

Agenda

Planning Delegated Committee Meeting
Wednesday 13 April 2022 at 7pm
Held online and livestreamed at mrsc.vic.gov.au

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1 ACKNOWLEDGEMENT OF COUNTRY

Macedon Ranges Shire Council acknowledges the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. Council recognises their living cultures and ongoing connection to Country and pays respect to their Elders past, and present.

Council also acknowledges local Aboriginal and/or Torres Strait Islander residents of Macedon Ranges for their ongoing contribution to the diverse culture of our community.

2 RECORDING AND LIVESTREAMING OF THIS COMMITTEE MEETING

This meeting is being recorded and streamed live on the internet, in accordance with Council's 'Live Streaming and Publishing Recordings of Meetings' policy, which can be viewed on Council's website.

3 PRESENT

4 APOLOGIES

5 CONFLICTS OF INTEREST

6 PURPOSE OF PLANNING DELEGATED COMMITTEE

Council established the Planning Delegated Committee to provide a regular forum for hearing from people who have made a submission to Council or who are an applicant or objector in relation to a planning permit application.

The Committee is authorised to determine statutory planning applications and Planning Scheme amendments only in relation to the Planning and Environment Act 1987. Its purpose is to hear from applicants/land owners and objectors/submitters on statutory and strategic planning matters, planning applications and to determine other planning matters.

7 ADOPTION OF MINUTES

Recommendation

That the Committee confirm the minutes of the Planning Delegated Committee of Macedon Ranges Shire Council held on 10 March 2022, as circulated.

8 REPORTS

8.1	PLANNING SCHEME REVIEW - IMPLEMENTATION PLAN
Officer:	Louise Dewberry, Senior Strategic Planner
Council Plan relationship:	1. Connecting communities 2. Healthy environment, healthy people 3. Business and tourism
Attachments:	Planning Scheme Review (2019) - Review of Actions ↓

Summary

Section 12B of the *Planning and Environment 1987* requires councils across Victoria to undertake a Planning Scheme Review within 12 months of adopting a Council Plan. The last Planning Scheme Review was adopted by Council in 2019, of which 27% of actions have been completed, 37% of actions are underway and 21% of actions have not yet started.

The 2019 Planning Scheme Review is still relevant, and the current strategic planning work program is consistent with both the 2019 Planning Scheme Review and the Council Plan 2021-2031.

This report recommends that Council notes the strategic planning program as the implementation plan for the 2019 Planning Scheme Review, and that a new review, as set out in Section 12B of the Planning and Environment Act 1987, will not be undertaken.

Recommendation

That the Committee :

1. **Notes the Planning Scheme Review implementation plan reflects the current strategic planning program (as shown in Attachment 1), which has included opportunity for community feedback through the development of the Council Plan 2021-2031.**
2. **Notes that a Planning Scheme Review (2022), as set out in Section 12B of the Planning and Environment Act 1987, will not be undertaken at this time.**
3. **Notes that this report supersedes Council's previous resolution at the Ordinary Council Meeting held on 27 February 2019 in relation to the previous Planning Scheme Review and specifically point 4 of that resolution to bring a report back to a future Council meeting, outlining the implementation plan, including outlining opportunities for the Community Reference Group members to be involved in the implementation, and that the Community Reference Group be advised of this.**

Background

At the Ordinary Council Meeting of 27 February 2019, it was resolved that Council:

1. *Adopt the final Macedon Ranges Planning Scheme Review report (February 2019) at Attachment 1;*
2. *Submit the report to the Minister for Planning pursuant to Section 12B (5) of the Planning and Environment Act 1987;*

3. *Develop an implementation plan by assessing the strategic priority and resourcing requirements of the recommendations contained in the report, as well as Council's current strategic planning work program, State planning processes and legislative requirements;*
4. *Bring a report back to a future Council meeting, outlining the implementation plan, including outlining opportunities for Community Reference Group members to be involved in the implementation, as referred to in point 3 of this resolution; and*
5. *Dissolve the Community Reference Group and write to thank them for their input into the Planning Scheme Review.*

Since this time, officers have actively been working on projects such as Gisborne Futures, Romsey Structure Plan, Rural Land Use Strategy, the review of the Vegetation Protection Overlay and the Open Space Strategy.

Section 12B of the Planning and Environment Act 1987 requires councils across Victoria to undertake a Planning Scheme Review within 12 months of adopting a Council Plan. According to section 12B of the Planning and Environment Act 1987, and section 90 of the *Local Government Act 2020*, the next review of the Macedon Ranges Planning Scheme is due by October 31, 2022. While the Act requires a Planning Scheme Review to be completed, the Act does not have any repercussions for not undertaking one.

Discussion

The Planning Scheme Review (2019) identified 124 actions to update planning policy and improve the functionality of the Macedon Ranges Planning Scheme. Since the Planning Scheme Review adoption in 2019, officers have been actively working on a range of strategic projects at the direction of Council, through either resolution or the Council Plan.

Attachment 1 outlines the implementation of the recommendations of the Planning Scheme Review (2019). It indicates the actions completed, the actions underway and actions that are yet to be scheduled to begin, which are summarised in Table 1 below.

Table 1: Recommendations of Planning Scheme Review and status

Status of actions	%
Complete	27
Ongoing	5
Underway	37
Planned, but not yet commenced	4
Not yet planned	21
N/A	6

Many existing known policy gaps in the Macedon Ranges Planning Scheme (including some identified in the previous planning scheme review) are associated with projects currently underway, including:

- Gisborne Futures
- Rural Land Use Strategy
- Biodiversity Strategy – VPO Review Implementation
- Open Space Strategy Review
- Romsey Structure Plan

Timely resolution of these projects and/or prioritisation of implementation actions will have a significant impact on addressing identified gaps, and allow for the progression of Planning Scheme Review actions that are not yet able to be included in the Strategic Planning work program. It is likely that the timeframe to complete some of the existing projects will exceed the current Council term.

Consultation with members of the community regarding the current strategic planning projects has occurred through adoption of the Council Plan and Budget, which has determined priorities for land use planning in our municipality. The current strategic planning priorities are listed in the Council Plan.

Given the current strategic planning work program, there are no new strategic planning projects proposed for the 2022/23 financial year. Similarly the current strategic planning program limits the capacity within the organisation to undertake another planning scheme review at this point in time.

Implementation of the strategic work program has also been hindered by the transformation program of the Macedon Ranges Planning Scheme to the new format Planning Policy Framework (PPF). An initiative of the Victorian State Government, the Smart Planning Program was dissolved on 30 June 2021. The program was tasked with completing a transformation of planning schemes across Victoria to the new Planning Policy Framework (PPF). In the case of the Macedon Ranges Planning Scheme, the PPF translation process is not yet complete and pending further action and resourcing from the Department of Environment, Land, Water and Planning (DELWP). This is hindering some of work recommended as part of the 2019 Planning Scheme Review around form and content.

The ongoing PPF translation process, and the work council is undertaking to progress a number of significant strategic planning projects, means completion of another planning scheme review unwarranted at this point in time. It is likely that a new review would contain many of the recommendations made in the 2019 review.

It is envisaged that the next formal Planning Scheme Review will likely take place in the following Council cycle, this will allow for the resolution of the above matters, with ongoing identification of policy issues being undertaken in the meantime.

Consultation and engagement

No consultation has been undertaken in relation to this report.

Collaboration

Council has liaised with the Department of Environment, Land, Water, and Planning (DELWP) as part of the preparation of this report. It was agreed that a further Planning Scheme Review would not be relevant in this instance.

Innovation and continuous improvement

Not applicable

Relevant law

Section 12B of the Planning and Environment Act 1987 outlines when and how Council must review and evaluate its Planning Scheme. It also allows Council to request a longer period to undertake the review, as is determined and agreed by the Minister for Planning.

This report does not have any direct or indirect human rights implications under the *Charter of Human Rights and Responsibilities Act 2006*.

Relevant regional, state and national plans and policies

Not applicable.

Relevant Council plans and policies

The Council Plan 2021-2031 identifies a number of strategic land use planning priorities including:

- Progress the Kyneton Town Centre Urban Design Framework to Council for decision, and consider implementation into the Macedon Ranges Planning Scheme
- Progress the Gisborne Structure Plan incorporating the Neighbourhood Character Study and Town Centre Urban Design Framework Plan to Council for decision and consider implementation into the Macedon Ranges Planning Scheme
- Progress the Romsey Structure Plan to Council for decision, and consider implementation into the Macedon Ranges Planning Scheme
- Progress the Planning Scheme Amendment to incorporate the heritage study for Woodend, Lancefield, Macedon and Mount Macedon into the Macedon Ranges Planning Scheme
- Enhance planning protection of the shire's heritage assets. The Macedon Ranges Shire Thematic Environmental History will guide Council's strategic approach to identifying and protecting the shire's heritage, done systematically, within a contextual understanding of land-use development over time
- Progress the review of Council's Developer Contributions Plans (Gisborne and Romsey) and consider any future changes to the Macedon Ranges Planning Scheme recommended by its findings
- Progress the development of a new Open Space Strategy and consider implementation into the Macedon Ranges Planning Scheme
- Progress action items in the biodiversity strategy
- Work towards amending the Planning Scheme to introduce new policy and planning controls to implement the Significant Landscapes Study
- Progress the Rural Land Use Strategy (incorporating the 'In the Farming Zone Strategy') to Council for decision

Financial viability

There is currently no allocated budget to undertake a planning scheme review. Furthermore, as indicated, a number of actions are underway, that reflect a significant investment in future planning for the shire.

