



**Macedon  
Ranges**  
Shire Council

# **ATTACHMENTS**

**Planning Delegated Committee  
Meeting  
Under Separate Cover**

**Wednesday 14 May 2025**



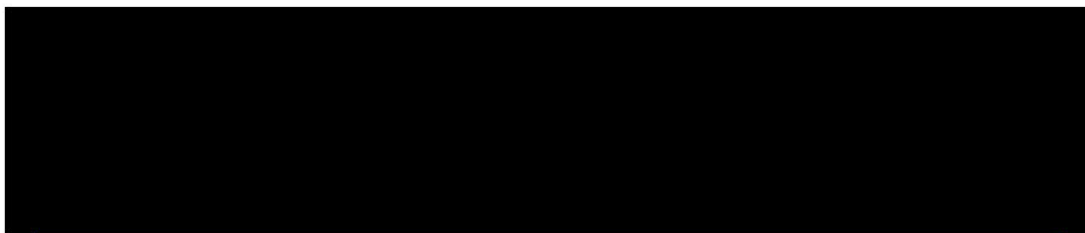
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# COMBINED SUBMISSIONS C147MACR - BENETAS

Redacted

**SUBMISSION 1**

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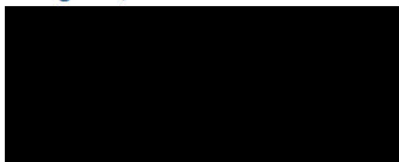
Good Afternoon,

The Cultural Heritage Unit Elders at the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation have reviewed the proposed amendment to planning scheme C147macr (and associated planning permit application PLN 2022/354).

The Elders note that the amended area is in an area of cultural heritage sensitivity (as defined under the Aboriginal Heritage Act 2006), and as such, a mandatory Cultural Heritage Management Plan (CHMP) will be required for development works within this area. In addition, a large artefact scatter is registered within the property parcel immediately west of the amended area. This artefact scatter contributes to the high cultural heritage sensitivity of this area and contains over 900 artefacts. The CHMP associated with this artefact scatter and the proposed retirement village is currently still in preparation.

Thank you for your consideration of these matters.

Regards,



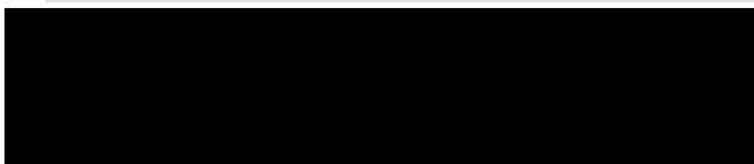
**Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation**

675 Victoria Street | Abbotsford VIC 3067 | [wurundjeri.com.au](http://wurundjeri.com.au)

Reception: 03 9416 2905



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**SUBMISSION 2**

**CAUTION:** This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear strategic Planning team,

I write with my OBJECTION of the rezoning of the old Gisborne hospital land.

As the land was donated by the Dixon Family with the condition that it was always used for medical purposes. rezoning it laughs in the face of the Dixon Family's wishes, and also opens up whether other families would do the same and donate important things like land etc when the MRSC don't have the decency to honour there wishes.

"Council agreed to support this rezoning, after discussions around the morality of overriding the Dixon Family's wishes. and On balance the council view was that it was unlikely that a new hospital would be built in Gisborne, therefore the practicality of making the area available for residential use outweighed the act of overriding the family's wishes." (Quote from the Gisborne gazette).

This is just pure rubbish and is pandering to Benetas and them wanting the entire block for there own practicality, development and financial being.

How can Council justify that quote with a straight face and say that the parcel of land

the old hospital is on won't be able to be used as some sort of medical service. ( I already think it bad form that the old community built hospital was even allowed to fall into such disrepair). With the rate that Gisborne is growing thanks to council allowing so many major subdivisions and even on large residential blocks near us, we are going to need more medical services than ever. As it is now, good luck trying to see a doctor in Gisborne, or a psychologist or specialist or allied health, and it's only going to get worse.

That hospital land could very easily be used for some sort of new medical service/s. And SHOULD NOT be meekly handed over to Benetas so that they can have a little Benetas Village of services.

so in answers to the questions that were asked in the Gazette.

1. Is there a demonstrable need In Gisborne for further high/medium density housing.

NO I think that need is being addressed in subdivisions, gee Ross Watt Rd - Rosalia. That will have medium to high density housing according to what I've seen. So NO council is allowing enough subdivisions already to cater for this.

2. Is the need great enough to justify discarding the condition put on the land by the donor family.

Again absolutely NO we already have enough with land subdivisions, without the need to disregard the wish of the donating family.

3. Is it certain that a hospital or other medical service would never require or seek to use the site.

NO it's absolutely NOT CERTAIN. As I have already pointed out that the area NEEDS MORE MEDICAL SERVICES . Even asking that question makes the council look ridiculous.

In closing as the council are our representatives and also representing the donor family's condition on that land, and you are doing neither in this instance, you are not representing us for the best outcome for us or the donor and are purely pandering to Benetas who already have there hands on The Oaks and the old MR community health centre.

I really object to the council rezoning this site for this purpose.

And I cannot believe that at the meeting the discussions lead to that a hospital ( could you not even envisage a different medical service) would unlikely be built in

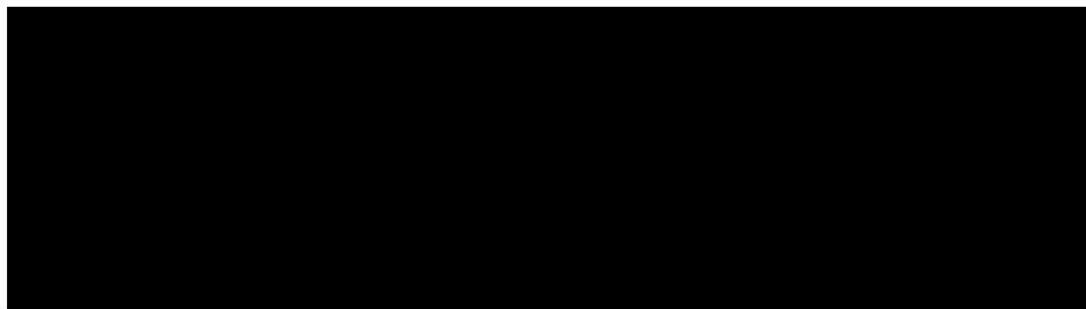
Gisborne and therefore the practicality of making the area residential outweighed the donor family's condition. WE NEED MORE INFRASTRUCTURE AND SERVICES NOT MORE RESIDENTIAL, we have grown too much already.

