

Planning Delegated Committee Meeting Agenda

**Planning Delegated Committee Meeting
Wednesday 11 December 2024 at 7:00 PM
Held online and livestreamed at mrsc.vic.gov.au**

**Notice is hereby given that a Planning Delegated Committee Meeting will be held in the Held online and livestreamed at mrsc.vic.gov.au on:
Wednesday 11 December 2024 at 7:00 PM**

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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, present and emerging.

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 9 October 2024, as circulated.

8 HEARING OF SUBMITTERS

8.1	HEARING OF SUBMITTERS IN RESPECT OF APPLICATION FOR A PLANNING PERMIT - PLN/2023/462 - 104 MELTON ROAD, GISBORNE
Officer:	Rees May, Coordinator Statutory Planning and Compliance
Attachments:	Compiled objections (redacted details) ↓

Summary

To hear from submitters in relation to Planning Application PLN/2023/462 regarding Subdivision of the land into seventeen (17) lots adjacent to a road in a Transport Zone 2, removal of native vegetation and creation of reserves.

Recommendation

That the Planning Delegated Committee:

- 1. Notes that submissions were received in relation to Application PLN/2023/462 for the subdivision of the land into seventeen (17) lots adjacent to a road in a Transport Zone 2, removal of native vegetation and creation of reserves; and**
- 2. Requests that recommendations be prepared, based on all relevant information, for consideration and determination at the next Scheduled Council Meeting on 18 December 2024.**

Background

The subject site is on the north-west side of Melton Road approximately 200 metres south of its junction with Willowbank Road, in the southern residential outskirts of Gisborne approximately 1.5km from the town centre.

The site has an irregular (roughly triangular) shape with a south-eastern frontage to Melton Road of 80.4 metres and a depth of 324.71 metres along the south-west boundary. The total site area is 5.002 hectares.

Topographically the land is undulating throughout with various small rises and troughs. The highest point is at the southern corner of the site adjacent to Melton Road and there is an overall fall tending to the north boundary where two dams are present.

The site currently contains a 1970s brick dwelling situated toward the rear of the site together with various outbuildings/sheds and water tanks associated with the former agricultural use (Mushroom farm). The balance of the land contains paddocks, and two large dams located centrally to the northern boundary.

The site contains various tracts of significant vegetation, particularly within the north-eastern and southern parts of the site, with the application material (Tree Assessment, prepared by Tree Wishes, dated 18 June 2024) identifying a total of 166 trees on the subject site, most of which are indigenous to Victoria (primarily Messmate and Narrow Leaved Peppermint, with some understorey Blackwood). Various exotic trees are also present intermittently across the site but generally in the established domestic footprint around the dwelling.

Vehicle access to the site is via a single crossover onto Melton Road, with an internal gravel driveway extending to the dwelling and agricultural sheds. It is noted that part of the existing driveway along the south-west boundary crosses the boundary and extends through the neighbouring reserve. It is noted that the site also adjoins Fairway Drive to the south-west.

The site is connected to reticulated water, electricity and telecommunication facilities, however, is not currently connected to the reticulated sewerage network.

The site is located within the Low Density Residential Zone and is affected by a Development Contributions Plan Overlay – Schedule 2. The site is located within an established residential area and is surrounded by land located within the General Residential Zone, Low Density Residential Zone and Rural Conservation Zones.

Melton Road (C705) is the main north-south arterial road connecting Gisborne and New Gisborne to Toolern Vale and Melton to the south. Melton Road is identified as forming part of the Principal Road network (being zoned as a Transport Zone 2 road) and is under the management of the Department of Transport and Planning.

Summary of proposal

The application seeks approval for a 17 lot subdivision adjacent to a road in the Transport Zone 2, the removal of native vegetation and creation of three reserves (two of the reserves will adjoin existing reserves and a third reserve for drainage retention) as outlined below.

Subdivision layout

A total of 17 lots are proposed, ranging in size from 2001 square metres to 2504 square metres.