Sustainability implications

No sustainability implications

Officer declaration of conflicts of interest

All officers involved in the preparation of this report have declared that they do not have a conflict of interest in relation to the subject matter.

Attachment One - Planning Scheme Review (2019) - Review of Actions

Legend	
C	Completed
N/A	Not Applicable
O	Ongoing
U	Underway in Current Program
P	Planned in Current Program
NP	Not Planned

Clause / other	No. Recommendation	Priority	Responsibility / process	Status
Planning Scheme Review Report				
Planning and Environment Act 1987	1 Adopt this report as the review required pursuant to section 12B (1) of the Planning and Environment Act 1987.	Complete	-	C
	2 Forward the report to the Minister for Planning as required by section 12B (5) of the Planning & Environment Act 1987.	Complete	-	C
Local Planning Policy Framework (Planning Policy Framework)				
Clause 21.01 Municipal Profile	3 Update the content within Clause 21.01 as part of the transition to the PPF and MPS.	Current	PPF translation process	U
Clause 21.02 Key Issues and Influences	4 Update key issues and influences to ensure they are still relevant based on consultation that supported the preparation of the SPP, and the consultation that has informed this planning scheme review.	Current	PPF translation process Strategic Planning	U
	5 Review 21.02-3 Environmental Risk with regards to bushfire risk in light of changes to State level policy.	Current	PPF translation process	U
	6 Address the protection of industrial land and associated industrial activities, noting the need to maintain appropriate separation distances and could be strengthened [sic] to ensure that required buffer distances are protected.	Low	Strategic Planning	NP
Clause 21.03 Vision – Strategic Framework Plan	7 Update Clause 21.03 to reflect current Council Plan.	Current	PPF translation process	U
	8 Consider the inclusion of significant industrial sites and critical infrastructure on the plans to identify sites where separation distances will be required.	Current	Strategic Planning – Further work	U
	9 Revise the two framework plans at Clause 21.03 to provide greater clarity and consistency with the Ministerial Direction on the Form and Content of Planning Schemes.	Current	PPF translation process	U
	10 Review Clause 21.03 in light of the recommendation of this Planning Scheme Review report and other recent work completed by Council.	Current	PPF translation process Strategic Planning	U
Clause 21.04 Settlement	11 Update Clause 21.04 to be consistent with the PPF with regards to bushfire risk.	Current	PPF translation process	U
	12 As part of the translation to the PPF, references to further strategic work should be included in the schedule to Clause 74.02.	Current	PPF translation process	U
	13 As part of the translation to the PPF, consider reviewing the wording of strategies 1.2 and 1.3.	Current	PPF translation process	U
	14 As part of the translation to the PPF, 'reference documents' within the MSS should be included in the schedule to Clause 74.08 (Background Documents). This list of documents should be reviewed before being incorporated into this schedule. Where background documents are out of date or unavailable they should be deleted.	Current	PPF translation process	U
	15 Review population growth and the release of land for development regularly to assist with monitoring the impacts of settlement planning.	Ongoing	Strategic Planning	O
Clause 21.05 Environment and Landscape Values	16 Update Clause 21.05 to be consistent with the PPF with regards to bushfire risk.	Current	PPF translation process	U
	17 Review all dot points listed under specific implementation within this clause.	Current	PPF translation process	U
	18 Areas referred to in the MSS should be defined or mapped.	Current	PPF translation process	U
	19 Provide greater recognition of	-	N/A – error (duplication of part of Rec. #28)	N/A
Clause 21.06 Environmental Risks	20 The Clause 21.06 to be consistent with the PPF with regards to bushfire risk.	Current	PPF translation process	U
	21 Consider investigating the need to apply the Salinity Management Overlay in Macedon Ranges.	Low	Strategic Planning / Environment – Further work	NP
	22 Consider investigating the need to apply the Erosion Management Overlay in Macedon Ranges.	Low	Strategic Planning / Environment – Further work	NP
	23 Review current flood mapping giving consideration to applying appropriate planning controls to area known to be susceptible to flood risk.	Current	Water Authorities Assets & Operations / Strategic Planning	U
Clause 21.07 Natural Resource Management	24 Remove all references to the Macedon Ranges Equine Strategy 2012.	Current	PPF translation process	U
	25 Review references to 'further strategic work' as part of the implementation of the 'In the Farming Zone Strategy'.	Current (NB: now the Rural Land Use Strategy)	PPF translation process / Strategic Planning	U
	26 As part of the translation to the PPF, text under 'Specific implementation' appears to be a combination of application requirements and decisions guidelines and should be re-drafted accordingly.	Current	PPF translation process	U
	27 Update Clause 21.06 to be consistent with the PPF with regards to bushfire risk.	Current	PPF translation process	U
	28 Provide greater recognition of the Domestic Wastewater Management Plan 2013 and the importance for management of domestic wastewater systems.	-	PPF translation process: deleted – duplication	N/A
Clause 21.08 Built Environment and Heritage	29 Consider developing local policy to address environmental sustainable development and stormwater management.	Current	DELWP / Strategic Planning / Environment – ESD Roadmap and Sustainable Subdivisions Framework projects	C
	30 Continue to implement the Macedon Ranges Heritage Study and applying the Heritage Overlay where appropriate	Ongoing	Strategic Planning	O

Clause 21.09 Housing	31	As part of the translation to the PPF, review specific implementation and further strategic work and consolidate 'exercise of discretion' and 'policy guidelines' under decision guidelines.	Current	PPF translation process	U
Clause 21.10 Economic Development and Tourism	32	Update economic and demographic data.	Current	PPF translation process	U
Clause 21.11 Transport	33	Revise the map at Clause 21.11 to provide greater clarity and consistency with the Ministerial Direction on the Form and Content of Planning Schemes.	-	PPF translation process: deleted – redundant	N/A
	34	As part of the translation to the PPF, consider whether the 'criteria' would be better placed within an appropriate zone or overlay schedule.	-	PPF translation process: deleted – redundant	N/A
	35	Consider the need to investigate the population requirements necessary to achieve extensions to public transport networks and improve frequency.	Medium – Low	Strategic Planning / Assets & Operations	NP
	36	Investigate the requirements for additional or improved path networks in the Shire.	Ongoing	Assets & Operations	O
Clause 21.12 Community Development and Infrastructure	37	Review the list of reference documents to ensure they are relevant and up to date.	Current	PPF translation process	U
Clause 21.13 Local Areas and Small Settlements	38	As part of the translation to the PPF review Clause 21.13 with a view to removing any duplication of policies.	Current	PPF translation process	U
	39	Revise the maps at Clause 21.13 to provide greater clarity and consistency with the Ministerial Direction on the Form and Content of Planning Schemes.	Current	PPF translation process	U
Clause 22.01 Macedon Ranges and Surrounds	40	Liaise with DELWP about the role of Clause 22.01 and the Statement of Planning Policy for the Macedon Ranges.	Complete	PPF translation process SoPP implementation	C
Clause 22.02 Dams	41	Confirm the availability and the currency of the Reference Documents in Clause 22.02.	Current	PPF translation process	U
Clause 22.03 Intensive Animal Husbandry	42	Review the implications of Amendment VC150 with a view to revising Clause 22.03	Current	PPF translation process	U
	43	Review reference documents to confirm their relevance and availability.	Current	PPF translation process	U
Clause 22.04 Gaming	44	Consider revising the schedule to Clause 52.28 to include application requirements and decision guidelines currently included in Clause 22.04.	Current	PPF translation process	U
Clause 22.05 Battle Axe Lot	45	Consider reviewing the need for hard surface construction in semi-rural context.	Low	Strategic Planning – Further work	NP
	46	Consider reviewing the effectiveness of this policy to determine if there are aspects of this policy that could apply to commercial land in town centres.	Low	Strategic Planning – Further work	NP
Zones					
Low Density Residential Zone	47	Review the application of the LDRZ and give consideration to whether some land could be more appropriately rezoned to NRZ.	Low	Strategic Planning – Further work	NP
Township Zone	48	Update the TZ schedule to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	49	Consider including Neighbourhood character objectives and Decision guidelines in the schedule to the TZ.	Low	Strategic Planning – Further work	NP
	50	As part of the Small Towns Study, consider the appropriateness of the application of the TZ to townships and whether other zones or revised schedules would be more appropriate.	Low	Strategic Planning – Further work	NP
General Residential Zone	51	Update the GRZ schedule to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	52	Consider including Neighbourhood character objectives and Decision guidelines in the schedule to the GRZ.	Low	Strategic Planning – Further work	NP
	53	As part of the Small Towns Study, consider the appropriateness of the application of the GRZ to townships and whether other zones or revised schedules would be appropriate.	Low	Strategic Planning – Further work	NP
Neighbourhood Residential Zone	54	Revise the Neighbourhood character objectives in NRZ8 to be consistent with the Ministerial Direction.	Medium	Strategic Planning – Further work	NP
	55	Revise the following aspects of NRZ1: objectives (to better align with the purpose of the zone), side and rear setbacks.	Low	Strategic Planning – Further work	NP
Rural Zones	56	Consider any amendments required to implement the 'In the Farming Zone' Strategy, once it is completed.	Medium (NB: now the Rural Land Use Strategy)	Strategic Planning	P
	57	As part of the 'In the Farming Zone' Strategy, ensure any map included in a policy or local schedule is legible.	Medium (NB: now the Rural Land Use Strategy)	Strategic Planning	P
	58	Consider any amendments required to implement the Biodiversity Strategy.	Current	Environment / Strategic Planning Anomalies – C126 Vegetation Protection Overlay Rural Land Use Strategy	U
	59	Consider expanding the use of the VicSmart process for minor applications in Rural Zones.	Low	Strategic Planning – consider via Rural Land Use Strategy implementation	P
Rural Conservation Zone	60	Correct an administrative error within the RCZ schedules, where the maximum floor area is located in the column 'land'. This should be moved to the column titled 'area/dimensions/number'.	Complete	DELWP – C131	C
Public Land Zones	61	Update the PUZ, PPRZ and PCRZ schedules to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
Public Use Zone	62	Audit all land in the PUZ to ensure it is correctly designated.	Low	Strategic Planning – Further work	NP