You are bowing to Benetas, and will benefit with more rates, (as im positive retirement villages pay rates too) and not considering the original donor wishes or the needs of the ever increasing community for further medical facilities.

Another example of how badly we are represented by council.





**SUBMISSION 3****1. High/medium density housing.**

With 12,000 new homes to be built in Gisborne in the near future, does Gisborne require more development in its centre?

Gisborne is now congested, parking and traffic showing the pressure. Pedestrians, in particular children who now walk to school or ride a bike will not be welcome.

**2. Environment**

There are magnificent trees on this site, they will be removed, development over environment again and again.

Is there not another Residential development at the old Macedon house in Gisborne ( heritage trees removed illegally) going ahead? We also have Warrina in New Gisborne, do we need more residential Aged Care Facilities?

3. Benetas removed Allied Health services at MRH ( or do they say reduced). Closed St Mary's clinic at the hospital and left the facility in disrepair. As stated to pursue redevelopment plans.

4. Benetas will greatly benefit from this redevelopment. Does anyone ask what they purchased the Oaks Aged Care Centre, Macedon Ranges Health and the Gisborne Hospital site for?

5. Is the need for another Retirement village more important than the wishes of the Dixon family?

Gisborne has grown extensively in a short expanse of time, we will need a larger medical centre to cope with the explosion in the population. I then ask why have we just built a new state of the art ambulance centre?

How can Macedon Ranges Shire and the Government allow Benetas, who have taken over multiple small nursing homes and have a monopoly of ownership and assets allow the justification of the removal of a bequest from a family such as the Dixon's who were very generous to the people of Gisborne.

Yours sincerely,

A black rectangular box redacting the signature of the submitter.

**SUBMISSION4****Amendment C147macr and Planning Permit Application No. PLN/2022/354**

I write in strong support of this amendment and application.

I am a [REDACTED] involved in the Gisborne volunteer community with a good appreciation of the demographic make-up of our community. My background is in engineering and telecommunications and I have no connection whatsoever to the Health/Aged Care industry nor to MRSC.

**IMPROVING FACILITIES FOR THE AGED**

Gisborne has few suitable facilities for its older people, and many of these are well past their use-by date. This proposal goes some way to improve that situation.

The proposal would provide increased opportunities for Gisborne's older population to have options to continue living here rather than being forced to move away – potentially leaving family and friends behind at a stage of life that is already difficult.

Further, the potential for a co-located Aged Care facility is very exciting, capable of delivering a version of 'ageing-in-place'. We know from family experience how advantageous this arrangement is, which provides further reason to support the proposal.

**AMENITY OF THE LOCAL AREA**

Currently the area West of Neal St. is at best run down and tired. The old hospital appears to be derelict, and the areas to the West of it that are occupied are in poor condition.

From what can be seen in the documentation, this proposal would reverse this situation by providing a public-facing Café, Courtyard etc. This is an excellent improvement and should be supported by MRSC and locals alike.

The end result will be a far more attractive streetscape; I support the removal of native vegetation in order to achieve the desired outcome.

The location of the proposed facility is near-perfect:

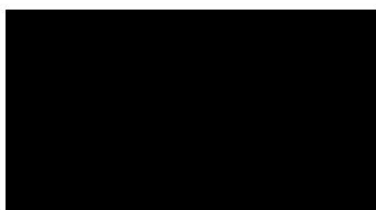
- It is metres away from the Neal St clinic and Macedon Ranges Health, which together provide a wide range of professional medical and health services
- It is close to the centre of Gisborne, with its many shops, cafes and other services
- It is close to the indoor swimming pool and other recreational facilities
- It is not in the middle of a residential area

**INCREASED LAND UTILISATION AND LOCAL EMPLOYMENT**

The area under discussion is currently under-utilised. Successful development of this proposal in full would redress that.

Implementation of the proposal would open up many new employment opportunities in the many and varied roles required to run a complex such as this. The jobs are not just basic entry-level, but provide potential career paths for our young locals.

Yours faithfully



**SUBMISSION 5**

[REDACTED]

[REDACTED]

[REDACTED]

PLANNING APPLICATION NO.: C147MACR, PLN/2022/354  
DEPARTMENT REFERENCE NO: PPR 46261/24  
PROPERTY ADDRESS: ROBERTSON STREET, GISBORNE VIC 3437

**RE: AMENDMENT C147MACR AND PLANNING PERMIT APPLICATION PLN/2022/354**

Thank you for referring documentation for the combined amendment and planning permit application received by the Department of Transport and Planning (Head, Transport for Victoria) on 03 June 2024.

Please quote the reference number in all correspondence and contact with the Head, Transport for Victoria.

The purpose of the proposed amendment is to rezone land (land bound by Robertson Street, Neal Street and Hamilton Street) from the Special Use Zone, Schedule 4 (Private Hospital) to the General Residential Zone, Schedule 1. In addition to the retirement village, the amendment will facilitate the removal of native vegetation (one tree) and alterations to access to a Transport Zone 2 (TRZ2 – Principal Road network) in line with planning application PLN/2022/354.

Although the proposed amendment is likely to be supported by the Head, Transport for Victoria, the following comments are provided to address road safety impacts when assessing any future residential development of the subject land:

**ROAD NETWORK**

As per the Traffic Impact Assessment Report submitted by Cardno ref V181318 dated 24 January 2024:

- There must not be direct vehicle access from the subject land to Robertson Street.
- The impact of the generated traffic movements from the site must not adversely impact the operational efficiency of Neal Street/ Robertson Street roundabout.

**ACTIVE TRANSPORT**

DTP notes that no pedestrian access or footpath exists along the Neal Street frontage of the subject land and recommends that Council require such provision as part of any planning approval which may issue.

DTP also notes that there is currently no provision for occupants of the subject land to safely access the significant public open space area on the north side of Robertson Street by foot.

Council is therefore strongly encouraged to provide for safe pedestrian crossing opportunities at or near the Roberston Street/Neal Street intersection.

