with vegetation.

I look forward to hearing your answers and/or solutions to these issues.

[REDACTED]

[REDACTED]

**Maria Nunez**

**From:**  
**Sent:**  
**To:**  
**Subject:**

**Categories:** Planning

To Whom It May Concern,

I received the notice of application for the planning permit regarding the proposed aged care facility, Friday 20th of November [REDACTED]

I am not opposed to the idea of an aged care facility across the road from us however, I object to this permit on the grounds that the planned carpark, entrance and exit are predominantly the length [REDACTED], and upon reviewing the planning permit I am greatly concerned about how this is going to impact me and my family.

We currently live in a very quiet part of Romsey and we enjoy the lifestyle we have here. I spend a lot of time outside in my garden [REDACTED]. A planned build to this scale is going to significantly increase the traffic, dust, lights and noise around us. This will be potentially stressful [REDACTED]. [REDACTED] will be quite unsettled by the increased noise and traffic. With regard to our family; our privacy is a major concern and the increased noise is especially concerning [REDACTED]. [REDACTED] is really important. If approved when would construction commence? How long would the facility take to build from ground up to completion?

As I am sure you are aware the boundary fence [REDACTED] is a post and wire fence which is not very high. [REDACTED] into the proposed car park and see/hear any traffic and people [REDACTED]. And equally, people will be able to [REDACTED]. At the moment there is some foliage and flowering that screens parts of the house, however some of the trees are deciduous and the roses will be cut back, giving people greater visibility to see straight in. While there are some established garden sections and trees [REDACTED], there are a number of sections along the fence where [REDACTED] 100% visible and therefore our privacy will be affected.

To ensure our privacy, I would like to replace my existing post and wire fence with a 2m high wooden fence. [REDACTED] and I haven't allowed for a replacement fence [REDACTED]. Before I can replace my existing fence there are some trees on the fence line that would need to be removed. I am requesting assistance from the [REDACTED] tree removal and erection of a new wooden fence to ensure our privacy and to limit some of the noise and lights that will impact upon us.

Another query... will Hutchinsons Lane be bituminised? If so will this occur before the build or after? There will be considerable increase in dust for all local residents especially me if the proposed entrance and exit is used by trucks, tradies etc.. How do you plan to control the dust during the construction stage?

I look forward to hearing from you regarding the issues raised in this letter and the resolution I have suggested.

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Friday, 27<sup>th</sup> of November 2020

Macedon Ranges Shire Council  
PO Box 151  
Kyneton VIC 3444

**RE: Objection to Permit Application Number PLN 2020/331**

**Reason for objection**

1. We note that Hutchinsons Lane West is an unsealed roadway and while the submission proposes for light duty pavement to be constructed on the roadway directly in front of the development, stopping at the boundary between the aged care facility and alpaca field; [REDACTED] the subject site for some years, we know firsthand that many vehicles choose to enter Hutchinsons Lane West via Robb Drive or, may end up taking this route as a result of making a wrong turn at Palmer Street or Jinker Way. Given the nature of business at the proposed facility, it is also well within the realms of possibility that those living within the area between Deep Creek and Hutchinsons Lane West may visit or work at the facility and would use the Robb Drive route to access the facility.

In relation to the above, particular regard should be given to patient transport and emergency vehicles entering or exiting Hutchinsons Lane West via the Robb Drive route and the suitability of an unsealed roadway for this type of use. Also noteworthy is that Hutchinsons Lane it is extremely narrow, typically requiring one vehicle to drive partially off the roadway to pass each other; if a vehicle had to pass a large/speeding emergency vehicle on the road in its current condition, this would present quite a serious hazard.

Considering this, we believe it reasonable to expect that the civil works pertaining to the roadway should extend to at least the intersection at Robb Drive and Hutchinsons Lane West. The roadway should be widened and sealed in a fashion similar to that of Hutchinsons Lane East across Melbourne-Lancefield Road, but road markings should also be recommended.