	63	Work with DELWP to progress a zoning anomalies amendment to correct zoning errors.	Low	Strategic Planning – Further work	NP
Special Use Zone	64	Update the SUZ schedules to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
Overlays					
Environmental Significance Overlay	65	Delete ESO2 from the Macedon Ranges Planning Scheme (as the Monegeetta Piggery no longer exists).	Current	Anomalies – C126 (mistakenly reinstated by DELWP via C131; currently working to resolve issue)	U
	66	Update ESO1, ESO3, ESO4, ESO5, ESO6 and ESO7 to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	67	Consider whether ESO4 and ESO5 should be redrafted so as not to refer to land uses.	Complete	No action required	C
	68	Update references to government departments and documents.	Complete	DELWP – C131	C
Vegetation Protection Overlay	69	In-line with the recommendations from the Macedon Ranges Protection Advisory Committee Final Report July 2016 review of the current application of VPOs to assess whether they are 'providing adequate protection of the Shire's significant vegetation, with particular consideration given to whether listed grassland communities within the Shire should be afforded protection'.	Current	Strategic Planning / Environment	U
	70	Review the VPO schedules to consider opportunities to increase permit exemptions, where appropriate (i.e. by nominating species and/or trunk or height size for permit triggers).	Current	Strategic Planning / Environment	U
	71	Update VPO8 and VPO9 to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	72	Implement the findings of the Biodiversity Strategy.	Current	Strategic Planning / Environment	U
Significant Landscape Overlay	73	Update SLO1 and SLO2 to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	74	In-line with the recommendations from the Macedon Ranges Protection Advisory Committee Final Report July 2016 review of the geographic application of the SLO1, with a view to extending the geographic application of the SLO1.	Current – C133 has been authorised for exhibition; awaiting implementation of PPF translation	Strategic Planning	U
Heritage Overlay	75	Update Schedule to the HO to be consistent with the Ministerial Direction.	Complete		C
	76	Prepare a local practice note that explains how an Incorporated Plan works in conjunction with the provisions of Clause 43.01-1.	Low	Strategic Planning – Further work	NP
Design and Development Overlay	77	Update all DDO schedules to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	78	Review DDO1, DDO11, DDO16 and DDO17 as part of the Gisborne Structure Plan process.	Current	Strategic Planning	U
	79	Review the application of DDO2 to land and consider whether the ordinance requires redrafting.	Medium	Assets & Operations / Strategic Planning	NP
	80	Review whether DDO7 can be rationalised from rural living areas.	Low	Strategic Planning – Further work	NP
	81	Review the application of DDO12.	Low	Strategic Planning – Further work	NP
Development Plan Overlay	82	Update all DPO schedules to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	83	Revise all DPO maps to provide greater clarity and consistency with the Ministerial Direction on the Form and Content of Planning Schemes.	Medium	Strategic Planning – Further work	NP
Erosion Management Overlay	84	Update the EMO schedule to be consistent with the Ministerial Direction and best practice for erosion management.	Complete	DELWP – C131	C
	85	Review the extent of the EMO	Low	Strategic Planning / Environment	NP
Land Subject to Inundation Overlay	86	Update the LSIO schedule to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
	87	Review the current extent of the LSIO.	Current	Water Authorities Assets & Operations / Strategic Planning C140macr Woodend Flood Study Gisborne Flood Study	U
Bushfire Management Overlay	88	Update the schedules to the BMO to ensure consistency with State provisions and to reflect the Ministerial Direction on the Form and Content of Planning Schemes.	Complete		C
Public Acquisition Overlay	89	Remove all references to the PAO.	Medium	Strategic Planning – Further work	NP
Environmental Audit Overlay	90	Review the application of the EAO and confirm the extent of its application.	Low	Strategic Planning – Further work	NP
Restructure Overlay	91	Review the Macedon Ranges Shire Restructure Area Plans and the Ladye Place Restructure Plan and confirm their relevance and the extent of their application [and reflect the application of the RO].	Low	Strategic Planning – Further work	NP
	92	Update the format of the RO to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C

Development Contributions Plan Overlay	93	Update the DCPO schedules to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
Airport Environs Overlay	94	Update the AEO2 schedule to be consistent with the Ministerial Direction.	Complete	DELWP – C131	C
Particular and General Provisions					
Clause 51.01	95	Review the schedule to Clause 51.01 giving consideration to the application of the SCO to these sites.	Complete		C
Clause 52.02	96	Update the schedule to Clause 52.02 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	Complete	DELWP – C131	C
Clause 52.05	97	Update the schedule to Clause 52.05 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	Complete	DELWP – C131	C
Clause 52.16	98	Update the schedule to Clause 52.16 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	Complete	DELWP – C131	C
Clause 52.17	99	Update the schedule to Clause 52.17 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	N/A – already consistent		N/A
Clause 52.27	100	Update the schedule to Clause 52.27 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	Complete	DELWP – C131	C
Clause 52.28	101	Update the schedule to Clause 52.28 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	Complete	DELWP – C131	C
	102	Consider revising the schedule to Clause 52.28 to include application requirements and decision guidelines currently included in Clause 22.04.	Current	PPF translation process	U
Clause 53.01	103	Ensure contributions match the current open space strategy.	High	Strategic Planning	P
Clause 59.15	104	Consider broadening the use of Vic smart through local provisions.	Low	Strategic Planning / Statutory Planning	NP
Clause 66.04	105	Review the list of referrals at the schedule to Clause 66.04 and confirm that this list is complete and up to date.	Complete	DELWP – C131	C
Clause 66.06	106	Update the schedule to Clause 66.06 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	Complete	DELWP – C131	C
Clause 72.03	107	Correct the schedule to Clause 72.03 to ensure it refers to the Macedon Ranges Planning Scheme	Complete		C
Clause 72.04	108	Update the schedule to Clause 72.04 to be consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	Complete		C
	109	Review the list of documents at the schedule to Clause 72.04 and confirm that this list is complete and up to date.	Current	PPF translation process	U
	110	Consider listing the three sites contained within the <i>Special Sites Incorporated Document</i> separately for clarity.	N/A – deleted in Amendment C130		N/A
	111	Ensure all incorporated documents are available in accordance with Planning Practice Note 74.	Complete		C
	112	Consider reviewing the schedule to Clause 72.04 to group incorporated documents and listing the relevant Amendment that introduced the document.	N/A – incorporated documents are listed alphabetically and amendment numbers already included in the Schedule to Clause 72.04		N/A
Clause 72.08	113	Review current reference documents to determine their suitability for inclusion within this schedule in line with the relevant practice note.	Current	PPF translation process	U
Strategic Work Program					
	114	Commission a new Heritage Strategy to provide updated direction beyond the 2018 time horizon of the current strategy.	Medium	Strategic Planning	P
	115	Commission a Small Towns Study to provide strategic direction for towns such as Newham, Clarkefield and Tylden.	Low	Strategic Planning – Further work	NP
	116	Commission an Economic Development Strategy.	Current	Economic Development	U
	117	Finalise the 'In the Farming Zone Strategy' and implement relevant actions through changes to the planning scheme.	Current (NB change of scope to include Rural Conservation Zone: now Rural Land Use Strategy)	Strategic Planning	U
	118	Ensure the 'In the Farming Zone Strategy' takes account of the implications of Amendment VC150.	Current	Strategic Planning	U
	119	Finalise the Landscape Assessment Study for the Macedon Ranges and implement relevant actions through changes to the planning scheme.	Current – C133 has been authorised for exhibition; awaiting implementation of PPF translation	Strategic Planning	U
	120	Implement relevant actions of the Biodiversity Strategy through changes to the planning scheme.	Current	Strategic Planning / Environment	U

	121	Finalise the Visitor Economy Strategy and implement relevant actions through changes to the planning scheme.	Current	Strategic Planning / Economic Development	U
Process					
	122	When preparing planning scheme amendments, Council should have regard to relevant practice notes on the role of incorporated and reference documents.	Ongoing	Strategic Planning	O
	123	As part of its regular practice, Council should consider the regular review and preparation of anomalies amendments (i.e. on an annual basis).	Ongoing	Strategic Planning	O
	124	Council should ensure that its administration and processing of planning scheme amendments is consistent with the requirements of the Planning and Environment Act 1987, particularly where the amendment is combined with a planning permit application under section 96A of the Act.	Ongoing	Strategic Planning	O

Legend	
C	Completed
N/A	Not Applicable
O	Ongoing
U	Underway in Current Program
P	Planned in Current Program
NP	Not Planned

9 HEARING OF SUBMITTERS

9.1	HEARING OF SUBMITTERS - PLN/2021/283 - 4 RICHARDSON STREET RIDDELLS CREEK
Officer:	Naaz Begum, Senior Statutory Planner
Attachments:	Submissions ↓

Summary

This item provides a summary of submissions to in relation to Planning Application PLN/2021/283, regarding the development of 11 dwellings on the land at 4 Richardson Street, Riddells Creek.