Should you have any enquiries regarding this matter, please contact [REDACTED]  
[REDACTED]





## SUBMISSION 6

Department of Energy, Environment  
and Climate Action

189-229 Lyttleton Terrace Bendigo  
Box 3100, Bendigo DC, VIC 3554  
Telephone: 035430 4444  
[pe.assessment@delwp.vic.gov.au](mailto:pe.assessment@delwp.vic.gov.au)

Ref:00005151  
20240702 CN



**AMENDMENT NO.:** C147MACR  
**PLANNING PERMIT NO.:** PLN/2022/354  
**PROPOSAL:** PLANNING SCHEME AMENDMENT C147MACR AND PLANNING  
PERMIT APPLICATION PLN/2022/354  
**LAND AFFECTED:** ROBERTSON STREET, NEAL STREET AND HAMILTON STREET  
GISBORNE

Thank you for your correspondence dated on 30 June 2024 to the Minister for Environment regarding the above planning scheme amendment.

In accordance with section 96C of the *Planning and Environment Act 1987* (the Act), the Macedon Ranges Shire Council has provided notice of its preparation of an amendment to the planning scheme and notice of an application being considered concurrently with the amendment under this Division, to anyone it believes may be materially affected by the amendment.

The amendment proposes to rezone land from Special Use Zone (SU4) to General Residential Zone and apply the Design and Development Overlay (DDO17) to all of the affected land. Clause 11.01-1L and Clause 52.02 will also be amended. The purpose of the amendment is to facilitate the use of the land for a retirement village.

The permit application PLN/2022/354 is for use and development of a retirement village and removal of native vegetation (one tree) and alterations to a Transport Zone (TRZ2).

Response

The Department of Energy, Environment and Climate Action wishes to advise that it supports the proposed amendment.

If you have any questions regarding this matter, please email me at [pe.assessment@delwp.vic.gov.au](mailto:pe.assessment@delwp.vic.gov.au).

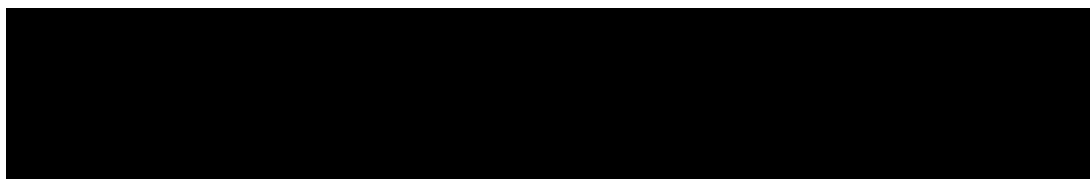
Yours sincerely



Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to [foi.unit@delwp.vic.gov.au](mailto:foi.unit@delwp.vic.gov.au) or FOI Unit, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

**SUBMISSION 7**

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Macedon Ranges Shire Council

7<sup>th</sup> July 2024

Please find my objection to the application for the rezoning of the public hospital zoned location (currently zoned SUZ4) to that of a private enterprises application to that of an aged care facility (Zone GRZ1).

The objection relates to the donated land to the bush hospital component only.

The basis of the objection is that the rezoning should have fully disclosed the original donation and the basis of the donation. Not downplaying the current zoning as that of a 'disused' bush hospital.

The founders of this town did not donate land to the council for public use so that the council could through an undisclosed commercial arrangement hope that the residents and rate payers of this town would forget that the reason they received the benefit was for the greater good of the community.

The land for the **Gisborne & District Bush Nursing Hospital** was generously donated by Mr. and Mrs. W. H. (Bill) **Brockwell**.

The land that the private enterprise (namely Anglican Aged care services group t/a benetas) under the applicants [REDACTED] want to rezone was originally donated to the Shire of Gisborne for public use.

The land was developed as a public hospital on that basis and while not in use as a public hospital as the application identifies since 1997, this does not change the underlying purpose of the donation for public use, nor should it give the council the ability at a later point to either sell the land or lease the land to another enterprise without disclosing to the public, that they did not pay for the land or the reasons for the original covenants.

The land should either return to that of a public space/ park,  
or a public tender process should be engaged to ensure the maximum funds are received by the council and if Anglican Aged Care Services Group win the tender, then they should be required to pay to the council / rate payers the increased market value of the land that

rezoning would provide the owners & also purchase public land for public use and donate that land to the council.

This land is prime land in Gisborne and hoping memories are short should not negate the requirements of what the land was donated for.

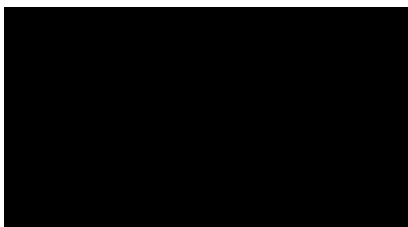
The rezoning of the land should not be carried out in an underhanded way to gain advantage for a registered charitable enterprise, if the ratepayers are not receiving the maximum commercial value.

I am not objecting to the need for aged care facilities in this town, just that this gives a 'charity' an unfair commercial advantage being located next door to that of public land donated.

Further to this the application should be deemed invalid as the proposal, page 1 "The proposal" point I Estimated cost of any development for which the permit is required states "Cost \$35,000,00.00 Is this supposed to be \$3.5M or \$35M or is the hope people will not see the missing 0 meaning it's only \$3.5m

Any amended proposal will carry the same objections, the this should be addressed first.

Regards



**SUBMISSION 8**

**Macedon  
Ranges**  
Shire Council

**Statutory  
Planning**

T: (03) 5422 0333 | [mrsc.vic.gov.au](http://mrsc.vic.gov.au) | ABN 42 686 389 537

## Objection to a Planning Permit Application

Any person who may be affected by the grant of a permit may object. Provided your objection is received prior to the application being decided, your objection will be considered and you will be notified of the decision when it is made. This form has been designed to assist with collecting the required information for an objection, but you are not required to use this form.

For assistance completing this form, call Statutory Planning on (03) 5421 9699.

