



**Macedon
Ranges**
Shire Council

ATTACHMENTS

**Planning Delegated Committee
Meeting
Under Separate Cover**

Wednesday 12 July 2023

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[REDACTED]

[REDACTED]

[REDACTED]

Attention Dale Rogers
Strategic Planning
Macedon Ranges Shire

Re DP/2022/23 88A Wedge Street Kyneton Development Plan

Dear Dale

Thankyou for your letter dated 30th May 2023 regarding the above

We would like to raise several points as to our objections to the proposed development.

Traffic

Our primary concern is the fact that all traffic is to enter and exit the subdivision via Wedge Street, This impacts our property more than any of our neighbours in a significant manner.

[REDACTED]
into our house which is newly built and designed in accordance with environmental guidelines to be open and light filled. So it will now have to be closed up during the day and we will have headlights shining into our house every night. This will lead to a significant increase in noise and pollution .with the increased traffic flow

We were informed by the real estate agent and neighbours when we purchased the block in 2020 [REDACTED] and could not be built on.

When did this change?

After traffic leaves this Road they will have to travel towards Piper Street along Wedge Street a road which is not designed for increased traffic. It is narrow with crumbling edges

The submissions says that very few pedestrians from the new estate will walk into town as the centre of Kyneton is 1.6K away too far to walk and will have to drive., How is this inkeeping with the Shires push to being environmentally responsible?

Wedge Street is considered to be the premier Street in Kyneton with a mixture of heritage houses and new modern homes It is a beautiful tree lined street which attracts

tourist ,walkers and joggers.Many local residents use The Wedge Street, Brocklebank Lane circuit as their daily exercise route it is a unique part of Kyneton with stunning tree lined streets in summer and autumn.

It will never be the same when it becomes a thoroughfare into town.

There are no footpath in Wedge Street between George Street and Beauchamp Street so all pedestrians use the roadway including the Post Office Creek Bridge .The bridge cannot be used by pedestrians when there are cars passing.

The Roadside reserves are often unusable due to long grass and or mud. Having increased traffic flow approx. 150 trips per day (according to the traffic report) will completely change the character of this street and put the safety of pedestrians at risk.

All residents of Wedge Street should be notified of the impact the increased traffic flow will have on their Street

Why is Powlett Street not being used?

Powlett Street is a direct route straight into the heart of Kyneton

Easier to walk into town quicker for cars

It has proper footpaths and is a more obvious choice.

We have been informed by people in our neighbourhood (not confirmed) that the owner of the proposed development site allegedly owns the block of units at 79-81 Powlett Street which directly abuts the new subdivision. So he doesn't want the traffic to impact his property and neither do we.

Why are the blocks so small?

Why are so many blocks being crammed into this space ? Obviously the more blocks the more profit for the owners and developers.

All of the properties surrounding this subdivision are large with a semi rural outlook 18-36 houses in this space will destroy the charm of this area which is why we chose this block to build on.

Post Office Creek

Post Office Creek is another huge issue we have with the subdivision.

As you know from last years rain events the weather and subsequent water run off is unpredictable and potentially devastating.

Any increased water flow into the creek will impact the properties that it flows through.

You can only retain so much water with ponds but what happens when you get a sudden down pour when the catchments are already full and saturated.

36 rooves, sheds , roads and footpaths can hold an enormous amount of water in an extreme rain event.

This will funnel all the water through the storm water system impacting directly on Post Office Creek raising the water levels putting our property and others especially nos 86 and 88 Wedge street under threat of flood.

We have been told by residents and read the flood reports about Post Office Creek that our property has never been inundated Who will be responsible if the increased water flow causes this situation to change?

What about the racecourse have they been informed about the changes to the water way which is a tributary of The Campaspe River after the devastation the floods caused them last year

As you can tell we are not in favour of this development but accept the inevitability of it going ahead due to the overlay

Why was there no signage up on the block informing locals about what was proposed for this site

Why are these letters not going out to all residents impacted

We have spoken to the residents around us and apart from us and no 88 who got theirs after us no one else has been notified

Why are photos used in the traffic reports years out of date showing Wedge Street with no houses in it

Why is there no review rights to VCAT

Why is there such a short amount of time given to us to make our submissions especially as at yesterday morning we are the only ones so far to receive a letter.

Please give our concerns serious consideration as they are serious concerns for us. We wait to hear your response

Thankyou



Dale Rogers

From:
Sent:
To:
Subject:

[REDACTED]

As per previous email

Views to and from our house s

[REDACTED]

And what Post Office Creek looked like on the weekend after just 5 ml of rain

Thankyou

[REDACTED]

[REDACTED]











Sent from my iPhone

Macedon Ranges Shire Council
129 Mollison Street
Kyneton, 3444

By email: mrsc@mrsc.vic.gov.au

OBJECTION TO DEVELOPMENT PLAN (DP/2022/3) – 88A WEDGE STREET, KYNETON AND 90 WEDGE STREET, KYNETON

We write to object to the above proposed development on the grounds that it would:

1. constitute massive over-development contrary to the neighbourhood character and amenity intended to be preserved by the Macedon Ranges Planning Scheme;
2. create significant traffic hazards including risk to the safety of pedestrians and road users; and
3. pose a substantial threat to Post Office Creek.