Recommendation**That the Committee:**

- 1. Notes the submissions received in relation to Application for Planning Permit PLN/2021/283, for the development of 11 dwellings on the land at 4 Richardson Street, Riddells Creek; and**
- 2. Requests that recommendations be prepared, based on all relevant information, including the submissions received, for consideration and determination at the next Planning Delegated Committee Meeting on 11 May 2022.**

Background

The subject site is located on the northeast side of Richardson Street, Riddells Creek, approximately 120 metres southeast of the intersection with Main Road. The site is rectangular, with a frontage of 45.26 metres to Richardson Street and a depth of 100.55 metres, yielding an approximate area of 4551 square metres. The land slopes from north to south with an approximate fall of 1 metre across the site. Vegetation is present predominantly at the front, along the side, rear boundaries, and randomly scattered across the site. The site contains a single storey dwelling, garage, outbuildings at the rear and a swimming pool. Two crossovers exist on either side of the site frontage.

The site is within the Neighbourhood Residential Zone – Schedule 8 and interfaces residential properties. The built form in the area predominantly comprises single dwellings with ancillary outbuildings and land in the area is gradually being consolidated with medium density housing notably, Nos. 17 and 21 Richardson Street have already been developed with multi dwellings and/or have approvals in place.

Adjacent property to the east at No. 6 Richardson Street is similar in shape and size to the subject site and contains a single storey dwelling. Vehicular access is from the southeast side of the frontage leading to a circular driveway contained within the front setback. Vegetation is present across the site.

Adjacent property to the west at Nos. 2A and 2B Richardson Street are located in a battle axe arrangement and each property contains a single storey dwelling. Vehicle access to No. 2B (rear dwelling) is located within the southwest corner of the site, adjacent to the common boundary with the subject site. Vegetation is present across the site.

Adjacent property to the north at 2A Douglas Court backs on to the rear boundary of the subject site and contains a single storey dwelling. Vegetation is present along the common boundary.

Adjacent properties to the south, on the opposite side of the road at Nos. 7, 9 and 11 Richardson Street have narrow frontages in comparison with the subject site and each property contains a single storey dwelling and vegetation.

The surrounding locality is predominantly residential and allotments are mostly spacious, vary significantly in size and contain single dwellings and outbuildings with established gardens including mature trees.

Riddells Creek shops are located approximately 500m to the southwest side of the site and Riddells Creek train station is located approximately 970m to the southwest side of the site (beyond the shops).

Summary of proposal

The proposal comprises the development of 11 single storey dwellings (nine, three bedroom dwellings and two, two bedroom dwellings) on the subject land. Car parking space(s) for each dwelling would be in attached garage(s) to respective dwellings.

The existing dwelling, outbuildings and vegetation will be cleared to accommodate the development. A centrally located driveway accessed via a single crossover within the middle of the site frontage (Richardson Street) would provide vehicular access to all the dwellings.

The dwellings would be sited in a linear manner with five dwellings located along the northwest side of the site and six dwellings located along the southeast side. The frontages of dwellings 1 and 11 (located at the front), on either side of the driveway would be orientated to face the street and car parking spaces would be located at the rear of each dwelling.

External building materials would include weatherboard cladding to walls, corrugated Colorbond roofs, aluminium frames for windows and doors and timber look front doors.

Planning permit trigger/s

A permit required to construct two or more dwellings on a lot under Clause 32.09 - Neighbourhood Residential Zone (NRZ8).

Summary of submissions

A total of 16 objections were received to this application. They are summarised as follows:

Objections/concerns regarding application
<ul style="list-style-type: none">• Development of 11 dwellings on the site is excessive and not in keeping with the housing density level in the area.
<ul style="list-style-type: none">• Proposed development will contribute to the loss of easy-going country feel for the township and put pressure on existing community facilities.
<ul style="list-style-type: none">• Increase in the number of people and cars in the township is affecting the local environment, community safety and safety of children walking and scooting to and from Riddells Creek Primary School.
<ul style="list-style-type: none">• Increased number of dwellings would add to existing parking problems caused by increased development in the area.
<ul style="list-style-type: none">• Proposed 11 dwellings will affect property values on Racecourse Road and Richardson Street.

<ul style="list-style-type: none">• Multi dwelling development adjacent to objector's property would cause disruption to objector's life.
<ul style="list-style-type: none">• Development pattern does not align with the character of the Township as set out in the Riddells Creek Structure Plan, specifically sections 2.4.2 and 1.8.
<ul style="list-style-type: none">• The proposed development is not in accordance with the Macedon Ranges Planning Scheme for the Garden Precinct of Riddells Creek.
<ul style="list-style-type: none">• The proposal will affect the koala vegetation corridor.
<ul style="list-style-type: none">• The construction phase and 11 new dwellings will affect the amenity of the residents in the area.

To view full submissions, refer to Attachment 1.

Officer declaration of conflicts of interest

All officers involved in preparing this report have declared that they do not have a conflict of interest relating to the subject matter.

Submission 1



Objection to Grant a Planning Permit

D22-15437

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

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

Planning Application details

Provide the Planning
Application Number

PLN/2021/283

The land

Address of the land

Street No: 4	Street Name: Richardson St
Lot No: 15	Title details (CA, LP, PS, CP, TP) no.: 98849 P/Kerrie
Township: Riddells Creek	Postcode:3431

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 family and I have been residents of Riddells Creek for [REDACTED] and moved from [REDACTED] because it was becoming too busy and overcrowded. We moved to Riddells Creek for the Country village feel and the large spacious blocks. This type of proposed development will change our quiet and peaceful neighbourhood.

The subject site is located within the 'Garden Setting A Precinct' which is described as:

This grid-based precinct covers most of the older residential area of the town. Dwellings mostly date from prior to 1980, are usually detached and are almost uniformly single storey. They exhibit varied styles, materials and eras. Lot sizes and depths vary, however 20 metre frontages are standard apart from some larger lots in the Richardson Street area. Front setbacks provide for substantial front garden plantings that help define the precinct. Where fences exist they are generally below 1.2 metres in height and vegetation is often used instead. Generous road reserves feature medium height street tree planting. Some larger lots remain vacant. Single storey multi-dwelling development has occurred in places and there is some capacity for more of this to occur on deeper lots without detracting from the character of the precinct.

This development is far too dense for the site and will detract from the character of the precinct and negatively change the character and spacious feel of the street.

The proposed plans show only 2 spare parking spaces for 11 units which will be nowhere near enough. This street already has a small development at No 17 and cars are already overflowing into street daily. This street was never designed for such a development and traffic flow will be a problem with the overflow of cars parked on both sides of the street making for a choke point as only one car could pass at a time, made worse on bin nights/days.

There will also be issues with the degrading of road shoulder and nature strips as these roads were never designed for heavy amounts of street parking.

Surely council cannot support such a dense development in this "Garden Setting Precinct"!


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

Attach additional page/s if there is insufficient room.

<ul style="list-style-type: none">• Overdevelopment of site will change neighbourhood character.
<ul style="list-style-type: none">• Insufficient off street parking will cause congestion and choke passing traffic in street.
<ul style="list-style-type: none">• Approval for this Proposed development sets a precedent for larger blocks in and around Richardson St.

Objectors Signature

This form must be signed

Signature: 
Date: 2/2/22

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



Information Collection Notice

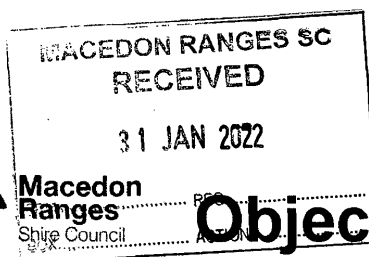
Macedon Ranges Shire Council is committed to protecting your privacy. The personal information requested on this form is being collected in accordance with the Planning and Environment Act 1987.

The personal information will assist Council in the registration of your objection and assessment of the issues that you have raised. The personal information will be used solely by Council for that primary purpose or directly related purposes. Council may disclose this information to the applicant and their representatives, neighbouring property owners and/or occupiers and any other parties who may have an interest in the application. If you included any personal or identifying information about another person in your submission, please ensure you have informed that person that you have provided their information to Macedon Ranges Shire Council.