The lots would be formulated around a new road which would be a continuation of Fairway Drive and would terminate in a cul-de-sac in the eastern portion of the site. All lots would have frontage and access provided via the new road. No vehicle access to the site is proposed from Melton Road.

Reserves

Reserve 1

Reserve 1 would be located in the south-eastern portion of the site with an overall area of 2025 square metres. This area would form a conservation reserve and contain a large patch of native vegetation which is proposed to be retained.

Reserve 2

Reserve 2 would be located in the northern portion of the site with an overall area of 2842 square metres. This reserve will be used for drainage retention as part of the drainage strategy for the subdivision.

Reserve 3

Reserve 3 would be located in the north-eastern portion of the site with an overall area of 5016 square metres. This area would form a conservation reserve, adjoining an existing reserve to the north, and would contain a large patch of native vegetation that is proposed to be retained.

Figure 1 below shows the proposed subdivision layout.



Figure 1: Proposed Plan of Subdivision

Vegetation removal

The application proposes to remove a total of 1.903 hectares of native vegetation in order to facilitate the subdivision. This native vegetation removal would include 43 large trees and 5 patches of native vegetation, which falls within a detailed assessment pathway.

Figures 2 and 3 below show the extent of native vegetation proposed to be removed.



Figure 2: Proposed Plan of Subdivision Showing Tree Removal



Figure 3: Proposed vegetation removal plan showing the canopies of each tree to be lost (marked green) and the patches of vegetation to be lost (marked blue)

Planning permit trigger/s

- Clause 32.03-3 (Low Density Residential Zone) – a permit is required to subdivide land.
- Clause 52.02 (Easements, restrictions and reserves) – a permit is required before a person proceeds under Section 24A of the *Subdivision Act 1988*.
- Clause 52.17-1 (Native vegetation) – a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.
- Clause 52.29-2 (Land adjacent to the Principal Road Network) – a permit is required to subdivide land adjacent to a road in a Transport Zone 2.

Summary of submissions

A total of 10 objections were received to this application. It is noted that a number of objections were received prior to the application being advertised as a result of the applicant providing an earlier set of application plans to neighbours.

The following is a summary of the objections received:

- Subdivision presenting as an overdevelopment of the site that is not in keeping with the low density character of the area.
- Poor lot layout that does not respond to the topography of the land.
- The need to increase the size of reserve areas and wildlife corridors (including by removing Lot 6 on the amended plan) and connect these to Morningside Estate.

- Extent of native vegetation removal – and resultant impacts on local wildlife and neighbourhood character.
- High value vegetation retained within private allotments (rather than public reserves) where it will not be protected.
- Unnecessary and inappropriate removal of water catchment dams which are a scarce resource for local wildlife.
- Increased traffic on nearby arterial road (Melton Road).
- Increased pressure on already strained infrastructure.
- Lack of pedestrian paths and connectivity.
- Inadequate sustainable development outcomes (substandard when compared with the Morningside Estate which encompassed 50% parkland within its boundaries) for the following reasons:
 - Reserve located next to Melton Road (arterial road) is unsuitable for fauna.
 - The various green spaces are on private land and will inevitably be fenced detrimentally impacting wildlife.
 - Filling of the two dams will remove a vital water source for local fauna.
 - The adjustment of the land's topography for housing will cause a change in the water flow to the creek/dam set up in Morningside Estate.
 - Request for an amended subdivision layout with more publicly available green space to account for the diverse and important local fauna in the area.

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.

As a resident of the adjoining Dalton St estate I write regarding the seventeen (17) lot subdivision at 104 Melton Road with the following needing to be addressed;