### Objector Details

Name/s\*: [REDACTED]

Organisation: [REDACTED]

*\* If multiple people are making this objection please list your preferred contact person first as we will only send correspondence regarding the objection to this person.*

### Planning Permit Application Details

Application Number: PLN/ 2022/354

Property Address: 61 Robertson Street Gisborne Vic 3437

### PRIVACY COLLECTION NOTICE

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

You can access Council's Privacy Policy at [mrsc.vic.gov.au/privacy](http://mrsc.vic.gov.au/privacy)



**Objection Details**

Ensure that you clearly understand the application prior to objecting. You can view all planning applications at our Gisborne office during business hours. During the 14 day advertising period (where applicable) documents are available to view online at: [mrsc.vic.gov.au/planning-register](https://mrsc.vic.gov.au/planning-register)

**Describe the reason/s for your objection including how you would be affected by the grant of the permit:**

**SUBMISSION 8**

Dear Sir/Madam,

Re: Objection to Planning Permit PLN/2022/354

I am writing to formally object to Planning Permit PLN/2022/354 on the grounds of significant concerns regarding access to my property and the safety and well-being of my family and community members. The proposed development poses critical issues that must be addressed to ensure continuous, unhindered access to the slip lane leading to my residence.

**Access Concerns and Health Requirements**

Our household includes several retirees and a 96-year-old grandmother with significant health concerns. It is imperative that we maintain unobstructed access to our property at all times to accommodate any potential emergencies. The presence of my elderly mother necessitates frequent visits from healthcare providers and, in some cases, emergency services. Any hindrance in access could have severe consequences for her health and well-being.

**Kindergarten Access**

Additionally, the slip lane also serves as an access route to a nearby kindergarten. It is crucial for the safety and convenience of parents, children, and staff that this route remains clear and accessible. Interruptions due to construction activities could disrupt the daily routines of many families and potentially endanger the children attending the kindergarten.

**Emergency Services Accessibility**

Given the health needs of my mother, it is essential that emergency services have unrestricted access to our property at all times. Delays caused by construction activities could have life-threatening implications. Therefore, it is vital to ensure that any development plans include provisions for continuous emergency access.

**Construction and Traffic Management Plans**

The proposed building project appears to be extensive and may take a considerable amount of time to complete. Prior to considering the withdrawal of this objection, I request the submission of both a Construction Management Plan (CMP) and a Traffic Management Plan (TMP). These plans must demonstrate detailed measures to ensure that access to our property and the kindergarten is maintained without disruption throughout the entire construction period. Specifically, these plans should outline the following:

1. Access Routes: Clear designation of alternative routes for residents and emergency services if the slip lane access is temporarily obstructed.
2. Timetable: A detailed construction schedule with specific times and dates when access might be impacted, along with measures to mitigate these disruptions.
3. Communication: Regular updates and direct communication channels between the construction management team and affected residents to address any arising concerns promptly.

In conclusion, while we recognize the importance of development and progress, it must not come at the expense of the safety, health, and convenience of current residents. I urge the planning department to consider these critical points and ensure that appropriate measures are put in place to mitigate the impact on our community before approving Planning Permit PLN/2022/354.

Thank you for your attention to this matter. I look forward to your prompt and favorable response.

[Redacted Signature]



Good evening.

[REDACTED] resident, [REDACTED] "Uncle" Humphrey Dixon who  
town of Gisborne for a hospital. Where I was born in 1968.

Please find attached a copy of the original document from 1955 detailing the hospital  
proposal and the Dixon donation to enable the hospital to occur.

I would like to discuss with you my family's continuing connection to the town/hospital  
and the appropriateness of future use/s for the site for community health care. While time  
and eras pass the fundamentals of this site, the intention of donation and sentiment  
continue.

(I would also like to discuss the pine plantation next to the Secondary College, another  
parcel of land my family were active in donating to the people of Gisborne.)

Thank you,

[REDACTED]

**SUBMISSION 10**

**CAUTION:** This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Macedon Ranges Shire Council Planning Department,

[REDACTED] am writing to you to object to the proposed Amendment C147macr and Planning Permit PLN/2022/352 on behalf of myself [REDACTED]

The following reasons are why we object to Amendment C147macr and Planning Permit PLN/2022/352:

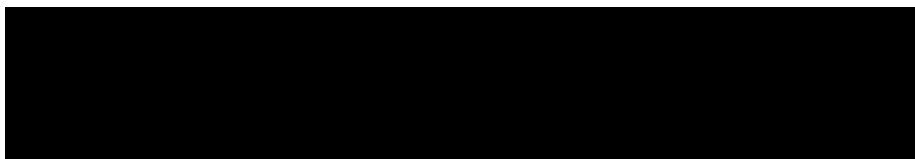
1. The cover letter of the application incorrectly lists that the amendment will result in "the removal of native vegetation (one tree)". This incorrect statement is throughout the documentation. The Native Vegetation Removal Report also only states that one native tree will be removed. The Amended Arboricultural Assessment and Report contradicts the Native Vegetation Removal Report by listing multiple Australian Native Trees and 4 Indigenous trees that are shown to be removed in the supporting documentation. All Indigenous trees on this land parcel will be removed if this application is approved.
2. Tree No. 35 is one of the 4 indigenous trees that has been marked for removal. Tree No. 35 has a Moderate A, ARB rating. This classification suggests that the tree should be retained and may have cultural significance.
3. In addition to this, the design and development overlay DD017 states in its requirements "To ensure existing significant vegetation is protected". The fact that the highest ARB rated Indigenous tree is being removed is in complete contradiction to this requirement.
4. The plans attached to the application for the proposed retirement village do not show critical details that display the impact on dwellings that border the proposed development. These missing details include:
  - i. Proposed setbacks from the Southern fence line.
  - ii. Proposed roof heights compared to the existing dwellings.
5. The amendment also goes against the wish of the Dixon family who donated the land that is bordered by Hamilton St and Neal St on the provision it remains as land for medical practices. Given the current trend of urban sprawl, and the increasing population of Gisborne and surrounds, it is unreasonable to presume that Gisborne will never require a hospital or additional medical facilities.

I look forward to your feedback on my objection.