Council must make a copy of this objection available for any person to inspect free of charge under Section 57(5) of the Act. If you fail to provide this information, Council will not be able to advise you of any consultation or decision making forums, or the decision regarding this matter, but you may access this information by contacting the Council. The person(s) objecting understands that the personal information provided is for the registration of their objection and the processing and assessment of a planning application. If you object, the Council must consider the objection unless you withdraw it.

By submitting an application, you consent to the storage of your personal information in Victoria. If you have any questions about the storage of your personal information, wish to access or alter any of the information you have supplied to Council, please contact the Statutory Planning Department by telephone 03 5422 0333 or email planning@mrsc.vic.gov.au

I declare the use of the material detailed above does not breach any third party's right to privacy or copyright. I have read and understood the collection notice. I understand I can request access to my personal information by contacting Macedon Ranges Shire Council.

Submission 2

D22-10610

Macedon Ranges Shire Council

Item received at CIS OfficeOn 31/1/22 Signed K. SmithMacedon
Ranges
Shire Council

Objection to Grant a Planning Permit

Objection Enquiries:

Phone: (03) 5421 9699

Web: www.mrsc.vic.gov.auThis 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

Organisation:

Planning Application details

Provide the Planning

Application Number

PLN/2021/283

The land

Address of the land

Street No: 4	Street Name: Richardson Street
Lot No: 15	Title details LP no.: 98849 P/Kerrie
Township Riddells Creek	Postcode: 3431

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 of eleven units does not respond appropriately to the character and constraints of the neighbourhood.
The high-density development fails to keep in character and constraints of the low-density development of surrounding properties.
The developer has not satisfactorily justified the need for an increased number of units in Richardson Street. Profit motive is not a sufficient justification.
The detrimental impact on the environment eg noise pollution, heavy vehicle emissions and safety aspects on a small residential street.
Significant increase in traffic flow emanating from the development.

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

Attach additional page/s if there is insufficient room.

The impact over 12 months or more of demolition and construction will subject us to hundreds of heavy vehicle movements, constant noise, vehicle emissions and safety aspects. We have already been subjected to the constant parade of cement and gravel trucks, and road damage, during the closure of Sutherlands Road.
The development will generate approximately 22 extra car movements which will be concentrated in the last 150m of Richardson Street. This poses a danger as we enter and exit our property. The [REDACTED] that of other pedestrians will be severely compromised on an already very dangerous corner.
In the short and long-term the increase in traffic movements will impact the school bus stop drop off and pick up point which already poses a congestion problem on the corner of Main Road and Richardson Street. As stated above this fact creates a danger for us and school children.
We are already being impacted by the lack of a right turn lane off Main Road. This will be exacerbated by the hundreds of heavy vehicles that will be required to construct the eleven units and to demolish and clear away the existing buildings.
As a general observation we are concerned about the provision of two visitor car parks at the proposed development. All visitors exceeding this number will impact traffic flow and parking in Richardson Street. This will create safety issues. It will also necessitate parking on the nature strips.
The development will generate 22 rubbish bins and on occasions 33 rubbish bins all parked on the nature strip which once again creates traffic and safety issues and the ambience of the street.
The over abundance of unit development in Riddells Creek, along with the Amess Road project, the quality of life in Riddells Creek is being sorely compromised which affects our amenity.

Objectors Signature

This form must be signed

Sign		
Date		

Submission 3

P22-4174

Objections to planning application no. PLN/2021/283 at 4 Richardson Street, Riddells Creek

As a Riddells Creek resident, I'm well aware of the growth that Riddells Creek will see in the decades to come. I would like to encourage the MRSC to hold firm on the Planning Scheme set in place and ensure it is implemented in each proposed development. I feel this proposed development at 4 Richardson St is pushing the density too far and should reduce the number of dwellings. I'd also like to see the aesthetic of each dwelling scrutinized against the Planning scheme. Below, I have some further comments to add.

1. The proposed development is not aligned with the Macedon Ranges Planning Scheme for the Garden Precinct of Riddells Creek. Page 4 of the MRPS C100 Clause 21 describes the Garden Precinct which is bounded by the east side of Richardson Street. The C100 document includes the following strategies for the Garden Precinct:

Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.	The proposed development includes smaller rear and side setbacks than the rest of the east side of Richardson Street and most of the west side of Richardson Street so this strategy is ignored. The development proposes to remove 64 of 70 existing trees including trees which screen the current building from the road and thus maintain the character of the precinct. There is no landscape plan to replace the trees to maintain the current streetscape.
Support multi-dwelling development that: Presents to the street as a single, detached dwelling. Provides landscaping along internal driveways. Protects the residential amenity of adjoining properties	The proposed development does not present to the street as a single detached dwelling. No landscaping plan has been included as part of the proposal. The proposed development does not protect the residential amenity of adjoining properties since it will increase the traffic and noise pollution and reduce the number of trees on the property.
The MRPS C100 document states that within the Garden Precinct "Single storey multi-dwelling development has occurred in places and there is some capacity for more of this to occur on deeper lots <i>without detracting from the character of the precinct</i> . Some multi-dwelling development exhibits shallow front setbacks and a lack of	The proposed development most definitely detracts from the character of the precinct as a result of the lack of garden landscaping noted by MRSC as being atypical of the precinct.

garden landscaping which is notably atypical for the precinct."	
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2. The proposed development ignores the 2013 Structure Plan which recommends developments that seek to enhance existing values, ie. "formal yet relaxed feel of the town" and that "developments are of a form and scale compatible with the existing town centre development" which is not a 5m side and rear set back with on street parking, except where a service road is provided. The proposed development ignores the "local community highlighting the importance of the peaceful, rural lifestyle contributing to the neighbourhood character and the relaxed village feel of the town". What was the point of the consultation that preceded the 2013 RC Structure Plan if MRSC have no intention of taking any of the residents' feelings into consideration when facilitating infill development?
3. Previous development of units on the west side of Richardson Street has demonstrated how woefully inadequate the minimum legal parking requirements are (See photos attached). On the street, on both sides, there are cars parked permanently. These are not visitors cars, they do not come and go, they are there every single morning and every single night, implying that they belong to residents which suggests that the parking in that development is inadequate. Having established that the legal minimum car parking contradicts the recommendation of the RC Structure Plan (2013) by forcing residents to park on the street, we can see that the proposed parking at 4 Richardson Street would accentuate the parking problem. Imagine the number of cars in the attached photos tripling to 6 cars on each side of the road. Richardson Street was never designed to have cars parked on one side of the street, let alone both sides. The issues are:
 - a. Cars park on the nature strip which is detrimental to the maintenance of the village feel that residents have so strongly voiced that they want to retain.
 - b. Cars park on the nature strip which is detrimental to indigenous flora and fauna.
 - c. Richardson Street has no full length foot path on either side of the street. Cars parked on the nature strip force pedestrians to walk in the middle of the road, particularly when there has been wet weather which means the nature strip side of the cars is boggy and can't be walked on. Further, many of the pedestrians on Richardson Street who are forced to walk in the middle of the road between 8am and 9am and between 3.30pm and 4.30pm are children walking to and from school and school bus stops such as at the corner of Richardson and Main Road. It is inevitable that a road traffic accident occurs as a result of overspill on street parking.

As I write, contractors are installing TPZs along the front of 2A Richardson Street for the construction of a footpath. This is a band-aid solution. Yes, pedestrians will have somewhere to walk, but the street is still not wide enough for cars to park on both sides. Using the ratio of units to cars found at the previous development on Richardson Street, we can expect to see multiple parked on the street at 4 Richardson Street and opposite. Essentially Richardson Street will become one long car park. At the very least, further discussion relating to the proposed development should be delayed until the impact of the new footpath on pedestrian and vehicle parking has been observed ie. 6 – 12

months. This information will then inform what level of resident and visitor parking should be incorporated into the development.



Tuesday 4th January 2022 8.08pm. This image suggests that relying on street parking will prevent bins being accessed by rubbish trucks on Tuesday mornings.



Wednesday 29th December 2021 11.34am



Sunday 20th November 2021



Thursday 18th November 6.51pm



Friday 22nd October 2021 7.37am

4. Based on the premise that the proposed development will set a precedent for further infill development in the Garden Precinct of Riddells Creek and if this proposal is accepted as is, it will be the end of the notion of a “Garden Precinct” and the start of Riddells Creek resembling [REDACTED]. The character of a town, once lost, cannot be returned. I urge MRSC to set a precedent that they can be confident will contribute to sensitive and appropriate development of this area.

Submission 4

P22-3900

4 Richardson St, Riddells Creek, 3431

To approve an eleven residence planning permit for a typical residential block in a Riddells Creek subdivision of the late 1970s/early 1980s is to disregard both adjoining neighbours - bounded by Sutherlands Rd, Racecourse Rd, Amess Rd and the Kilmore-Gisborne (main) Road – who bought into what was considered an ideal re-development of Riddells Creek and an act of disrespect for the hundreds of residents who moved into Riddells Creek over the past forty years in search of a rural environment close to metropolitan Melbourne. Once again, it would be the unfortunately typical action of a local government authority that has seen Riddells Creek disrespected by its shire councils – over my lifespan: Gisborne, Romsey and Macedon Ranges – that has led to Riddells Creek being sacrificed to commercial interests in the drive to voraciously, greedily and heinously increase the shire's income.