Character & Amenity

We are unable to understand why any of the land north of Post Office Creek, and particularly 88, 88A and 90 Wedge Street, was excluded from the Kyneton Large Lot Zone.

We understand this occurred when land fronting Latrobe Street was rezoned residential from industrial, but this provides no explanation for why the residential land was not incorporated in the Large Lot Zone, particularly in light of the sizes of 88, 88A and 90 Wedge Street and most of the lot sizes in Latrobe St. We have not been able to find any published reasons why land north of Post Office Creek was excluded from the Kyneton Large Lot Zone (the reasons for the rezoning do not address this¹).

Post Office Creek forms the natural boundary between the town zone and the Large Lot Zone and, indeed, 88, 88A and 90 Wedge Street are the first properties visible approaching Post Office Creek from the south, and those properties are significantly different from anything south of Post Office Creek. The change in neighbourhood character and amenity occurs when crossing Post Office Creek, not further north on Wedge St. The presence of some light industrial properties north of Post Office Creek does not diminish the change in character that occurs.

¹ the map on page 226 of the Macedon Ranges Planning Scheme incorporates 88, 88A and 90 Wedge Street in the Latrobe Street/Wedge Street Industrial Area and does not acknowledge those properties as residential, clearly an oversight. The Panel Report dated July 1, 2016 addresses only rezoning from industrial and appears to have overlooked the opportunity to incorporate the subject land in the Large Lot Zone

The change in character and amenity that occurs at Post Office Creek is not only, or mainly, for the benefit of residents north of Post Office Creek. Council will be well aware that many other Kyneton residents and visitors appreciate the beauty of Brocklebank Drive, a country lane readily accessible on foot from the centre of town. This should not be endangered by the change in character and increased traffic that would inevitably flow from the proposed development.

In our submission, Council should consider incorporating all land north of Post Office Creek in the Kyneton Large Lot Zone. If that would require separate amendment to the Planning Scheme, that process should be allowed to occur and no current planning decision should be made that would defeat that possibility. If a separate application is required to make such a change to the Planning Scheme, please advise.

Pending any change to the Planning Scheme, or if no such change is possible, we make the following submissions:

- the development of 88A and 90 Wedge Street must respect the overarching objectives of neighbourhood character and amenity, as required by the Planning Scheme;
- in-fill developments, such as the proposed development, must particularly be respectful of the adjoining neighbourhood character and amenity;
- the Planning Report (submitted in support of the proposed development) asserts that *“the proposed Development Plan has considered the relevant key influences regarding Streetscapes for Kyneton contributing to the amenity and character of urban areas”* - this cannot be true when the proposed streetscape within the proposed development is completely different to the streetscape anywhere else north of Post Office Creek;
- the lot sizes within the proposed development are materially smaller than most of the lots immediately south of Post Office Creek, and out of character with most of those lots, so the proposed development is not even consistent with the closest part of the town zone;
- at the most, the development of those properties should reflect a transition from development appropriate in the town zone to the Large Lot Zone, not an immediate and abrupt change from high density town lots to large semi-rural lots. The character and amenity of a Large Lot Zone is lost if it abuts high density residential zones without appropriate transition - in fact the exclusion of properties north of Post Office Creek from the Large Lot Zone precludes Post Office Creek itself from serving as the transition, as it should do. Thus, 88A and 90 Wedge Street must provide that transition; and
- maintaining Large Lot Zones, on the edges of Kyneton township, acknowledges the contributions of those zones to the overall character and amenity of Kyneton as a

whole - it is critical to the efficacy of those zones that there is a transition from one zone, and density, to another.

Acknowledging the need for transition, it would be appropriate, in our submission, that 88A and 90 Wedge Street be limited to lots of not less than 1500 square metres. This would be an appropriate transition from the smaller lots on the South of Post Office Creek to the larger lots in the Large Lot Zone and would be consistent with the recent subdivision of 73-75 Wedge Street.

Such a development (of 1500 square metre lots) would still be an "infill" development consistent with objectives of the Planning Scheme, adding to the housing stock in Kyneton. There is absolutely no reason why an "infill" development should be taken as meaning that as many lots as possible should be crammed into the available space – that is why neighbourhood character and amenity remain the guiding principles. A development of 1500 square metre lots would respect the neighbourhood character and amenity in a way that the proposed development does not.

The proposed development is not consistent with the Planning Scheme.

Traffic

The proposed development places completely unacceptable demands on the Wedge St bridge crossing Post Office Creek and creates significant risk to all road users. This, on its own, is sufficient to require, at a minimum, a significant reduction in the density of the proposed development, if not the complete rejection of the proposal.

There are numerous serious deficiencies in the Traffic Impact Assessment Report, not the least of which are conclusions and assertions without evidence or reasoning, inconsistent with the practical experience of those who live on Wedge Street.

The Report acknowledges that road width is constrained by the bridge barriers and that the effective width of Wedge Street crossing the bridge is "less" than the sealed width of approximately 6 metres.