My best contact method is via the following email: [REDACTED]





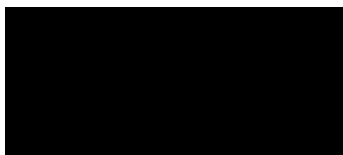
**SUBMISSION 11**

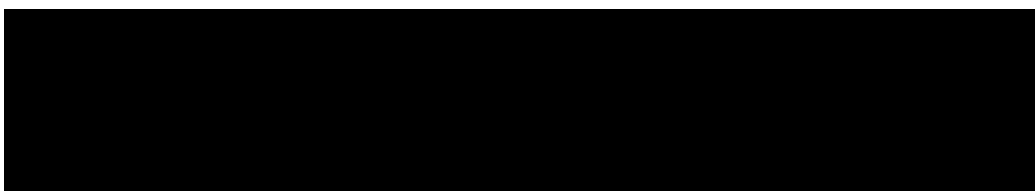
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Dear Macedon Ranges Shire Council,

I am writing in opposition to this amendment C147macr to planning application PLN/2022/354, as a local resident and as a health professional. The applicant is seeking removal of the restrictive covenant Lot 1 on LP205979 (known as 61 Robertson Street). This land was gifted to the Gisborne community in the 1950s on the condition it always be used for medical purposes. Removing this restrictive covenant is short sighted and not in the interest of the local community. The Gisborne community is growing rapidly with many multi dwelling developments recently built or currently in development. The Gisborne township area is earmarked for ongoing growth. While there is unlikely to be a hospital at this site after the closure of the previous hospital in 1997, there is an ongoing need for future expansion and development of medical and Allied Health services to support the growing population size of Gisborne.

The restrictive covenant should remain in place to ensure this land can assist in meeting the healthcare needs of the Gisborne community into the future. The removal of this covenant supports the applicant in making a significant profit on donated land, but does not support future planning for health care needs of the local community.



**SUBMISSION 12**

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
**Cc:** [Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

**Subject:** Opposition to Rezoning of Land on the Corner of Hamilton and Neale Streets from Special Use to General Residential (Amendment C147macr, Planning Permit Application PLN/2022/354)

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Dear Council

**Re: Opposition to Rezoning of Land on the Corner of Hamilton and Neale Streets from Special Use to General Residential (Amendment C147macr, Planning Permit Application PLN/2022/354)**

We are writing to express our strong opposition to the proposed rezoning of land located at the corner of Hamilton and Neale streets from special use to general residential, as outlined in Amendment C147macr and Planning Permit Application PLN/2022/354. This land, generously donated in the 1950's by the Dixon family was intended to be used for medical purposes, and its proposed rezoning undermines the family's wishes and the broader interests of our community.

The history of this land is significant. It was donated by the Dixon family with the explicit condition that it always be used for medical purposes. Up until the closure of the Gisborne Hospital in 1997, this condition was honoured. Following the hospital's closure, the land continued to serve the community's health needs, being repurposed for doctors' surgeries and allied health services until 2020, when Benetas cancelled the tenancies to pursue redevelopment into a retirement "lifestyle village." This planned redevelopment is not in keeping with the spirit of the family's donation and will primarily benefit the landholder, rather than serving the entire community.

Overriding the Dixon family's wishes and stated purpose for this valuable piece



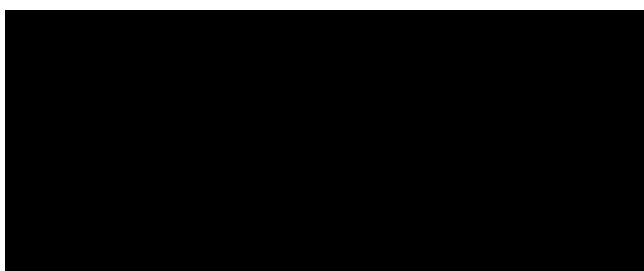
of land, which was donated for the benefit of the whole community is unjustifiable. The argument that a hospital is unlikely to be built in Gisborne does not outweigh the original purpose of the donation, which was to facilitate medical services for the community. Supporting this rezoning is not only short-sighted but also disingenuous and bordering on morally corrupt.

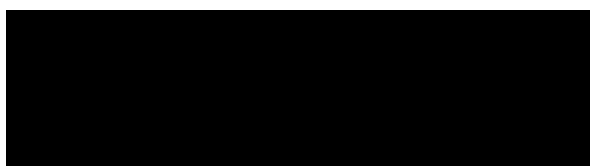
As the Gisborne community continues to develop and its population grows, the need for medical facilities and appropriate land to develop them on will only increase. The rezoning proposal disregards this future necessity. Additionally, there is no demonstrated need for more high or medium-density housing in Gisborne. The proposed retirement village housing type is restrictive, being age-limited to over-50s. Retirement villages are purely residential ventures and do not fulfil the medical use intended for this land. With numerous houses either completed or under construction around Willowbank Road, including two retirement villages, an additional 800 houses approved for New Gisborne, and the Rosalia Ross Watt development of 700 houses and future aged housing development it seems there is no pressing need or justification for this rezoning.

The land in question runs along Neal Street between Hamilton Street and Robertson Street. The council's decision to support the rezoning on the basis that a new hospital is unlikely to be built in Gisborne is not evidence-based and seems to be based on current circumstances without any thought what may occur in the future. When the Sunbury hospital closed, community lobbying led to the establishment of a day hospital in Sunbury. In 2022, designs and consultations were held for expanding this facility as part of a state government-funded program to build community hospitals in growth areas. Gisborne is indeed a growth area, and to claim that a hospital will never be built here is disingenuous at best.

This land is ideally located for a future hospital or, in the meantime, for medical clinics and allied health services. The Dixon family has also donated other land to Gisborne, such as the Dixon Field sports grounds, demonstrating their long-standing commitment to the community. We owe the Dixon family a debt of respect and gratitude for their generosity and community spirit.

We strongly urge the council to refuse the rezoning proposal and honour the Dixon family's wishes. This land should continue to serve its intended purpose of providing medical services to the people of Gisborne, now and in the future.