1. Fences within the new development be of rural type, in keeping with the adjacent Dalton St development, which 104 Melton Road most closely resembles. Assisting visual amenity, encouraging future greening of the subdivision and importantly maximising ongoing accessibility for the abundance of wildlife that reside in and around this native habitat, including kangaroo, echidna and koala. Application of rural fencing is particularly critical to properties adjoining nature reserves, where paling timber fences detract from the unique amenity of the natural environment and impede the egress of native animals.
2. The existing perimeter fence to the north of the subdivision be removed to allow full and open connectivity between reserves, specifically; the 65.46m boundary between Reserve 2 and the Dalton St Municipal Reserve 4 and the 88.08m boundary between Reserve 3 and the Dalton St Municipal Reserve 4. Thus allowing wildlife to freely access this area without interference from redundant pre-existing fence infrastructure. The Dalton St Reserves are a major wildlife corridor and the removal of this superfluous fence will help to minimise the unnecessary death of kangaroo, 3 of which have been euthanised after trying to cross over this fence, behind the dam in the last 6 weeks alone.
3. Redundant fencing be removed from the south perimeter between Reserve 1 and the Echidna Lane Reserve.
4. The large number of trees to be removed be replaced with equivalent or a greater number of EVC recommended plantings in the reserves and as street trees where suitable, and that native planting be recommended to new residents. This to encourage local birdlife and protect the biodiversity of the area, whilst minimising deciduous tree litter which clogs stormwater drains.
5. Provision of owl/bird boxes on trees in surrounding reserves to help mitigate the loss of habitat created from the removal of multiple dead/hollowed trees as necessary.
6. Lot 1 proposed driveway be moved to the southern side of the property. Although, a longer distance from the street to the building envelope than currently proposed, it will allow for and encourage a best practice solar passive building design with north east orientation not utilised for a garage, less energy consumption is thus required in cold winters and far greater amenity is provided for occupants.
7. Lot 6 backyard depth be reduced by at approximately 5 to 10 metres from rear boundary to enable planting of trees/vegetation to replace those to be removed along with the dam/boundary fence line. Moreover, allowing for absorption of water run off from the hill on the eastern side across to the Reserve 2 stormwater swale. The area at the base of these slopes and around the concrete pathway located in the Dalton Municipal Reserve 4 is a low point and known to get extremely wet and sodden during heavy and prolonged rain periods. This may be exacerbated if an outbuilding/shed was constructed deep into the back of Lot 6 in the future, forcing run off toward and to further pool in this area. Creating a permanent vegetated/tree zone here, will provide a buffer from the concrete pathway, reducing water-logging.
8. Proposed building envelopes be maintained well into the future to ensure sensitive development occurs regardless of time frame the property is to be constructed.
9. Proposed pedestrian link to be constructed as soon as possible within the subdivision development, providing connectivity for adjoining Fairway Drive estate residents to safely access the downtown area and secondary school crossing by foot.

I [REDACTED] write regarding PLN/2023/462 the seventeen (17) lot subdivision at 104 Melton Road Gisborne. As a land owner and resident of the adjoining property for almost 17 and 15 years correspondingly, I have a deep interest and understanding of this site, with several areas that need to be addressed. This to create the best possible outcomes for existing and future residents, as well as the native animals, birdlife and protection of the environment in perpetuity.