Yet, without offering any measurements or other reasoning, the Report asserts that there is sufficient width for two vehicles to pass. This is incorrect. No one using Wedge Street on a regular basis would agree that two ordinary passenger vehicles can pass on the Post Office Creek bridge – it just does not happen; one vehicle gives way to the other. Moreover, pedestrians have no choice but to use the bridge roadway, there being no available pedestrian access to Wedge Street in either direction other than use of the narrow road bridge. This means that on most occasions, save for occasions where drivers do not use caution, traffic will come to a complete stop in order to allow pedestrian thoroughfare. The addition of further vehicular traffic due to the proposal would place significant pressure on to the already strangled bridge access and introduce a further threat to the safety of pedestrians using Wedge Street. Further, extra traffic in the area will serve to place local fauna at risk, Post Office Creek being a local breeding ground for native duck species that often also traverse the road and the bridge.

The Report ignores the impact of industrial premises in Latrobe St and the heavy vehicle traffic that continues to be associated with 77 Wedge Street. Large commercial vehicles, including semi-trailers, are not uncommon going to and from those premises. There are also farm vehicles from properties along Lavender Lane that use Wedge Street. None of that traffic can be ignored when assessing the safety of the bridge over Post Office Creek and the consequences of additional traffic.

The Report ignores the impact of traffic during construction - the making of roads, the development of the site and the construction of 18 dwellings will take several years (if the proposed development is approved), during which time significant large commercial vehicles will be using Wedge St and the bridge over Post Office Creek - this cannot be ignored.

The Report says that as the constrained situation is only over a short distance "*it will have no significant impact on the operation of the road and is considered acceptable*". This statement begs the question as to what benchmark has been applied to the term '**significant**' by the author of the subjective report prepared at the request and for the benefit of the proponent and ultimate benefitting party to the planning proposal. The statement itself admits there will be impact but indicates that such impact, in the opinion of the author, is not significant. We query the statement and any such analysis given the importance of the creek and its surrounds to the sustainability of the surrounding environment. As already explained, traffic already comes to a halt at the bridge on a regular basis - the relevance of this occurring over "a short distance" is not obvious. Moreover, whether or not the impact of additional traffic on the bridge is "considered acceptable" is a conclusion for Council to reach (or reject) following appropriate consultation, not for a consultant engaged by the developer to express.

There are other deficiencies:

- While acknowledging that "*existing traffic volumes on Wedge Street past the subject site are not known*", it asserts without any evidence or reasoning "*that the road would carry a two-way volume of less than 500 vehicles per day north of Post Office Creek.*"

There are 35 to 40 residences north of Post Office Creek for which Wedge St is the shortest route into town (not including those in Latrobe or George Streets closer to Ebdon Street, where residents exiting or entering towards the Bendigo side of town will access Wedge Street in preference to Ebdon Street). In our submission, without speculating as to how many vehicles per day might use Wedge Street, 18 more residences served by Wedge Street is an increase of approximately 50% in the existing traffic on Wedge Street as a result of the proposed development. The development should be assessed accordingly - this is too much additional traffic over a challenged and narrow area, generated by one parcel of land.

- That there may have been no casualty crashes along any of the relevant streets in the period for which data is available tells us nothing about the near misses that do

occur and the real human risks that will arise if the number of residences served by Wedge Street increases by 50%.

- The assertion that “*Wedge Street has a pavement width of approximately 5m*” ignores the fact that Wedge Street lacks curbs or gutters (deliberately so, as part of the character), that the alleged “pavement” is grass, often wet and muddy and thereby non-trafficable, and which dead-ends before it meets the Post Office Creek bridge. Even the casual observer will be aware that all pedestrian traffic on Wedge Street and Brocklebank Drive uses the roadway, not the road verges. The impact of additional traffic must, for pedestrian safety, be assessed accordingly.

Post Office Creek

The Planning Scheme recognises the importance of Post Office Creek and adopts the strategy of securing open space, protecting riparian zones and waterway health, providing environmental corridors and linking areas of public open space.

The proposed development is inconsistent with all elements of this strategy. The strategy is not appropriately addressed in the Planning Report submitted in support of the Development Plan. That Planning Report merely notes that lots will be connected to a reticulated sewer and that a weed management plan has been prepared.

More significantly, neither the Planning Report nor any of the documents relating to Post Office Creek submitted in support mention, or take account of, the VCAT decisions referenced as P776/2021 and P778/2021 relating to developments, for which permits have now been granted, in Edgecombe Road, on land through which Post Office Creek passes.

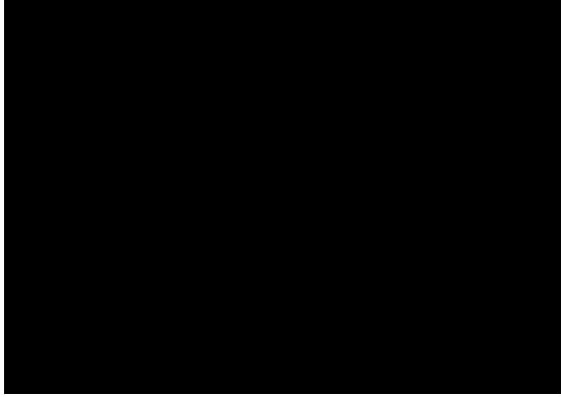
In our submission, Council cannot rely on reports that do not address the downstream implications of these developments.