**SUBMISSION 13**

Strategic Planning <strategicplanning@mrsc.vic.gov.au>

**Subject:** PLN/2022/354

**CAUTION:** This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Submission to the Amendment C147macr. PLN/2022/354

'I object to the above Amendent on the following grounds

1. The Dixon family were a generous family in donating this land with the proviso that it be retained for medical purposes

2. The Dixon family's wishes were made in good faith that their gift to the town and people of Gisborne would be effective and everlasting

3. To make this Amendment as suggested, to residential or any other zoning, is immoral

4. To make this Amendment will be detrimental for future philanthropic gestures

5. To endorse this Amendment could set in an excuse to change other existing zones which have been generously made over the years

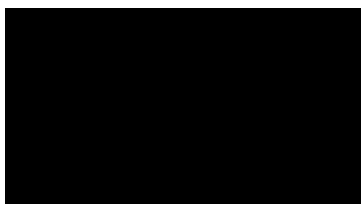
6. The only way forward with this Amendment would be to use the land for purely medical purposes in specific conjunction with the Oaks

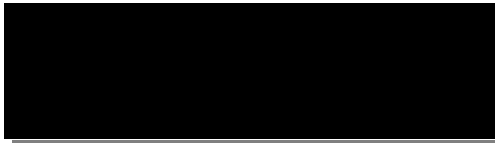
(eg on-site nursing rooms/in-house doctor surgery/a sick-bay to be used for isolation during covid and/or influenza outbreaks)

This would comply with the Dixon family, enhance the virtues of the Oaks, and would not require any high building structure permits

7. The original Bush Hospital on this site was greatly supported by generous financial donations by the people of Gisborne and the current population have the right to 'have their say'

8. I hereby request that attention be brought to the fact that the Ashes of Muriel Joan Daly, widow of Mr Ulick Lord Daly, MBE., are buried on the corner of Hamilton and Neale Streets, beneath a tree especially planted in her memory. There is also a plaque to mark her life membership and is therefore 'sacred ground' Muriel Joan Daly (nee Kimpton) was the governess to Sir Rupert Murdoch, and worthy of much respect'



**SUBMISSION 14**

To: Strategic Planning <strategicplanning@mrsc.vic.gov.au>  
Subject: PLN/2022/354 Benetas etc

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Councillors

I am amazed and worried that Council is even considering this application of doing away with the current buildings/former Hospital

It's morally wrong that this land bequest from the Dixon family that was made for a specific use is now being considered to be overturned.

Why ?

So if this goes ahead does it bode well for future bequests from Gisborne Citizens to be considered with possibility of future Councils overturning the requested use ?

I don't think so..

In this new world of cyber attacks, natural disasters and supply chain disruption to name a few wouldn't it be appropriate to have some capability like this hospital/building for possible use?

This facility could be renovated/refurbished for many other uses as Speciality Clinic in times of high need.

We just came out of the Covid 19 epidemic by the skin of our teeth as an example.

We hear the talk of needing resilience so much now, yet this proposed action would seem to be the opposite.

Actually this smacks of the similar scenario of the Kennett Government sell off of Victoria of past and the cost of that to Victorians

Again I strongly object to this Proposal going ahead

Yours Sincerely



**SUBMISSION 15**

[REDACTED]  
To: [Macedon Ranges Shire Council](#)  
Subject: Objection: PLN/2022/354  
Date: Thursday, 11 July 2024 8:05:36 PM  
[REDACTED]

**CAUTION:** This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached my Objection to a Planning Permit Form for the application PLN/2022/354.

If you have any questions or queries about this objection please don't hesitate to email me.

Regards





T: (03) 5422 0333 | [mrsc.vic.gov.au](http://mrsc.vic.gov.au) | ABN 42 686 389 537

## Objection to a Planning Permit Application

Any person who may be affected by the grant of a permit may object. Provided your objection is received prior to the application being decided, your objection will be considered and you will be notified of the decision when it is made. This form has been designed to assist with collecting the required information for an objection, but you are not required to use this form.

For assistance completing this form, call Statutory Planning on (03) 5421 9699.

### Objector Details

Name/s\*:

Organisation:

Phone:

Email:

Address:

*\* If multiple people are making this objection please list your preferred contact person first as we will only send correspondence regarding the objection to this person.*

### Planning Permit Application Details

Application Number: PLN/ 2022/354

Property Address: 61 Robertson Street Gisborne Vic 3437

### PRIVACY COLLECTION NOTICE

Macedon Ranges Shire Council is committed to protecting your privacy. The personal information you provide on this form is being collected for the primary purpose of registering and considering your objection.

Where required, in accordance with the Planning and Environment Act 1987, a copy of your objection will be provided to:

Available to	Information provided
Council staff and external agencies involved in the planning process.	Full copy of objection.
The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
To any persons who wish to inspect your objection prior to a decision being made for the application.	Copy with all personal information redacted available to view/inspect only.
On Council's website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

If your objection contains personal information of any other parties you must gain their consent to include their personal information in your objection and provide them with a copy of this notice.

Your personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. If you wish to gain access to, or alter, any personal information you have supplied on this form, contact us on (03) 5422 0333.

You can access Council's Privacy Policy at [mrsc.vic.gov.au/privacy](http://mrsc.vic.gov.au/privacy)

**Objection Details**

Ensure that you clearly understand the application prior to objecting. You can view all planning applications at our Gisborne office during business hours. During the 14 day advertising period (where applicable) documents are available to view online at: [mrsc.vic.gov.au/planning-register](https://mrsc.vic.gov.au/planning-register)

**Describe the reason/s for your objection including how you would be affected by the grant of the permit:**

Dear Sir/Madam,

Re: Objection to Planning Permit PLN/2022/354

I am writing to formally object to Planning Permit PLN/2022/354 on the grounds of significant concerns regarding access to my property, my in-laws next door and the safety and well-being of my family and community members. The proposed development poses critical issues that must be addressed to ensure continuous, unhindered access to the slip lane of Robertson Street leading to my residence.

#### Access Concerns and Health Requirements

Our household includes young children, as well as next door [REDACTED] our mother [REDACTED] and father [REDACTED] as well as our 96-year-old grandmother all with significant health concerns. It is imperative that we maintain unobstructed access to our property at all times to accommodate any potential emergencies. The presence of my elderly grandmother necessitates frequent visits from healthcare providers and, in some cases, emergency services. Any hindrance in access could have severe consequences for her health and well-being.

#### Kindergarten Access

Additionally, the Robertson Street slip lane also serves as an access route to a nearby kindergarten and maternal health care clinic. It is crucial for the safety and convenience of parents, children, and staff that this route remains clear and accessible. Interruptions due to construction activities could disrupt the daily routines of many families and potentially endanger the children attending the kindergarten.

#### Emergency Services Accessibility

Given the health needs of my parents and grandmother, it is essential that emergency services have unrestricted access to our property at all times. Delays caused by construction activities could have life-threatening implications. Therefore, it is vital to ensure that any development plans include provisions for continuous emergency access.