However, the majority of residents in Riddells Creek came here over the past forty-odd years in search of a rural retreat. Were MRSC to approve this planning permit, it would affect more recent arrivals in Riddells Creek than those of us who live here out of family connection. It would suggest that these more recent arrivals were 'suckers' for believing the shire's propaganda and invitation to live a country life-style.

For MRSC to approve this planning permit would suggest that, in 'playing' with possible density levels to the town of Riddells Creek, in a distorted ambition to advance their own personal *Curriculum Vitae* and remuneration, officers in the Macedon Ranges Shire Council play with ratepayers regardless of respect, obligation or concern for residents. Because they are un-elected, they do not represent the residents of the shire and are unaccountable to elected councilors. It would appear that 'planners' supporting – if not promoting – are about their own agendas and not what is good for, or desired by, residents in towns under the authority of the MRSC.

Were an amended application for development of this allotment to seek a five or six residence plan, with the restriction that there would be no two-storey residences, the application might be more acceptable. That those who bought into the development forty year ago be subjected to two-story constructions that overlook their homes and privacy is unacceptable.

It is sometimes suggested by those who support the redevelopment of single home/family lots into a multi-unit development that this could benefit long-term and older town residents who wish to 'downsize'. However, we are particularly that demographic for whom two-story units are inappropriate – because of stairs. Similarly, any approval of such developments ought to stipulate that there be no steps, no stairs and no multiple levels inaccessible to disabled (older) residents. Such a preference for the elderly and disabled would promote MRSC across the state as a forward thinking and sensitive local authority.

In short, the current planning permit for 4 Richardson St, Riddells Creek, ignores the nature of the town that has attracted many new residents to the town, fails to respect both the neighbouring resident in this part of the town, and manifests a greedy perspective rejected by the majority of the town.

The planning permit for 4 Richardson St, Riddells Creek, needs massive re-thinking and re-writing to ensure that it is sympathetic to this area of the town of Riddells Creek and respectful of its current residents.

I wish to strongly object to the complete over development of this site. 11 units is completely out of character of the street and the town. Richardson street is a connecting road that children use to walk to the Main street from the Rangeview development. It has a large volume of both foot traffic and vehicle movements per day. It has no off-street parking, no curb and channel and 11 units would result in multiple cars parking along the roadside creating a dangerous situation for anyone driving or walking on Richardson Street. Two visitor parking spots is completely inadequate for 11 units, so is a single garage in some of the units. It is standard for two cars per property, so the additional car will be parked on the street? Is that an acceptable planning outcome? Then what happens when they have a visitor? Also parked in the street? It will affect me as I live on the street and the constant cars parking wherever they can get a spot will result in poor visibility for me exiting my driveway. It is illegal to park on the naturestrip, so why would Council approve development that will result in multiple cars parking illegally? The vegetation removal is completely out of character with the town's country feel.

Submission 5

D22-5162

Maria Nunez

From:**Categories:**

Planning

Re: Permit application LOT 15LP 98849 P/Kerrie 4 Richardson St., RIDDELLS CREEK, VIC 3431 Planning Application
No: PLN/2021/283

Dear Sir,

I wish to put in an objection to the building of 11 (eleven) units at 4 Richardson St., Riddells Creek.

I have put considerable thought about the plan for 11 units, as it is directly across the road from my property. I have several concerns, particularly in the areas of increased traffic, street car parking, increased noise levels, the impact on the koala vegetation corridor, and the continuing loss of the " garden precinct " and its impact on our surrounding neighbourhood.

I have noticed much more car parking on the nature strips since the building of units at 17 Richardson St - four properties away. There are now big grooves in the grass verge and I do not want the same happening at my place. The road has become much busier, and noisier, day and night. We already contend with many concrete trucks on a daily basis. And much of the traffic is travelling at speed. This can only increase with 11 more family members living in units across the road. I expect the increase in traffic will also impact on intersection congestion at the corner of Main Rd and Richardson St.

Drainage will be an increasing problem, particularly in sudden downpours. The stormwater pipes do not cope already.

The significant loss of vegetation will severely compromise the koala corridor and the aesthetic appeal of the immediate neighbourhood.

I understand another dwelling was built behind the current house, as development changes, but definitely not units. I love Riddells Creek, however, I am most unhappy how the number of units in Riddells Creek is changing the township's community feel.

How I will be affected by the granting of this planning permit.

1. Increased car parking on the nature strip at the front of my property; 2. Increased traffic noise, day and night; 3. The loss of vegetation and the impact of koalas, declining in activity, who rely on Richardson St dwellings for a safer corridor; 4. The increased traffic congestion at the intersection of Main Rd and Richardson St; 5. Increased noise from dogs barking at the units.

RMIT Classification: Trusted

Submission 6

D22-2920



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

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

Planning Application details

Provide the Planning
Application Number

PLN/2021/283

The land

Address of the land

Street No: 4	Street Name: Richardson Street
Lot No: 15	Title details (CA, LP, PS, CP, TP) no.: LP098849
Township Riddells Creek	Postcode:3431

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 letter.

RMIT Classification: Trusted

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

Attach additional page/s if there is insufficient room.

Residents [REDACTED] will be impacted by the additional noise and visual environmental impact and the additional traffic created by the development.

Objectors Signature

This form must be signed

Sign Date	[REDACTED]	

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:

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RMIT Classification: Trusted

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Council must make a copy of this objection available for any person to inspect free of charge under Section 57(5) of the Act. If you fail to provide this information, Council will not be able to advise you of any consultation or decision making forums, or the decision regarding this matter, but you may access this information by contacting the Council. The person(s) objecting understands that the personal information provided is for the registration of their objection and the processing and assessment of a planning application. If you object, the Council must consider the objection unless you withdraw it.

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I declare the use of the material detailed above does not breach any third party's right to privacy or copyright. I have read and understood the collection notice. I understand I can request access to my personal information by contacting Macedon Ranges Shire Council.

RMIT Classification: Trusted

Objections to planning application no. PLN/2021/283 at 4 Richardson Street, Riddells Creek

1. The developer has yet to follow the process. As of 11th January 2022 none of the neighbours have been formally notified and there is no signage at the address.
2. The proposed development is not aligned with the Macedon Ranges Planning Scheme for the Garden Precinct of Riddells Creek. Page 4 of the MRPS C100 Clause 21 describes the Garden Precinct which is bounded by the east side of Richardson Street. The C100 document includes the following strategies for the Garden Precinct:

Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.	The proposed development includes smaller rear and side setbacks than the rest of the east side of Richardson Street and most of the west side of Richardson Street so this strategy is ignored. The development proposes to remove 64 of 70 existing trees including trees which screen the current building from the road and thus maintain the character of the precinct. There is no landscape plan to replace the trees to maintain the current streetscape.
Support multi-dwelling development that: Presents to the street as a single, detached dwelling. Provides landscaping along internal driveways. Protects the residential amenity of adjoining properties	The proposed development does not present to the street as a single detached dwelling. No landscaping plan has been included as part of the proposal. The proposed development does not protect the residential amenity of adjoining properties since it will increase the traffic and noise pollution and reduce the number of trees on the property.
The MRPS C100 document states that within the Garden Precinct "Single storey multi-dwelling development has occurred in places and there is some capacity for more of this to occur on deeper lots <i>without detracting from the character of the precinct</i> . Some multi-dwelling development exhibits shallow front setbacks and a lack of garden landscaping which is notably atypical for the precinct."	The proposed development most definitely detracts from the character of the precinct as a result of the lack of garden landscaping noted by MRSC as being atypical of the precinct.

3. The proposed development ignores the 2013 Structure Plan which recommends developments that seek to enhance existing values, ie. "formal yet relaxed feel of the town" and that "developments are of a form and scale compatible with the existing town centre development" which is not a 5m side and rear set back with on street parking, except where a service road is provided. The proposed development ignores the "local community highlighting the importance of the peaceful, rural lifestyle contributing to the

RMIT Classification: Trusted

neighbourhood character and the relaxed village feel of the town". What was the point of the consultation that preceded the 2013 RC Structure Plan if MRSC have no intention of taking any of the residents' feelings into consideration when facilitating infill development?

4. Previous development of units on the west side of Richardson Street has demonstrated how woefully inadequate the minimum legal parking requirements are (See photos attached). On the street, on both sides, there are cars parked permanently. These are not visitors cars, they do not come and go, they are there every single morning and every single night, implying that they belong to residents which suggests that the parking in that development is inadequate. Having established that the legal minimum car parking contradicts the recommendation of the RC Structure Plan (2013) by forcing residents to park on the street, we can see that the proposed parking at 4 Richardson Street would accentuate the parking problem. Imagine the number of cars in the attached photos tripling to 6 cars on each side of the road. Richardson Street was never designed to have cars parked on one side of the street, let alone both sides. The issues are:
 - a. Cars park on the nature strip which is detrimental to the maintenance of the village feel that residents have so strongly voiced that they want to retain.
 - b. Cars park on the nature strip which is detrimental to indigenous flora and fauna.
 - c. Richardson Street has no full length foot path on either side of the street. Cars parked on the nature strip force pedestrians to walk in the middle of the road, particularly when there has been wet weather which means the nature strip side of the cars is boggy and can't be walked on. Further, many of the pedestrians on Richardson Street who are forced to walk in the middle of the road between 8am and 9am and between 3.30pm and 4.30pm are children walking to and from school and school bus stops such as at the corner of Richardson and Main Road. It is inevitable that a road traffic accident occurs as a result of overspill on street parking.