Finally, there is a very serious omission in the Management Plan for Post Office Creek. That Report says, in paragraph 1.2, that it would “include... ongoing financial management” of the maintenance of Post Office Creek. This was to be a response to an express requirement from Council that “this management plan should include how the area is to be maintained and a regular review period of the area once every 5 years to ensure that the Creek bank is being maintained appropriately”.

There is, however, no discussion in the Management Plan of any financing or how any such on-going obligation will be structured or managed in circumstances where the development is intended for the purposes of on-sale of the small blocks of land. It should go without saying that the developer must commit to fund the on-going maintenance of Post Office Creek for a significant period of time and provide security and appropriate legally enforceable assurances for that commitment.

We urge Council to refuse the Development Plan and look forward to the opportunity to engage further with Council.

Yours sincerely,



Macedon Ranges Shire Council
129 Mollison Street
Kyneton, 3444

By email: mrsc@mrsc.vic.gov.au

SUPPLEMENTAL OBJECTION TO DEVELOPMENT PLAN (DP/2022/3) – 88A WEDGE STREET,
KYNETON AND 90 WEDGE STREET, KYNETON

We refer to our earlier letter today and write to supplement our objections in light of the attached, anonymous, note received this morning. Council can draw its own conclusions as to the likely author of this note and what it indicates as to the motivations of the developer. We are not writing to comment on those matters.

Four matters, however, require a response:

- there is nothing in the Development Plan or anything else we have seen, about upgrading bridges or pedestrian crossings - to the contrary, the entire Development Plan is underpinned by the submission that the development can be accommodated within existing Wedge Street infrastructure.

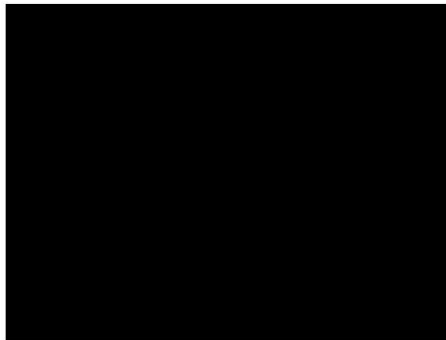
If there is any proposal to upgrade infrastructure in Wedge Street, that proposal must follow usual Council processes including public consultation, and in the meantime any development, including this Development Plan, can only be assessed on the basis of existing infrastructure.

- no one disputes the objectives of the Planning Scheme including the provision of more, and more affordable, housing in Kyneton but, as we have already submitted, that does not mean cramming as many properties as possible into every infill opportunity, or simply creating more broadacre housing estates. To the contrary, the Planning Scheme recognises the need to maintain a mix of development and a mix of density. This is not achieved by the proposed Development Plan, which reflects nothing more than an encroachment of broadacre housing characteristics in an area in which no such characteristics already exist. Moreover, as we have submitted, a development of 1500sqm lots would more accurately and completely meet the Planning Scheme, in that it would increase the housing stock, promote affordability, be consistent with the neighbourhood character and amenity and ensure that the Large Lot Zone continues to make its contribution to Kyneton as a whole.
- The maintenance of property values in the interests of existing landholders is not, *per se*, relevant to planning decisions but if it was, the maintenance of

neighbourhood characteristics and amenity plays a much bigger part in driving property values than continuing increases in density.

- It is completely appropriate that developers contribute to costs necessarily arising by reason of a development, and not expect other ratepayers to bear those costs through their rates, when the developer alone reaps the financial rewards of the development.

We again urge Council to refuse the Development Plan and look forward to the opportunity to engage further with Council.



Dear Concerned Owner and Fellow Property Owners,

In response to the mysterious letter circulating our streets; regarding the suggested "Overdevelopment" of 88A Wedge Street Kyneton. There are a few things we should all, as property owners of this area consider before taking action against this development.

The Macedon Ranges Planning Scheme provides a general residential zone and neighbourhood residential zone that encourages an appropriate density of development and within this, controls exist to ensure the development regard for neighbourhood character. Higher density development within residential areas is actively encouraged and is assessed to ensure it complies within residential code guidelines. As property prices soar, there is an inherent need to provide a mix of lot sizes, including smaller lots within townships to assist in addressing affordability and sustainability within the local property market.

It is unreasonable to expect an individual property owner/developer to pay for council asset upgrades no nexus exists to the property. It is, however, reasonable to suggest to Council that the upgrades to bridges and pedestrian crossings in this location be prioritised by Council in their consideration capital works program due to the development they are approving for the area. The rates they will collect from the new development at 88A Wedge Street will help fund the ongoing improvements of road and pedestrian infrastructure upgrades in the area.


More importantly, new development within this township of Kyneton has the biggest influence on increasing property values within proximity to any new development and more generally for the Kyneton property market. A new fence on an existing house or vacant land with some unrecognised potential add very little value and, in some instances, has a negative impact if not maintained to an expected residential standard.

While many of us are long standing property owners in the township of Kyneton, it is fair to say newcomers alike have an interest in the outcome of our local community. It's important for us all to recognise the benefits of this development, more particularly, improvements to the bridge, road, and pedestrian walkways in Wedge Street that this development has to offer.

Finally, let's not forget there are significant costs and risks associated with any level of new development and we all should be mindful of this when someone puts their hand up and has a go!