#### Construction and Traffic Management Plans

The proposed building project appears to be extensive and may take a considerable amount of time to complete. Prior to considering the withdrawal of this objection, I request the submission of both a Construction Management Plan (CMP) and a Traffic Management Plan (TMP). These plans must demonstrate detailed measures to ensure that access to our property and the kindergarten is maintained without disruption throughout the entire construction period. Specifically, these plans should outline the following:

1. Access Routes: Clear designation of alternative routes for residents and emergency services if the slip lane access is temporarily obstructed.
2. Timetable: A detailed construction schedule with specific times and dates when access might be impacted, along with measures to mitigate these disruptions.
3. Communication: Regular updates and direct communication channels between the construction management team and affected residents to address any arising concerns promptly.

In conclusion, while we recognize the importance of development and progress, it must not come at the expense of the safety, health, and convenience of current residents. I urge the planning department to consider these critical points and ensure that appropriate measures are put in place to mitigate the impact on our community before approving Planning Permit PLN/2022/354.

Thank you for your attention to this matter. I look forward to your prompt and favorable response.

Yours sincerely,

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**SUBMISSION 16**

Dear Council

I refer to the article Crunch time for Gisborne hospital site on page 5 of the Gisborne Gazette July 2024.

I note the council concerns regarding the rezoning of the land that was donated to Gisborne by what appears to be the very generous Dixon family. The donation came with an agreement that the land always be used for medical purposes.

I note councils concerns regarding the morality of rezoning the land and their view that it was unlikely that the new hospital would be built in Gisborne, and therefore the practicality of making the area available for residential use outweighed the act of overriding the family's wishes. I consider this view to be premature in that it could possibly influence the public during a consultive process.

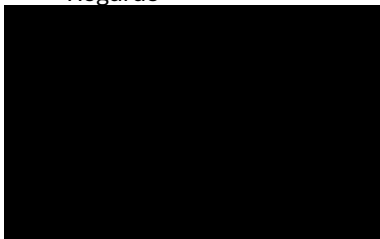
I make the following points:

- Used for medical purposes does not mean a hospital would have to be built on that land.
- Has there been any consultation between Council and the Dixon family (or their descendants) that would support removal of the Special Use zone.

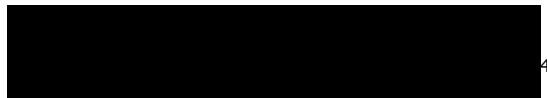
I understand we must progress with our evolving changes and therefore it may be appropriate to make changes of this nature, but you must first deal with the noted morality issue of possibly withdrawing from an agreement that was made as part of a gift to the Gisborne community. At a minimum, consultation and the blessing of the Dixon descendants should be made before there is any suggestion of Council supporting such change.

I would appreciate if you could keep me informed of any progress on this matter.

Regards





**SUBMISSION 17**

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**Sent:** Friday, July 12, 2024 12:32 PM  
**To:** Strategic Planning <strategicplanning@mrsc.vic.gov.au>  
**Subject:** Submission for permit PLN/2022/354

**CAUTION:** This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attn: Strategic Planning

Good afternoon MRSC

I write to you in regards to permit number PLN/2022/354.

In the first instance I oppose the application to rezone the land at Robertson Street, Neal Street and Hamilton Road from Special Use Zone to General Residential Zone.

This land was donated by the Daly family for use as a hospital or medical facilities, and this request/instruction should not be disregarded.

Gisborne is a growing town with a large number of new estates with young families. As someone with a young son, when medical assistance is required after business hours, the nearest hospital that has doctors on duty (Bacchus Marsh Hospital, Kyneton Hospital only has nurses after hours) is over 30 minutes away, on a back country road that is in poor state and dangerous to drive especially in the dark let alone wet weather. Macedon Ranges Shire Council should not approve this application and ensure that this land is kept free for a future hospital or medical clinic to be built.

However, if the permit is approved and the land is rezoned, as a landowner that backs onto the land in question, I oppose the amount of retirement units that has been proposed to be built. If the land is being rezoned to accommodate persons that do not require medical assistance, there needs to be more open/green spaces and less retirement units being built and no two storey units along the fence line that backs onto existing home owners.

The permit application speaks to each unit having car spaces available, as a

landowner in this area, Hamilton Street and Neal Street are already congested at all times without the extra traffic that this retirement village would bring. The infrastructure surrounding the development would need to be expanded for this extra traffic.



**SUBMISSION 18**

**F** **E**

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**Sent:** Friday, July 12, 2024 4:42 PM  
**To:** Strategic Planning <strategicplanning@mrsc.vic.gov.au>  
**Subject:** PLN/2022/354

**CAUTION:** This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

RE: Gisborne Hospital Site.

Good Afternoon,

As an owner/occupier on Hamilton St., the following clarifications/considerations are kindly put forward:

- Early Childhood Centre (Manna Gum) has an established block level. The current plan does not consider the existing established level already set by the Child Centre. It is reasonably expected that this level would be consistent from an aesthetic, drainage and privacy perspective for the Child centre.

This level of consideration should be for all blocks accessing Road05, Road04 and Road 03. In other words: this should be the level for proposed development.

- Service Lane on Robertson Rd should be wide enough for Public Transport (given this is for the elderly residents who may / may not be mobile, in keeping with accessibility/carbon design considerations.

- Road05, Road04 and Road 03 should be wide enough for Public Transport (given this is for the elderly residents who may / may not be mobile, in keeping with accessibility/carbon design considerations.

- At the junction of Robertson Rd / Hamilton St consideration for a roundabout or speed reduction device to allow for safe enjoyment of the adjoining parks. Further to this, no crossing is mentioned (even in passing). There are many trucks who use Bacchus Marsh / Gisborne Road (C704) and given the demographics of the residents this requires consideration.

- Given the number of existing medium-density housing adjacent to Road05 reduction of the density of RV along south boundary. This is to ensure ample access to light and existing enjoyment of natural surroundings and space. Given these residents did not purchase "affordable housing" with a medium-density footprint

across an entire block (just a small strip was medium density). Whilst greater good is a compelling argument, given the size of the space this nonetheless takes away from the existing feel and initial intent of the design overlay for these residents.