1. Fences within the new development be of rural type, in keeping with the adjacent Dalton St development, which 104 Melton Road most closely resembles. Assisting visual amenity, encouraging future greening of the subdivision and importantly maximising ongoing accessibility for the abundance of wildlife that reside in and around this native habitat, including kangaroo, echidna and koala. Application of rural fencing is particularly critical to properties adjoining nature reserves, where paling timber fences detract from the unique amenity of the natural environment and impede the egress of native animals.
2. The existing perimeter fence to the north of the subdivision be removed to allow full and open connectivity between reserves, specifically; the 65.46m boundary between Reserve 2 and the Dalton St Municipal Reserve 4 and the 88.08m boundary between Reserve 3 and the Dalton St Municipal Reserve 4. Thus allowing wildlife to freely access this area without interference from redundant pre-existing fence infrastructure. The Dalton St Reserves are a major wildlife corridor and the removal of this superfluous fence will help to minimise the unnecessary death of kangaroo, 3 of which have been euthanised after trying to cross over this fence, behind the dam in the last 6 weeks alone.
3. Redundant fencing be removed from the south perimeter between Reserve 1 and the Echidna Lane Reserve.
4. The large number of trees to be removed be replaced with equivalent or a greater number of EVC recommended plantings in the reserves and as street trees where suitable, and that native planting be recommended to new residents. This to encourage local birdlife and protect the biodiversity of the area, whilst minimising deciduous tree litter which is known to clog stormwater drains.
5. Provision of owl/bird boxes on trees in surrounding reserves to help mitigate the loss of habitat created from the removal of multiple dead/hollowed trees as necessary.
6. Lot 1 proposed driveway be moved to the southern side of the property. Although, a longer distance from the street to the building envelope than currently proposed, it will allow for and encourage a best practice solar passive building design with north east orientation not utilised for a garage, less energy consumption is thus required in cold winters and far greater amenity is provided for occupants.
7. Lot 6 backyard depth be reduced by a approximately 5 to 10 metres from rear boundary to enable planting of trees/vegetation to replace those to be removed along with the dam/boundary fence line. Moreover, allowing for absorption of water run off from the hill on the eastern side across to the Reserve 2 stormwater swale. The area at the base of these slopes and around the concrete pathway located in the Dalton Municipal Reserve 4 is a low point and known to get extremely wet and sodden during heavy and prolonged rain periods. This may be exacerbated if an outbuilding/shed was constructed deep into the back of Lot 6 in the future, forcing run off toward and to further pool in this area. Creating a permanent vegetated/tree zone here, will provide a buffer from the concrete pathway, reducing water-logging and replacing overall development tree loss, while still maintaining the lot size over 2000m².
8. Proposed building envelopes be maintained well into the future to ensure sensitive development occurs regardless of the time frame the property is to be constructed. This to protect the environment/existing trees, open space and avoid overlook and intrusion between neighbouring properties.
9. Proposed pedestrian link to be constructed as soon as possible within the subdivision development, providing connectivity for adjoining Fairway Drive estate residents to safely access the downtown area, secondary school crossing and town bus stops by foot.

I [REDACTED] write regarding PLN/2023/462 the seventeen (17) lot subdivision at 104 Melton Road Gisborne (as confirmed via a telephone conversation with Rhys - Kyneton MRSC Planning Officer on Wednesday 9th October), not eighteen (18) lots as was incorrectly advertised and mis-stated on the letter received by adjoining residents.

Regarding the seventeen (17) lot subdivision at 104 Melton Road which my property resides adjacent too and therefore directly affects my family and I and the unique native environment we reside the following needs to be addressed;

1. Fences within the new development be of rural type, in keeping with the adjacent Dalton St development, which 104 Melton Road most closely resembles. Assisting visual amenity, encouraging future greening of the subdivision and importantly maximising ongoing accessibility for the abundance of wildlife that reside in and around this native habitat, including kangaroo, echidna and koala. Application of rural fencing is particularly critical to properties adjoining nature reserves, where paling timber fences detract from the unique amenity of the natural environment and impede the egress of native animals.
2. The existing perimeter fence to the north of the subdivision be removed to allow full and open connectivity between reserves, specifically; the 65.46m boundary between Reserve 2 and the Dalton St Municipal Reserve 4 and the 88.08m boundary between Reserve 3 and the Dalton St Municipal Reserve 4. Thus allowing wildlife to freely access this area without interference from redundant pre-existing fence infrastructure. The Dalton St Reserves are a major wildlife corridor and the removal of this superfluous fence will help to minimise the unnecessary death of kangaroo, 3 of which have been euthanised after trying to cross over this fence, behind the dam in the last 6 weeks alone.
3. Redundant fencing be removed from the south perimeter between Reserve 1 and the Echidna Lane Reserve.
4. The large number of trees to be removed be replaced with equivalent or a greater number of EVC recommended plantings in the reserves and as street trees where suitable, and that native planting be recommended to new residents. This to encourage local birdlife and protect the biodiversity of the area, whilst minimising deciduous tree litter which is known to clog stormwater drains.
5. Provision of owl/bird boxes on trees in surrounding reserves to help mitigate the loss of habitat created from the removal of multiple dead/hollowed trees as necessary.
6. Lot 1 proposed driveway be moved to the southern side of the property. Although, a longer distance from the street to the building envelope than currently proposed, it will allow for and encourage a best practice solar passive building design with north east orientation not utilised for a garage, less energy consumption is thus required in cold winters and far greater amenity is provided for occupants.
7. Lot 6 backyard depth be reduced by a approximately 5 to 10 metres from rear boundary to enable planting of trees/vegetation to replace those to be removed along with the dam/boundary fence line. Moreover, allowing for absorption of water run off from the hill on the eastern side across to the Reserve 2 stormwater swale. The area at the base of these slopes and around the concrete pathway located in the Dalton Municipal Reserve 4 is a low point and known to get extremely wet and sodden during heavy and prolonged rain periods. This may be exacerbated if an outbuilding/shed was constructed deep into the back of Lot 6 in the future, forcing run off toward and to further pool in this area. Creating a permanent vegetated/tree zone here, will provide a buffer from the concrete pathway, reducing water-logging and replacing overall development tree loss, while still maintaining the lot size over 2000m².
8. Proposed building envelopes be maintained well into the future to ensure sensitive development occurs regardless of the time frame the property is to be constructed.
9. Proposed pedestrian link to be constructed as soon as possible within the subdivision development, providing connectivity for adjoining Fairway Drive estate residents to safely access the downtown area, secondary school crossing and town bus stops by walking/cycling.