Thank you and regards,

Another concerned owner within the neighbourhood



11/6/2023


Macedon Ranges Shire Council
Attention Dale Rogers
Strategic Planner

Re: DP/2022/23 - 88A Wedge St, Kyneton and 90 Wedge St, Kyneton. Application for a Development Plan Informal Notice

Dear Mr Rogers

On Thursday June 8 we became aware of the above proposed subdivision. We did not receive any information from the MRSC but found out from a concerned resident in our area, as did many others. This information included a letter from you dated May 30 indicating that submissions regarding this proposal had to be submitted by Friday June 16. As we are affected by this proposal, we were disappointed we did not receive this letter from you. Furthermore, given that there are 23 relevant application documents, most of which contain many pages, a submission date of Friday June 16 makes it difficult to fully understand what is being proposed.

We are opposed to this subdivision in its current form. Our major concerns are that the lot sizes are very small and the road and bridge infrastructure in Wedge St, the proposal's only entry/exit point, is inadequate.

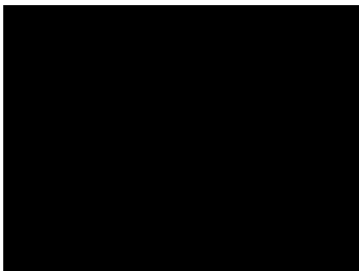
- Whilst the lot sizes of the proposed development may be consistent with the requirements of a Neighbourhood Residential Zone they are certainly **not** "compatible with the existing residential setting" as claimed on page 9 of the Kyneton Planning Report. Two thirds of the lots are less than 652m² and are much smaller than the majority of lots north of Post Office Creek. This compromises the proposal's ability to preserve the general character of the area. The subdivision design potentially leaves little space between the homes or for sufficient greenery.
-  we use Wedge Street for access walking and driving several times a day. The development proposal does not accurately address the safety impact of increased traffic in Wedge St. For example, the documentation makes no mention of the two businesses in the area using large trucks. Also, Wedge Street and the narrow Post Office Creek bridge are frequently used by pedestrians, some with young children in strollers or on bikes.
- The subdivision proposal states "there is sufficient width for two vehicles to pass" on the Post Office Creek bridge. As the bridge is only 6 metres wide, we dispute that vehicles can pass **safely** and we always give way.

- The width of the Wedge Street pavement between the Post Office Creek bridge and the subdivision varies from just under 5 metres and is less in places. The verge of this section of road also washes away with heavy rain. This section of road is currently just adequate for existing residents. The addition of an 18 lot subdivision should require a suitable road and bridge upgrade.
- The proposal promotes a pedestrian link along Wedge Street to the Kyneton bus network in Beauchamp Street, however, there is no pedestrian bridge across Post Office Creek and there is no linking footpath from the subdivision to Post Office Creek and beyond to Beauchamp Street.

Our suggestions to address our concerns are:

- Increase the lot sizes to at least 1500m² so it is more in keeping with the allotment size on the freeway side of Post Office Creek. This would reduce pedestrian and vehicle pressure on Post Office Creek bridge and Wedge Street.
- Even with the above, consideration should be given to widening the Post Office Creek bridge, incorporating a separate pedestrian bridge, and widening Wedge Street pavement at least from the subdivision entry/exit point to the creek. The proposed footpath shown on the Wedge Street side of lots 1 and 2, should be extended south at least to this new pedestrian or widened bridge.

We ask that our objections and concerns are taken into consideration so that overdevelopment does not spoil this area of Kyneton and for the benefit of current and future residents.



Dale Rogers

From: [REDACTED]
Sent: Tuesday, 13 June 2023 4:29 PM
To: Macedon Ranges Shire Council
Subject: Further Comment re DP/2022/3 88A Wedge Street Kyneton and 90 Wedge Street Kyneton Application for a Development Plan

Attention: Dale Rogers
Strategic Planner

Dear Ms Rogers

Thank you for taking my phone call re the above proposed subdivision in Kyneton this morning and for providing me with the Development Plan Overlay Schedule 17 document.

This document supports our previously notified concerns regarding the size of the proposed lots.

In Part 4 of DPO 17, Requirements for Development Plan, it states "the development plan must include the following requirements to the satisfaction of the responsible authority", One of the listed requirements (dot point 5) states:

"A building envelope for each lot which is consistent with the preferred neighbourhood character for the Kyneton Township Residential Village West Precinct."

The Kyneton Structure Plan, in part 3.10 Neighbourhood Character (see page 8) describes Kyneton Township Village West as:

"Township Residential Village West: which generally consists of **quarter acre (1011.75 m2)** residential blocks, uniform street tree planting and landscaping, a mix of dwelling styles and types with a strong built form and setback characteristics and with strong visual connections to rural land beyond."

The 88A - 90 Wedge St 18 lot subdivision Development Plan has:

One 559 m2 lot.
Eleven lots between 605 m2 and 643 m2,
Three lots between 724 m2 and 757 m2.
One 808 m2 lot.
Two lots of 1011 m2 and 1021 m2

So, of the proposed eighteen lots, only two are 1000 m2 or more and 15 are smaller than 800m2. This suggests the proposal is not consistent with the preferred neighbourhood character of the Kyneton Township Residential Village West Precinct. Such small lots are certainly not consistent with the size of the lot and existing residence immediately adjacent to the proposed subdivision on the Wedge St side.