Thank-you

[REDACTED]

[REDACTED]

**SUBMISSION 19**

[REDACTED]

To: Strategic Planning <[strategicplanning@mrsc.vic.gov.au](mailto:strategicplanning@mrsc.vic.gov.au)>

[REDACTED]

**Subject:** re Amendment 147macr. Planning Permit Application PLN/2022/354

Good Afternoon,

We would like to strongly object to the proposal to rezone the Gisborne Bush Nursing Hospital site from Special Use to Residential.

The [REDACTED] family, and its' descendants, have lived in the area for over 180 years. Anne, was amongst the first to be born at the 6 bed hospital in 1959 and was also fortunate to give birth to her son there in 1996 before it closed 1997. Over the years it was a blessing to have the hospital services available and widely used.

The land was donated to the Community by the generous Humphrey Dixon who was able to foresee the growth of the town and need to provide essential health services to support the community. The hospital was built without any Government funding and was a credit to the strong, loyal and resourceful community at the time. I feel that Council are taking advantage of the majority of Gisborne's current population being unaware of the history surrounding this matter. Only the long standing members of the community will know, understand and appreciate the historical significance of the gift bestowed to us. The community have been grateful for Mr Dixon's foresight and incredible generosity and have always been aware of the condition of the bequest that the land was always to be used for medical purposes.

We are at a loss to understand how Council think they can override this clear stipulation of how the land is to be used. You have no right to ignore the clear direction given by the Dixon family regarding the specific use of the site. It is morally and ethically unsound as well as potentially illegal. If the site is not to be used as intended then the land should be given back to the family.

The population of the Gisborne area is predicted to be over 65000 within the next 12 years, far exceeding even the foresight of the Dixon family. Council's inference that there will not be a need for a hospital in the future seems naïve. Given this projected growth, it is clearer than ever that more health and allied health services will be needed to support our expanded community. What better place to locate them but on this site.

With regard to Benetas wanting the site for their Residential Retirement Village, of course they do! Free land in the heart of the town that they will use to prosper from financially!

We hope that the Dixon family's generosity will not be disregarded and that the sight will remain, as intended, for medical facilities and an asset for future generations.

Yours Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**SUBMISSION 20**

**To:** Strategic Planning <strategicplanning@mrsc.vic.gov.au>

**Subject:** Amendment C147macr. PLN/2022/354 - objection

**CAUTION:** This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear MRSC,

I am vehemently opposed to the rezoning of this parcel of land.

This land was donated by the Dixon family to the community of Gisborne explicitly for medical reasons.

If it ceases to be used for medical purposes, then the land should be returned to the descendants of the Dixon family.

The bush nursing hospital grounds is the final resting place of Muriel Joan Daly who was a major contributor and supporter of the hospital, a plaque which notes this has been removed by the current owner - a photograph is attached.

Please refuse this application to rezone the land against the purpose of the original donation.



**SUBMISSION 21****Objection to rezoning****Amendment C147macr.****Planning permit application PLN/2022/354**

Address: former hospital site, Hamilton Street and Neal Street, Gisborne.

12 July 2024

**I wish to lodge my objection to this land being rezoned Residential, on two grounds: 1) the land was given to the community on the proviso that it always be used for community health purposes; and 2) there is no demonstrated need for further housing of the type proposed for the site.**

**1. The zoning change sought from Special Use to General Residential overrides the wishes of the family who donated the land. It was donated to the people of Gisborne – and accepted by the council on their behalf – on the specific condition that the land always be used for medical purposes. It goes against basic morality to override the family's wishes, particularly when there is no need to do so.**

- After the hospital closed in 1997, the building was used for over 20 years for doctors' surgeries and allied health. Those doctors moved in 2021 only after the landholder (Benetas) evicted them. Another small building on the site remained in use by a weekly specialist youth clinic until Benetas shut the clinic down in 2024.
- In its deliberations on whether to support rezoning, the council on balance decided it did not believe a new hospital would ever be built in Gisborne. This is not an evidence-based belief. For example (1) when the Sunbury hospital closed a decade or so ago, community lobbying led to the establishment of a day hospital in Sunbury. (2) In 2022, a state government funded program to build community hospitals in growth areas was announced. While Gisborne was not included in the 2022 program, it does show that regional community hospitals are at various times exercising the state government mind, and as growth continues in the Gisborne area, there is no basis to claim there will never be a hospital built here.

As a growing population in the Gisborne area will require more and more medical services, facilities such as long-hour superclinics, a day hospital, potentially a full hospital, could well be prescribed by government. There is already a move to locate emergency medical services in regional areas in the hope of reducing the burden on the major hospitals in Melbourne. There is currently one in Sunbury and one in Melton. The government is looking for more clinics to join this program. There is no reason to believe, given the critical issues that everyone knows exist in the metropolitan hospitals, that this push will not become stronger and more urgent in the years to come.

This land is a well-sited, central spot for a hospital or large emergency clinic, and in the meantime can be used for medical clinics and allied health as it was before the applicant closed them down.

The land was given to the Gisborne community by the Dixon family, who were important figures historically in the township and part of the community for over a century. They had a business in the town since 1861, and over several generations showed their public-spirited nature, serving on the council; contributing to the purchase of 4 acres in 1927 for forestry purposes/bird sanctuary to aid

the secondary school; donating land which is now the sportsground (Dixon Field) in Gisborne; and donating the land which is the subject of this application. Gisborne owes an enormous debt of gratitude to the Dixon family for their generosity and community spirit. This family clearly were concerned that the whole community, into the future, should be the beneficiaries of their gift and it is repugnant in the extreme to consider dishonouring their wishes and the condition on which they gave their land to this community.

**2 There is no demonstrated need for more housing in Gisborne.** There is a great deal of development currently taking place. There are two developments of several hundred houses already in progress in South Gisborne, and another new development of I believe 800 houses is just about to turn the first sod. There are any number of unit developments that are generally between four and eight units occurring in the older parts of town on larger blocks that formerly had only one house on them. There is at least one other retirement village complex under consideration by the council in South Gisborne. The Retirement Village housing type is restrictive in any case, being age-limited to over-50s. The proposed development will do nothing to help the younger demographic that we hear so much about who are struggling to get into the housing market across the entire country, or indeed to cater for the clear need for affordable housing for families across the entire country.

If this rezoning is approved, the community of Gisborne loses something of enormous value to the community at large, and gets something in return which does not assist the community in general, but is targeted to a small, specialised segment of the population.

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