2. Reasonably substantive site fill is proposed to the eastern side of the subject site at the proposed building location, with the building FFL being 514.80 and the eastern boundary being at 510.0 – 512.0 resulting in the building sitting approx. 2 – 4m above NGL from that aspect at the intersection of Melbourne-Lancefield Road and Hutchinsons Lane West. A proposed 1.2mH perimeter building fence is noted as "pool fence", we can only assume this means an aluminium vertical bar style fence as limited detail is provided and, very minimal landscaping is proposed outside the perimeter fence, noted mostly as grasses or grassland. We are concern that the raised location of the building site, choice of perimeter fencing, and minimal landscaping will result in a structure that takes of the appearance of a detention centre and will not nestle unobtrusively into the natural landscape.

Post and rail fencing is proposed around the site boundary and if this is to be timber (clarification on the materials and style of fencing would be appreciated), we believe fencing of this nature would be more fitting for the building permitter as well and we would also like to see areas currently being retained as grassland per the landscaping plan to be extensively vegetated so the building can be better disguised within the landscape.

The proposed architectural plans note large trees along Melbourne-Lancefield Road and these do provide some screening to the site from that direction however, these trees are deciduous so we feel it would be helpful to include the addition of evergreens on the eastern aspect of the site to ensure the building is sufficiently hidden in the landscape so as not to impact on the rural landscape.

We would also like to propose for suitable screening trees to be planted along the boundary between [REDACTED] and the alpaca field for the reasons noted above, [REDACTED] proposed building, but also those covered below in point 3 regarding the alpacas themselves.

3. Could you please have the developer confirm exactly what is being proposed in the alpaca field. How many alpacas will be housed here? Is it a commercial operation? Will shearing take place on the property?



[redacted] unfortunately, horses and alpacas are not always a great mix. They typically directly need to be carefully introduced so horses can become accustomed to their appearance and behaviour which will prove problematic [redacted]

If the developer is open to [redacted] would assist in [redacted] and happy but would also [redacted] the aged care building.

Has a separate application been made for the shed and crossover as yet? If so, could you kindly provide the details as we would prefer the shed be located on the eastern end of the allotment.

**How will we be affected by the granting of a planning permit?**

1. Only sealing the small portion of the road directly in front of the proposed development creates potentially hazardous road conditions for residents, visitors and emergency vehicles using the remainder of Hutchinsons Lane West that will remain unsealed; it is uneven, dusty and narrow. Being as narrow as it is, it is already difficult for vehicles to pass each other and a simple wrong turn into Palmer Street or Jinker Way could see a speeding emergency vehicles, lost visitors or employees winding up on a roadway not fit for this purpose.

With such a large development being proposed, further consideration should be given to the entire Lane up to at least Robb Drive to ensure the aged care facility can be safely accessed from both directions.

2. We are not averse to the development proceeding and agree in the long term that it provides a worthwhile and necessary service to the community however, the area is a rural living and farming zone and the building will be out of place in the landscape if respect is not shown to the neighbourhood character. We enjoy the area precisely because of its open space and greenery and a whopping great building with a continuous façade, sitting boldly atop a hill is certainly out of character for the area and has the potential to decrease the value of our property if it takes on the appearance of a detention centre.

Selecting more appropriate building perimeter fencing that is more in keeping with the area (eg. timber) and/or providing the site with additional screen planting would be a cost-effective solution for the developer, and a satisfactory outcome [redacted] to ensure the facility does not look like a detention centre, that it is in keeping with the neighbourhood character and that it will have as minimal impact on our view as is reasonably possible.

We personally believe development in the Romsey area is a positive and that it can be achieved without the town losing its rural aesthetic but the responsibility to ensure this happens falls on Council to encourage and approve only thoughtful and considered development.