It is telling that in Figure 3 "Zoning and Overlays" on page 7 of the Development Plan, the developers only show the outline of the subdivision area and not the boundaries of the eighteen lots. If this information had been included it would clearly show how the proposed lot sizes are not consistent with what currently exists along Latrobe and Wedge street south to Post Office Creek.

We submit this information not as total opposition to the development itself but in its current form, As detailed in our previous email (11/6/23), we believe the lot sizes need to be increased to at least 1000 m2 and safety and access issues need to be addressed in relation to the narrow Post Office Creek Bridge, the inadequate width of Wedge St adjacent to the subdivision and the lack of safe pedestrian infrastructure from the subdivision entry /exit point south to and across Post Office Creek

Yours sincerely



Dale Rogers

From: [REDACTED]
Sent: Saturday, 10 June 2023 1:11 PM
To: Macedon Ranges Shire Council; Angela Martinkus
Subject: DP 2022/3 88A Wedge Street Kyneton

Hi

[REDACTED]

We object to the above mentioned application for development, and would be adversely affected by it, because

1. Traffic impacts on Wedge Street which is too narrow, and on narrow bridges on that and Powelett Street without pedestrian paths as well
2. The small size of the sub divided allotments and lack of set backs, and the number of lots (18) and dwellings
3. The subdivision is not in keeping with the current amenity of the area

Dale Rogers

From: [REDACTED]
Sent: Thursday, 15 June 2023 11:33 PM
To: Dale Rogers
Cc: Macedon Ranges Shire Council
Subject: DP/2022/3-88A Wedge Street, Kyneton and 90 Wedge Street Kyneton. Application for a Development Plan

Dear Ms.Rogers,

I am writing to inform you of my objection to the application and proposal of development plan at 88A and 90 Wedge Street Kyneton.

I have lived in Kyneton for almost 18 years, previously in Wedge Street for 13 years and currently in Latrobe Street where I have lived for the past, almost 5 years. I value the bucolic and peaceful town of Kyneton, it's quiet semi rural location and the idyllic lifestyle it affords our family along with the historic character the town inherits and the world class restaurants situated near by on Piper Street.

I chose to live in Kyneton for the large blocks of land and space they afforded for allowing enough room for a garden as well as the desired distance from other houses and development. Many other factors including close proximity to Melbourne and access to town amenities, health care, transport etc. influenced my decision to live here. Moving from densely populated St.Kilda, we quickly eliminated other towns such as Gisborne and Sunbury due to the insensitive over development they represent. I fear that with the possible approval of the proposed plan at 88 -90 Wedge Street our town would begin to resemble our neighbours Gisborne and Sunbury, each an overdeveloped urban sprawl, diminished in character from a lack of foresight and intelligent sympathetic planning.

A green light for this proposed development will open the door for other developers and investors to do the same thing.

There are other significant concerns I have about more practical aspects of the proposed plan. They include the issues of increased traffic, particularly trucks and heavy machinery during the building stage works and the infrastructure of roads adjacent to the DP which do not support such a large scale development in context of the proposed location.

1: The Post Office Creek bridge is not wide enough to safely accommodate the increase in volume of cars and trucks that this development would bring to Wedge Street. There is not sufficient width for two vehicles to pass at the same time. I drive over this bridge daily to access the town centre, the railway station, Bendigo, Piper Street, sometimes six trips in one day and I have never crossed the bridge together with another car. I also use this bridge when I am out on my daily walks, contrary to the views of the developer whom incorrectly asserts that in terms of amenity, the town centre is inaccessible by walking and only provides SOME benefit to the proposed D.P!

2: This section of Wedge Street is used by walkers and cyclists on a daily basis and the proposed DP places these activities at dangerous risk as a consequence of increased traffic over the Post Office Creek bridge which is too narrow to cope with the increase in traffic combined with pedestrians and bikes.

2a The traffic Impact Assessment Report provided by O'Brien Traffic recommends for the widening of the bridge to 6m. The bridge is heritage listed which makes this undesirable.

3: The noise generated from building 18 new houses in a concentrated area within an already established residential zone, including the disturbance caused by heavy trucks and machinery using Wedge Street and the surrounding streets to access the proposed site during the building stage of the proposed DP has not been taken into consideration. The impact of this disturbance would be detrimental to the wellbeing of the surrounding population/residents.

4: The small size of the allotments on the proposed DP are not sympathetic in scale and size to the surrounding area of the proposed site. The subdivision of land north of Post Office Creek is limited to 2000m² allotments in accordance with council planning laws. To enhance Kyneton's neighbourhood character and protect the town from overdevelopment, I would suggest restricting the allotment sizes to a comparative size of surrounding allotments, no less than 1500-2000m².

5: In my opinion the possible overdevelopment of 88A-90 Wedge Street would in fact impact property prices negatively as a direct result of violating the neighbourhood character.

I agree that the redirecting of traffic to Latrobe Street is illogical for the proposed DP.

I acknowledge the need for growth in housing to accommodate our expanding population, however the high density of small allotments of the proposed plan will result in more traffic along Wedge Street, Latrobe Street and Ebdon Street. Increased noise (barking dogs, household machinery ie lawnmowers and leaf blowers, and pollution, consequentially threatening the peaceful nature of our neighbourhood and impacting the natural environment in a negative manner.