T: (03) 5422 0333 | 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/** PLN/2023/462

Property Address: 104 Melton Road 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

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

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

This subdivision has significant native vegetation removal that is not in keeping with the surrounding area and neighbourhood character. This will also have a detrimental impact to local wildlife that currently occupy the lot. I am impacted by this development as my property is adjacent to the development. There is significant wildlife that can be observed using this lot on a daily basis. Removal of habitat will mean that wildlife will be required to find other areas which will likely mean more kangaroos populating the Morningside Estate where there is already an over abundance.

I would like to mature native trees kept wherever possible, the wildlife corridors expanded that connect with Morningside Estate and the increase of the reserve areas with the removal of Lot 6 on the amended plan of subdivision.

HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444

OFFICIAL



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Name/s*: _____

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Address: _____

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Planning Permit Application Details

Application Number: PLN/ 2023/462

Property Address: 104 Melton Road, Gisborne

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

The proposed development at 104 Melton Road has not adequately addressed the following:

1. The development proposal has made no effort to integrate a walking and cycling network to allow new residents to passively commute to town, school shops, facilities etc. This development has the opportunity to connect the two low density developments either side of it with a path network.
2. The proposed lot and road layout is not sympathetic to the existing natural features of the landscape and whilst measures have been made to protect some vegetation the proposal is aiming to clear far too many mature and established habitat trees. The Morningside Estate should be looked to for inspiration to show how small reserves between lots can be used to create a more balanced harmony between development and nature. The aesthetic of the development and the holistic wellbeing of future residents and wildlife (in perpetuity) stands to gain from a more thoughtful and considered lot layout. Kangaroos and echidnas are known to use the land at 104 Melton Rd and also currently rely on the reserves in Morningside Estate to move between habitat nodes in the region. thoughtful placement of reserves will enable the retention of habitat corridors.
3. One way chicanes should also be considered to create a slower vehicle environment and to promote a more friendly environment for vehicles and families to co-exist. Again, Morningside estate should be looked to for inspiration.
4. It is not clear that the proposed development has made any reasonable effort to meet clause 56 of the VPP. No observable stormwater retention or treatment leaves this proposed development far short of best practice. Relying on downstream measures completely ignores the opportunity that Clause 56 provides this development to future proof itself against climate change. Passive watering of street trees for instance could be used.
5. Street vegetation should be sympathetic to the needs of local wildlife and sourced from the appropriate EVC for the area. Deciduous trees provide no habitat value and clog up drainage systems with excess leaf litter in autumn.

HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444



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

Objection to a Planning Permit Application

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

Objector Details

Name: [REDACTED]

[REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Address: [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/ 2023/462

Property Address: 104 Melton Rd, Gisborne

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The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
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On Council’s website if the application goes to a Planning Delegated Committee or Council Meeting.	Copy with all personal information redacted.

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Objection Details

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

I am not against the development of the land, but something more sustainable seems more suitable to the area.

Morningside Estate (development to the North of subject site) is a great example of sustainable development. The development site has 50% of parkland in its boundaries available to native fauna. Recently there have been multiple echidna sightings in the area with a suspected family moving it. In the 3 years that we have lived here mobs of kangaroos and native birdlife all reside in the Estate.

The current plan of the site at 104 Melton Road does not seem in keeping with the surrounding area. The major reserve on the plan is located next to the busy Melton Road and not the most suitable location for fauna. Furthermore the site appears to have lots of green spaces, however this is all on private land which will no doubt be fenced. Being private land residents can do what they like with it which may remove some of the natural aspects to it such as the installation of a pool or large shed.

The filling in of the two dams will remove a vital water source in the area for fauna. Additionally the adjustment of the land's topography for housing will cause a change in the water flow to the creek/dam set up in Morningside Estate. Water is such a vital resource for local animals in the area and the current plans will have a great effect on this.

A more suitable plan for the site is required with more publicly available green space to account for the diverse and important local fauna in the area.

HOW TO SUBMIT

EMAIL: Send to mrsc@mrsc.vic.gov.au

IN PERSON: Bring this form to one of our service centres.

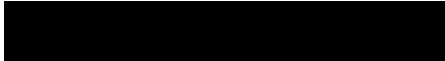
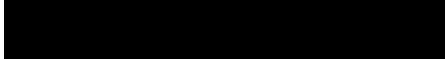

POST: Mail to Macedon Ranges Shire Council, PO BOX 151, KYNETON VIC 3444

Rees May

From: PlanningAlerts <contact@planningalerts.org.au>
Sent: Monday, 18 December 2023 10:34 AM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2023/462

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

Application: PLN/2023/462
Address: 104 Melton Road Gisborne VIC 3437
Description: Subdivision of the land into twenty (20) lots. Removal of native vegetation & alteration in access to a TRZ
Name of commenter: 
Address of commenter: 
Email of commenter: 


Comment

Yet again more subdivision more native vegetation removed, and open spaces gone. I still don't understand why it has to be a 20 lot subdivision and remove everything and not just a 10 lot subdivision and leave some of the vegetation that will never be planted again because the block will be too small for anything. And yes I do appose this subdivision, once again. But as usual no one will listen gisborne will keep being chopped up into tiny little pieces and our wild life will disappear. But our rates will keep increasing.

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Rees May

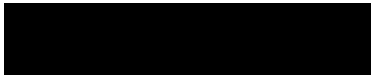
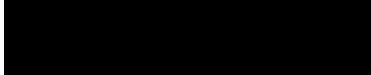

From: PlanningAlerts <contact@planningalerts.org.au>
Sent: Monday, 18 December 2023 7:21 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2023/462

Categories: Planning

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

Application: PLN/2023/462
Address: 104 Melton Road Gisborne VIC 3437
Description: Subdivision of the land into twenty (20) lots. Removal of native vegetation & alteration in access to a TRZ

Name of commenter: 
Address of commenter: 
Email of commenter: 

Comment

We object to the proposed development Macedon Ranges PLN/2023/462 for the reasons listed below

- 1) Unnecessary half acre lots, unnecessarily small 20 lot development is overkill
- 2) Unnecessary and inappropriate removal of native vegetation
- 3) Creating more development without the thought of the busy Melton road to enter and exit the estate.
- 4) Creating more development without the thought of additional infrastructure and schools.
- 5) Removal of water catchment dams in the development is not needed
- 6) Additional traffic to an already fast 80km/hour road in-bound from Melton and passing through a School zone.
- 7) This development would result in further irreversible damage in the semi-rural character of Gisborne town. Additional infrastructure has not been thought of
- 8) Additional pedestrian and road traffic in a town already struggling with its existing infrastructure.