3. There is a potential issue [redacted] Without knowing the full scope of what's proposed for the alpaca field, noise may also be associated with the animals, particularly during breeding season as well as noise from shearing operations if that's what's planned. Screen planting along [redacted] would be ideal and if a planning submission has been made for the shed, further info to be provided on this would be great as we would like to discuss the shed being moved to an alternate location.

We appreciate you may not be able to provide comment on the latter issue of the shed as it does not form part of this planning application.

We await further correspondence in writing in relation to our objection.

Kind Regards,

[redacted]





# Objection to Grant a Planning Permit

Objection Enquiries:  
Phone: (03) 5421 9699  
Web: [www.mrsc.vic.gov.au](http://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  
Organisation  
Position  
Position  
Contact  
Email


## Planning Application details

Provide the Planning Application Number

PLN/ 2020/331

## The land

Address of the land

Street No:	Street Name: Melbourne-Lancefield Rd
Lot No: 2	Title details (CA, LP, PS, CP, TP) no.: 97984
Township	Postcode: 3434

## 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](http://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 attached letter




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

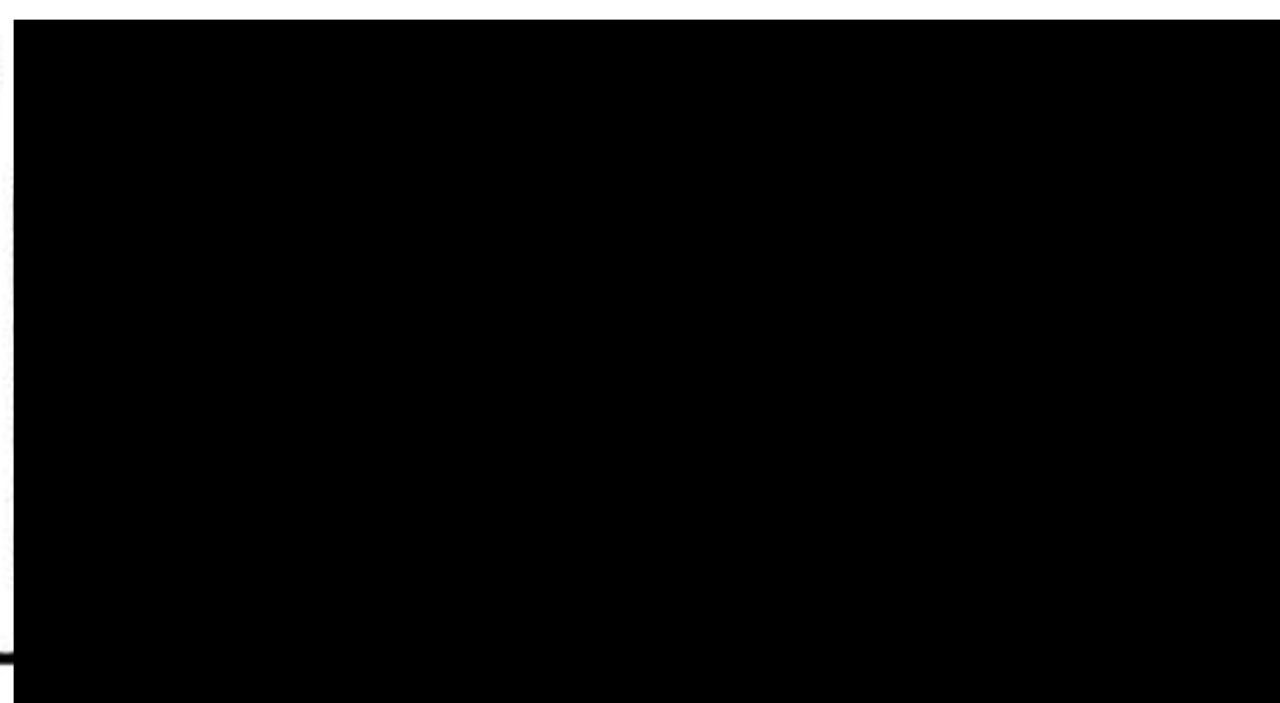
Attach additional page/s if there is insufficient room.