The other main concern I have about the proposed DP centres around the Post Office Creek, a cultural and environmental waterway asset. Will the proposed development enhance the waterway system and the surrounding landscape setting? I don't think so.

How will the health of the waterway and the quality of the water be impacted by this DP? Detrimental I'm certain.

The creek area is considered an environmentally sensitive area according to the report.

Weed hygiene? Highly unlikely. Mitigation measures?

The ecology report provided is vague. I would like to know when they visited the site and for how long they were there? How many times did they visit to assimilate their findings? The site assessment reports that none of the 21 threatened fauna were present during their visit. Did they take into account the fluctuating movements of migratory birds? How are these birds going to be impacted by having 1900m² of their habitat destroyed? I know for a fact that this area is home to a large variety of indigenous birds from herons to ducks. Indigenous aquatic species ? I could go on and on. What exactly is their definition of 'low likelihood ' in the context of threatened fauna and flora? The report focuses on threatened species, what about the other birds, fauna and flora? Dense housing and development creates further land degradation which places our native flora and fauna at risk. Their habitat and vegetation needs to be protected to limit the adverse effects of development. Who is going to take responsibility for the maintenance of the riparian zone and land within 30 meters of the watercourse ?

The proposed small allotments diminish the potential to increase the biodiversity of our natural environment, the native flora and fauna already established in our surrounding environment would be threatened by the detrimental encroachment of dense housing and development should this plan be approved.

A balance is required between developing and building houses to support the need of increased accommodation whilst sustaining and protecting the environment in which we live. Approving this plan in its current form threatens the lifestyle which attracted us to this unique town in the first place.

More emphasis, thought and attention must be placed on respecting the integrity of our town, it's unique attributes of history and culture, the diverse beauty of the natural surrounding environment, in return for the quality of life we benefit from.

I look forward to your feedback.

Thank you for taking the time to read my objection.

Yours Sincerely,





Sent from my iPad

Dear Development Officer,



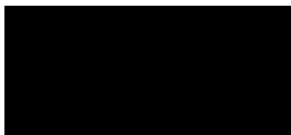
Re: Proposed Development at 88A Wedge Street Kyneton – additional 18 Lot Subdivision.

I'm writing to object the current development at 88A Wedge Street as this development doesn't take in consideration of the flow of affects it will have to the neighboring properties and/or forethought for the additional traffic on the roads which are already very dangerous.

The reason for the objection include:

- **Wedge Street Post Office Creek Bridge isn't suitable for the additional traffic** (190 x Vehicle trips per day) and needs to be wider to cater for it – The developer has taken in consideration of making the road wider from the unmade road to the bridge, but not the bridge to be wider. This will cause a bottleneck affect which is already currently occurring. The bridge width doesn't allow for 2 x cars to safely pass each other at the same time, let alone the trucks and larger vehicles that come from the commercial area. Due to this, the bridge is very very dangerous for walkers/cyclists to get across and I've personally have had many near misses from cars whilst walking and increased traffic will only make it worse/higher chance for a serious injury/ fatality.
- The traffic report doesn't appear to be providing accurate information as it says 20% of the traffic will turn R.H towards the freeway (which wouldn't be true) and it says the Wedge Street can take the increase traffic even though it hasn't measured the current traffic on the road.
- **No Pedestrian Bridge allowed across the Post Office Creek** – The developer has allowed for paths only in front of the allotments although these will lead to nowhere. This again will become more dangerous once we have extra Pedestrian/ Cyclist along with the extra cars all going across an existing narrow bridge. A Pedestrian bridge will be required, and footpaths will need to connect to the corner of Wedge/Beauchamp Street
- **Small allotments** – the developer hasn't taken into consideration for offsite parking due these allotments being very small and therefore will have minimal parking on site. Any other small allotment within the Kyneton township has curving/channel included, so cars can be safely parked on the side of the road. If the developer doesn't agree to do this, I would suggest the allotments to be increased to eg 1500 – 2000sqm to allow for parking onsite. This larger allotment size would also fit in with the neighboring properties between the Post Office Creek and Freeway of recommended min 2000sqm's.
- **Safety for Families and Kids between the Post Office Creek and Freeway to connect to the Bike Track, Barkley Square and River Track** – I have 3 x young kids and by approving this small lot development, the increased traffic with no improvements to the roadways and footpaths will put my family at risk from accessing these community facilities safely and discourage them from going. This isn't a healthy lifestyle and not what the Macedon Ranges Council would consider fair access to its facilities.

I really hope the above objections are taken seriously. I've lived in this area for over 25 years and this development will impact my health/wellbeing and family if the developer doesn't amend his plans to be more considerate for the neighborhood.



Dale Rogers

From: [REDACTED]
Sent: Friday, 9 June 2023 4:34 PM
To: Macedon Ranges Shire Council
Subject: DP/2022/23 Development Plan

Attn Dale Rogers
Strategic Planner
MRSC

re DP/2022/23 - 88A Wedge St, Kyneton and 90 Wedge St, Kyneton. Application for a Development Plan Informal Notice

Dear Mr Rogers,

While we have no objections to a development, the proposed block sizes are too small if the general character of the area is to be preserved.