As I write, contractors are installing TPZs along the front of 2A Richardson Street for the construction of a footpath. This is a band-aid solution. Yes, pedestrians will have somewhere to walk, but the street is still not wide enough for cars to park on both sides. Using the ratio of units to cars found at the previous development on Richardson Street, we can expect to see multiple parked on the street at 4 Richardson Street and opposite. Essentially Richardson Street will become one long car park. At the very least, further discussion relating to the proposed development should be delayed until the impact of the new footpath on pedestrian and vehicle parking has been observed ie. 6 – 12 months. This information will then inform what level of resident and visitor parking should be incorporated into the development.

RMIT Classification: Trusted



Tuesday 4th January 2022 8.08pm. This image suggests that relying on street parking will prevent bins being accessed by rubbish trucks on Tuesday mornings.



Wednesday 29th December 2021 11.34am

RMIT Classification: Trusted



Sunday 20th November 2021



Thursday 18th November 6.51pm

RMIT Classification: Trusted



Friday 22nd October 2021 7.37am

5. My final objection is based on the premise that the proposed development will set a precedent for further infill development in the Garden Precinct of Riddells Creek and if this proposal is accepted as is, it will be the end of the notion of a “Garden Precinct” and the start of Riddells Creek resembling Taylors Lakes or Craigeburn. The character of a town, once lost, cannot be returned. I urge MRSC to set a precedent that they can be confident will contribute to sensitive and appropriate development of this area.

Most residents of Richardson Street accept that development is inevitable. Inevitable does not mean acceptable. As a resident, my solution is that the developer, [REDACTED] to prioritise a development that is sympathetic to the environment of Richardson Street and Riddells Creek over dollars in his pocket and that of the current owners of the property. This approach might make him slightly more well received in Riddells Creek in the event of future development opportunities becoming available.

Submission 7

D21-167615

Maria Nunez

From:

[REDACTED]

[REDACTED]

Categories:

Planning

Hello

As a local resident, I am writing to formally object the aforementioned subdivision.

The subdivision does not align with town character, as set out in the Riddells Creek Structure Plan, specifically section 2.4.2 and 1.8

Single carpark dwellings do not belong within Riddell, and to make no allowance for visitor parking is downright irresponsible. The proposed development is not even close to the centre of town, which means that people will need to drive.

I understand the need for a mixture of larger and smaller houses within the town, but this only accounts for small, dog box.

This development should not continue in its current form.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

Submission 8

D21-167612



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

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Objector details

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

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

Planning Application details

Provide the Planning
Application Number

PLN/2021/283

The land

Address of the land

Street No: 4	Street Name: Richardson Street
Lot No: 15 LP	Title details (CA, LP, PS, CP, TP) no.: LP 98849 P/Kerrie
Township: Riddells Creek	Postcode: 3431

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.

<p>████████████████████, ██████████ to the proposed application. ██████████ Riddells Creek under the full expectation that in a rural town, high density urban housing would not occur randomly adjacent to a large, semi-rural block and that no development could occur. We then invested \$400,000 in renovations to secure long term 'peaceful enjoyment' of residing in Riddells Creek. We plan to invest a further \$200,000 in upgrades. We would not have invested any funds into the property if we were aware that it would be 'built out' with a proposed six units bearing down on our NW side. We will not invest further.</p>
<p>We relied on the MRSC In the Rural Living Zone Strategy file:///C:/Users/jherr/Downloads/in-the-rural-living-zone-strategy.pdf that the specific 'garden zone' area where we reside would not attract high density housing. If this application is approved, we would have no option but to move and likely sell to further developers, triggering a local chain reaction of development and mix/match housing with blocks of 10-13 units and acre lots. We would then seek damages from MRSC in the County Court.</p>
<p>The parking issues are multiple with the proposed application, Firstly, as with another medium density development in Richardson Street, off-street parking problems have emerged with cars parked all over the nature strips in the street. This is in breach of Road Rule 197 (VicRoads). Adding 11 units in a narrow street will exponentially add to this problem and raise serious safety issues with cars, pedestrians and through traffic. Richardson street is now a by-way (rat run) street for trucks and as a major access road to Riddells Creek Primary School, multiple school children access the road, being a serious if not fatal incident assured. Cars exiting 4 Richardson Street in such numbers will guarantee serious accidents, as cars do travel at 60kph</p>
<p>Construction of the dwellings will seriously disrupt our ability (and privacy) to conduct a normal and safe living which is our expectation. The front yard of the existing house is planned to be fully consumed by the eunits right at the street boundary and nature sstrip</p>
<p>Drainage: we currently have significant issues with street drainage and storm water. Runoff for 11 units will generate major flooding in the street</p>

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

Attach additional page/s if there is insufficient room.

Right to peaceful enjoyment of our property will be lost and permanent
Safety issues regarding [REDACTED] in increased traffic in the street
Loss of property value and sunk costs in renovations which we would have never undertook if we thought high density dwellings would be granted in the middle of a rural town
Safety from exiting the street in a bushfire emergency
Loss of privacy in 6 units directly bearing down on our property
Possible objections to our building a new garage and planned improvements with new residents living in close proximity, especially the adjacent garage.
Construction: major works would be required to remove the pool and the destruction of the original dwelling, causing major disruption for possibly years. Likely crime from the number of construction workers next door (we experienced our only property theft when units on the other side of Riddells Creek were being constructed)
Loss of income in pursuing objections to this proposal in the courts
Reduction in enjoyment of rural living in Riddells Creek and the unchecked or controlled development agenda of MRSC, leading to the likelihood of moving to another area to escape high-density housing

Objectors Signature

This form must be signed

<div style="background-color: black; width: 100px; height: 40px; margin: 0 auto;"></div>
Signature: _____ Date: [REDACTED]

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



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Maria Nunez

From: [REDACTED]
Sent: Friday, 24 December 2021 8:42 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2021/283

Categories: Planning

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2021/283
Address 4 Richardson Street Riddells Creek VIC 3431
Description Development of eleven (11) dwellings
Name of commenter [REDACTED]
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

As residents of Richardson Street, our greatest concern is the safety issues of this development. Already a thoroughfare, heavy vehicles are now traversing the street for the final stages of the Rangeview Estate, especially as a new road has been opened via Sutherland Road.

This is also a main route for school children to walk to Riddells Creek Primary School. As the street has no footpath, school children also use the street to walk and other school children goign to Main street for school buses. Other chilren use scooters and bikes on the road.

Additional cars now parked on the street due to developments on the west side. two cars cannot pass each other safely

With the potential to add 24 cars to the street, a child's death is imminent

[REDACTED]

Submission 9

P21-64007

22nd of December 2021

To whom it may concern

Re 4 Richardson st Riddells Creek Planning Permit

The permit that seeks to place 11 dwellings on the property I feel would greatly impact the values of the property within riddells Creek and specifically racecourse road and Richardson St. There is insufficient parking available within the street to allow for visitors to 11 properties, Especially when you look at the fact that they only allow for two visitor parking bays and the majority of the properties only has parking for one vehicle. These properties are two and three bedroom dwellings so it would be unreasonable to presume there would be only one vehicle residing there.

the increase in traffic in the street would also make it very difficult to navigate through to the town

I look forward to your prompt response.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Submission 10 D21-166139

Maria Nunez

From: [REDACTED]
Sent: Wednesday, 22 December 2021 9:47 AM
To: Planning; Alexia Paterson

Good Morning

I am writing this email with regards to the planned development at 4 Richardson st Riddells Creek.

[REDACTED]

I am objecting whole heartedly to this development due to the absolute disruption of our life!

I would like someone from the council to come to our home to inspect and would appreciate a return email with a confirmation of this.

Regards

[REDACTED]

Maria Nunez

From: [REDACTED]
Sent: Tuesday, 11 January 2022 4:40 PM
To: Planning; Alexia Paterson
Subject: Re 4 Richardson st Riddells Creek

Good Afternoon

When is Macedon Ranges Council going to advise residents of this planning proposal.
Why do we have to discover this by way of Social Media.

I have already places an objection and heard nothing back.

As a resident of Riddells Creek I like many others object to the multi dwellings being developed in the area and this council just doesn't seem to care about the long term residents it's obviously all about the money and how many more dollars you can take in by way of rates.

Roads need repairing and trees need maintenance however it seems that the only way you can make money is by reaping in by way of multi dwellings.

This [REDACTED] e. The fence line of [REDACTED] and I don't want the fumes of cars from 11 units wafting [REDACTED]. Richardson Street is used by school children to walk and ride to school how much will the traffic be increased by 11 units? How many bins on the nature strip? Where will people walk? There are no footpaths? Did this council for one minute consider any of the adjoining landowners?

This is a total joke as is this money hungry council.

My husband and I oppose to this development vehemently.