See attached letter

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## Objectors Signature

This form must be signed



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## 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](mailto: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](http://www.mrsc.vic.gov.au)

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7<sup>th</sup> December 2020

Submission 7

Mr Damien Hodgkins  
Senior Statutory Planner  
Macedon Ranges Shire Council  
PO Box 151  
Kyneton  
Vic 3444

D20-131838

Dear Sir

**Re: Planning Application no PLN/2020  
Residential Aged Care Facility  
Lot 2 LP 97984**

We refer to the above matter and advise that we represent the [REDACTED]

[REDACTED] built and developed their land as a family home [REDACTED]  
[REDACTED] Their privacy and the tranquillity of the area are very important to them.

We acknowledge that there is no existing facility of the type proposed in the Romsey area and that it would be beneficial to have such a facility in the district. It would, in our view, be appropriate to locate the proposal in the township area. However we are also aware that there is not likely to be a suitable site in the township.

The site proposed is outside the township boundary but it abuts the township and is well located for services to the land including water and sewer. It is also well located with regard to the township facilities relating to future residents of the facility.

[REDACTED] is that the facility should be designed to minimise impact on the surrounding area with special regard for neighbours property including theirs. The development should also be designed to have low-impact on an important approach to the Romsey Township.

We believe that it would be appropriate that any permit issued should ensure that the design of the facility is such that impacts on neighbours are minimised from a visual and amenity perspective. Further the design should ensure that due regard is paid to the location with respect to approach to the township.

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

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Towards this end as a minimum there should be an extensive landscape requirement in the east side of the development between the building and the Melbourne Lancefield Road. It is critically important that the development presents well when viewed from the approach to the town that is from the Melbourne Lancefield Road. It should not be allowed to appear as an unimportant rear or side view.

We also believe that there should be additional screen perimeter planting along the northern boundary [REDACTED]. [REDACTED] which assists with screening but we ask that this be reinforced with a plantation on the subject site. It may also be appropriate to have screen planting along other boundaries to the south and land scaping to the west. We are particularly concerned about [REDACTED] [REDACTED] with the proposed facility because the existing [REDACTED] has a limited life and an additional row of planting would provide long-term screening.

Subject to appropriate conditions addressing the above points to our satisfaction [REDACTED] do not object to the proposal as they believe it would be a good facility for the township. However if such conditions are not included we request that this correspondence be considered as a formal objection.

Subject to satisfactory conditions we wish the proposal every success.

Yours faithfully

[REDACTED]

# Objection to Grant a Planning Permit

Submission 8

D20-129397

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

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Provide details of the objector

The person you want Council to communicate with about your objection

Organisation:
Contact phone:

**Planning Application details**

Provide the Planning  
Application Number

PLN/2020/331

**The land**

Address of the land

Street No:	Melbourne Lancefield Rd
Lot No:	Lot 2 LP 97984 P/Monegeetta
Township	Romsey 3434

**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](http://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 note that I have no objection to the land being used for an Age Care Facility as long as provision is made for the bitumen sealing of Hutchinsons Lane prior to the building commencement.

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

Attach additional page/s if there is insufficient room.

Hutchinsons Lane west of Melbourne Lancefield Rd is an unsealed Lane, [REDACTED], currently the dust coming off this Lane is horrendous so during construction there will be increased traffic flow. Once the facility is operational this will affect the amount of traffic using Hutchinson Lane, be it from visitors, employees, deliveries and essential service providers, creating more dust.

A survey was done by MRSC a number of years ago with the amount of traffic using this Hutchinson Lane, over a 24hr period the numbers were in the high seventies and this with only one residence on Hutchinson Lane, I can only presume that the numbers have increased as the population of the town has grown.

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## Objectors Signature

This form must be signed

Sig Dat	[REDACTED]	

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## Lodgement

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