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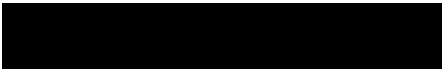
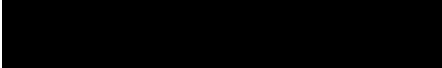



Rees May

From: PlanningAlerts <contact@planningalerts.org.au>
Sent: Monday, 18 December 2023 5:08 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2023/462

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

Application: PLN/2023/462
Address: 104 Melton Road Gisborne VIC 3437
Description: Subdivision of the land into twenty (20) lots. Removal of native vegetation & alteration in access to a TRZ
Name of commenter: 
Address of commenter: 
Email of commenter: 

Comment

I would like to raise my concerns at the proposed development of 104 Melton Road Gisborne. The beauty of living in regional Victoria is being surrounded by natural vegetation and having the space to enjoy this. Many of the new developments in Gisborne could equally be in Melbourne CBD, given the space they are allocated.

I don't have an issue with developing the site, but my concern is with:

1. The width and orientation of the blocks. Whilst they are large blocks, the way they have been subdivided looks like the new houses will be very close to each other. Having fewer subdivisions, arranged to accomodate the natural curves of the landscape would make a more pleasant neighbourhood.
2. The lack of paths within the subdivision. It would appear that high value vegetation is to be retained - but this is actually included within subdivisions. I would prefer to see these area retained for public enjoyment with pathways between fewer blocks.
3. The lack of paths to and from the subdivision. One of Gisborne's wonderful features is the footpaths for residents to walk on, and children to walk/cycle safely to and from school. For example, by the golfcourse on the Mulguthrie estate. The plan of this development shows only a short 'reserve' from Morningside estate directly to the proposed road (that does not have a footpath)! With fewer blocks and some additional thought, pathways to and from this area could be included in the plan. e.g. A pathway along the golf course from this estate would provide a pleasant, safe off-road access to town.
4. There does not appear to have been any consideration of the fauna that currently occupy this area. The land is being subdivided in geometric strips, ignoring natural features such as the dams, and not providing safe passage for the kangaroos and echinda(s?) that live here. I understand that koalas

were once seen in Gisborne. Fencing off slabs of land without consideration of the routes our wildlife use will mean that the kangaroos and echidnas may also become past residents.

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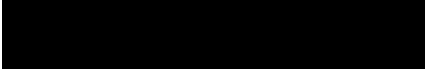
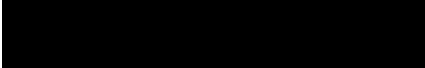
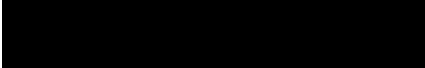


Rees May


From: PlanningAlerts <contact@planningalerts.org.au>
Sent: Monday, 18 December 2023 4:27 PM
To: Macedon Ranges Shire Council
Subject: Comment on application PLN/2023/462

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

Application: PLN/2023/462
Address: 104 Melton Road Gisborne VIC 3437
Description: Subdivision of the land into twenty (20) lots. Removal of native vegetation & alteration in access to a TRZ
Name of commenter: 
Address of commenter: 
Email of commenter: 

Comment


 Local Gisborne Resident.

I would like to object to the proposed development Macedon Ranges PLN/2023/462 for the following reasons:

- 1) Unnecessary and inappropriate removal of native vegetation
- 2) Changing the native habitat into a suburban development, which is out of keeping with the natural environment which currently exists.
- 3) Forcing resident fauna out of their habitat
- 4) Unnecessarily small and numerous proposed size of building blocks not in character with a peripheral town location.
- 5) Unnecessary and inappropriate removal of water catchment dams in the development which would remove a scarce resource for local wildlife.
- 6) Additional traffic to an already fast 80km/hour road in-bound from Melton and passing through a School zone.
- 7) This development would result in further irreversible change in semi-rural character of Gisborne town.
- 8) Additional pedestrian and road traffic in a town already struggling with its existing infrastructure.

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