With trepidation

[REDACTED]

Submission 11 D21-105078

Maria Nunez

From: [REDACTED]
Sent: Tuesday, 17 August 2021 11:37 AM
To: Macedon Ranges Shire Council
Subject: Proposed development at 4 Richardson St Riddells Creek

I am writing to register my objection to the proposal to build 11 dwellings at 4 Richardson St Riddells Creek. Eleven dwellings on this site is excessive and not in keeping with the current housing density level in the area and I am opposed to this development.

[REDACTED] and, like so many others in our neighborhood, walk down Richardson St very often. If this proposed development were permitted, it would create increased cars and congestion in the street. Richardson St is used by a lot of kids walking and cycling to school and also older kids walking to the bus stops. It is also one of the main walking routes for residents to get to the township and the market.

Sincerely,

[REDACTED]

Submission 12 D21-105596

Maria Nunez

From: [REDACTED] >
Sent: Wednesday, 18 August 2021 1:03 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2021/283

Categories: Planning

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2021/283
Address 4 Richardson Street Riddells Creek VIC 3431
Description Development of eleven (11) dwellings
Name of commenter [REDACTED]
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

This property is in the Garden Precinct of Riddells Creek. 11 units is totally unreasonable for this site. Vegetation would have to be removed and already too much is removed for building. Parking and access is already a problem on Richardson street where units have been built.



Submission 13 D21-90856

Maria Nunez

From: [REDACTED]
Sent: Saturday, 17 July 2021 12:41 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2021/283

Categories: Planning

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2021/283
Address 4 Richardson Street Riddells Creek VIC 3431
Description Development of eleven (11) dwellings
Name of commenter [REDACTED]
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

This application is totally inappropriate.

As a Riddell's Creek resident, we have chosen to live on acreage of a semi rural area that gives us the country feel for our horses and live stock, in a low density area, as opposed to suburban, cramped up small apartment city blocks, which has cramped up parking space.

Riddells Creek residence, have the infrastructure for county living and love this, we do NOT have the infrastructure to accomodate the developers greed, who's only interested is making money on cutting land into suburban cramped up living.

We in Riddell's Creek do not want to live in a dense populated area, like those who choose to live in small suburban areas.

We residence in Riddell's Creek, do not want our town roads to end up like suburban parking lots, where the traffic blocks our roads there is no where to park your car!

[REDACTED]





Submission 14

D21-92052

Objection to Grant a Planning Permit

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

Planning Application details

Provide the Planning

Application Number

PLN/2021/283

The land

Address of the land

Street No: 4	Street Name: Richardson
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township Riddells Creek	Postcode: 3431

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.

I object to this development for several different reasons.

1. The large number of unit developments completed and currently under construction is huge and vastly disproportionate to the community's needs or wants. The increase of people and cars in the township is destroying the local environment and has impacted community safety. Speeding, reckless, impatient, aggressive driving, drinking of alcohol on the streets and general lowering of the community standard is increasing at a rapid rate and the relaxed easy going feel of the township has disappeared. Local facilities that have been more than adequate are now stretched and soon will not be able to meet demand. i.e. schools (especially public secondary), doctors, train station. To be quiet blunt the tone of the township is been lowered and cheap rental units are

Attach additional page/s if there is insufficient room.

attracting a transient population who are not interested in the local community and have no respect for those of us living here long term. We will quickly gain a bad reputation the likes of Sunbury has and is still trying to change.

2. For every new house or unit built you need to consider there could be 1-3+ cars per dwelling. Everywhere in town where there are units or high-density style houses with no front driveway such as the 'townhouses' on Southbourne Rd (opposite the playground) cars are parked on the street and across the nature strip or where there is one on or across the footpath. Before these smaller dwellings were built there were no cars parked on the street unless a party was been held at one of the homes. Other than the safety factors it makes the neighbourhood look cheap and nasty. The word ghetto comes to mind.
On Richardson St there are no footpaths. This creates road hazards for the local community when walking/cycling/scooting. This road is a main route for many children going to school or to the bus stop. Children are been forced to the centre of the road to go around cars and there is no room for cars to pass simultaneously when a car is parked on the side – all cars parked on the road are from the units already on the street. To increase the number of cars between 11 – 33+ will result in an accident.

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

Attach additional page/s if there is insufficient room.

- | |
|---|
| 1. Safety of [REDACTED] when walking/riding |
| 2. Community confidence – until recently I felt safe and happy in the community and very proud of where I live. However watching the local community we love been irrevocably changed for the worst has impacted my overall happiness. |
| 3. Lack of access to services – already it is increasingly difficult to see my own doctor or park at the supermarket or catch a train. The town is full to the brim. |
| 4. Been forced to move – we don't want to move. We always envisioned Riddells Creek as been our forever home in the country. However if the fast and excessive rate of development continues we feel we will have no choice but to sell up and move before the bottom falls out of the market and we are stuck in a horrible place to live forever. |

Objectors Signature

This form must be signed

Signature	[REDACTED]
Date	[REDACTED]

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:

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For help or more information

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



Submission 15 D21-98894

RECEIVED 02 AUG 2021

Objection to Grant a Planning Permit

Objection Enquiries:

Phone: (03) 5421 9699

Web: www.mrsc.vic.gov.auThis 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:	
Postal Address:	[REDACTED]
Contact phone: N/A	Mobile phone [REDACTED]

Planning Application details

Provide the Planning Application Number

PLN/2021/283

The land

Address of the land

Street No: 4	Street Name: Richardson
Lot No:	Title details (CA, LP, PS, CP, TP) no.:
Township Riddells Creek	Postcode: 3431

Reason for your Objection

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Attach additional page/s if there is insufficient room.

The proposed development of 11 dwellings on this property
Is totally inappropriate for this small street.

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

Attach additional page/s if there is insufficient room.

The whole village of Riddells Creek will be affected by the granting of this permit.
The amenity of the street, and the area in general, would be destroyed.
Richardson Street is quite narrow and to have 11 homes, with possibly 20 or more cars, some of which will surely be parked on the verge, causing
problems for pedestrians, who have to walk on the road, as there is no footpath.
If this is approved it will create a precedent for other properties nearby
to do the same. Which could mean 33 homes on just over 3 acres.
Traffic in the village is already very busy. Not enough parking spaces near
Shops nor in railway station carpark. Surely this is not appropriate.

Objectors Signature

This form must be signed

Signature:

Date:

Lodgement

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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

Submission 16 D21-90562



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

[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	

Planning Application details

Provide the Planning Application Number

PLN/2021/283

The land

Address of the land

Street No: 4	Street Name: Richardson
Lot No: 15	Title details (CA, LP, PS, CP, TP) no.: 98849 P/Kerrie
Township: Riddells Creek	Postcode: 3431

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.

[Redacted] found out about this application some time ago. This street has already had units built across the road from us a few years ago. The builder had proposed 9 units but only 3 were allowed to be built after objections to the planning permit and the original house has been left to deteriorate, no doubt it will eventually fall apart completely and there will be another planning permit to put in more units. Despite the decrease in the number of units there is still not

Attach additional page/s if there is insufficient room.

enough parking for the residents and we always have lots of cars parked on the nature strip outside our house. In winter there are huge ruts left in the grass, which I am supposed to mow. If there is a party the street is full of cars and this street becomes very crowded with parked cars. We have already had our street become a shortcut for cars, cement trucks and a lot of other traffic during Covid, so now 11 units are proposed as well? This town already has a couple of housing estates, why build so many units in residential streets as well and ruin the character of the town? This street is supposed to be in the "Garden Precinct" and the houses on this side are 1 acre blocks. I wouldn't object to 1 house on a battle axe block as has been done on number 2 Richardson Street, but I certainly object to 11 units. Another page is attached.

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

Attach additional page/s if there is insufficient room.

- Parking will become an issue in the street (it already is at certain times)
- Noise from an extra 11 families.
- Noise from 11 families if they all have dogs and cats (all of the units built across the road have at least one dog and a cat)
- The internet service is already struggling in this street because of the aging copper wire network
- The extra storm water runoff from 11 more dwellings in this street will only make the existing spoon drain boggier during winter.

Objectors Signature

This form must be signed

Signature:

Date:

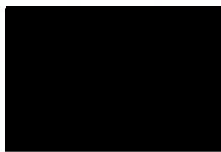
Lodgement

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



This area of Riddell is also in an ember attack zone if there is a bushfire. There is already a problem with exit from the town if there is a fire; for example on the 9th February 2014, there was panic as people were unable to evacuate via Sunbury Road, so left along Kilmore Rd and Black Forrest Rd or up Gap Rd. All of these roads were not safe if the fire had not been contained. The oval was designated a safe place to go, but it was right across from the fire.

The storm water system in Richardson Street is totally inadequate. The current spoon drain does not have adequate fall to take water runoff from the properties already in the street and there are a lot of swampy spots right down the street after heavy rain as there is no storm water drain. Runoff from 11 more properties will only make the problem worse.



Maria Nunez

From: [REDACTED]
Sent: Friday, 16 July 2021 1:36 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2021/283

For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2021/283
Address 4 Richardson Street Riddells Creek VIC 3431
Description Development of eleven (11) dwellings
Name of commenter [REDACTED]
Address of commenter [REDACTED]
Email of commenter [REDACTED]

Comment

This application is totally inappropriate for this street. We are supposed to be the "garden precinct" and on this side of the street it is mostly acre blocks. There is already a problem with parking because of the number of units built on the other side of the street.