As residents of Wedge St, we consider a development of this size will create serious road safety issues in Wedge St. with particular reference to the Post Office Creek bridge. We drive/walk and/or cycle over this bridge several times a day.

- The development proposal does not address the impact of increased traffic in the area.
- The width of Wedge St narrows as it approaches the Post Office Creek bridge from both sides.
- There is no footpath over the bridge and even now there is barely room for two normal width vehicles to pass safely on the bridge, let alone two utes, large SUVs or a truck .
- There are two businesses using large trucks in the close vicinity of the development and the bridge.
- The bridge is frequently used by pedestrians, some with young children in strollers or on bikes.

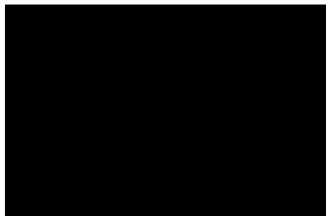
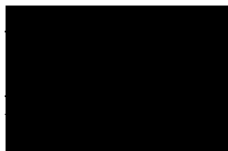
We notice the Traffic Management Plan states there has not been a casualty on the bridge for sometime but is it not better to be proactive rather than waiting for an accident to happen?

We have some suggestions to make re the proposed development:

- If the block sizes are increased that would mean less density and less of an increase in vehicle/pedestrian movements in the vicinity of the Post Office Creek bridge. It would also be in keeping with the general block size in the area.
- Prior to development, the Post Office Creek Bridge could be widened and/or a separate footbridge be constructed on the East side connecting with the existing footpath on the east side of Wedge St that currently links Beauchamp St with Piper St.
- Access could also be gained by improving Powlett St together with a bridge on that side of the development.

We ask that our objections and concerns are taken into consideration for the benefit of current and future residents in this lovely part of Kyneton.

Yours sincerely,



Dale Rogers

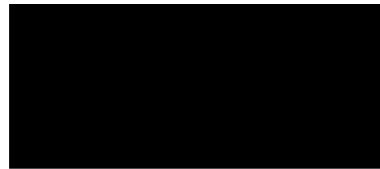
From: [REDACTED]
Sent: Wednesday, 14 June 2023 10:41 AM
To: Macedon Ranges Shire Council
Subject: DP/2022/3 88A Wedge street Kyneton

To whom it may concern,

We would like to object to the above development plan for the reasons listed below.

We believe there is insufficient infrastructure to support this development and if allowed will pave the way for more applications like this.

The increased traffic flow will have a negative impact on our business.



Macedon Ranges Shire Council
 Mollison St
 Kyreton. 3444

Re: DP/2022/3

88 A Wedge St, Kyreton and 90 Wedge St, Kyreton.

Dear Sir/Madam,

- This proposal is unsuitable for this location. This part of Kyreton has large lots with many trees. Cramping 18 lot in such a small area is totally out of character in this neighbourhood.

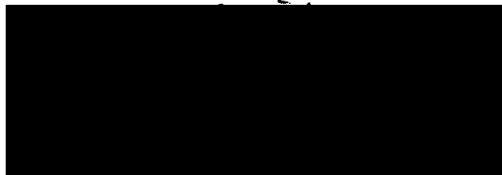
- There would be a drastic increase in traffic on Wedge St, an crossing to Post Office Creek bridge. This would add to the existing problem of the industrial land in La Trobe St and Wedge St. The trucking business located here are already a threat to the safety of other traffic, cyclists and walkers. If this proposal was to proceed, it would involve connecting it either to La Trobe St or to Powlett St. Is the developer going pay for either of these?

I live [redacted] would be adversely affected by the increase of traffic. [redacted]

[redacted] I cycle and walk this area daily, it will increase the danger of collisions and reduce my enjoyment and amenity. Also there is a growing number of young families here, so there are lots of children cycling, walking as well, mothers pushing strollers. It will be less safe for them. With the increasing use of Barkly Square as a soccer complex there will be increasing traffic congestion on these streets.

- The run-off of water from roofs, driveways and road surfaces will add to the volumes of water flowing into Post Office Creek and only increase the risk of flooding. With increasing severe weather events, flooding will become a more worrying threat to residents closest to the creek. It is unwise to allow this proposal to go ahead.

Macedon Ranges Shire Council
 Item received at Kyn Office
 On 13/6/23. Signed RS





We are writing to the Macedon Ranges Shire Council in relation to the proposed 18 lot Subdivision at 88A Wedge Street Kyneton.

We personally feel that the growth and development of Kyneton is of great importance for the township. We do however feel that in this instance, this is a case of an overcrowding development.

We feel that there has been no consideration given in relation to (in keeping with the neighbourhood) settings, which we have fought so hard to maintain. We mostly, have large properties, being the minimum requirement of 2000m² as per Council regulations. We feel that if this development should proceed, we will lose the country feel that we currently have. Any properties that are on the Northern side of Post office creek are all large blocks. Why are these blocks so small? If Council looks at the situation in Ward Street, where the blocks are minimal size, most of the residents can not park their vehicles safely and use the reserve for parking.

Another issue that we have is increased traffic.

Reading the traffic reports included with this submission and adding the additional vehicles accessing the bridge is going to place a lot more pressure on the bridge, (over 190 plus trips over this bridge). That is not including the existing usage.

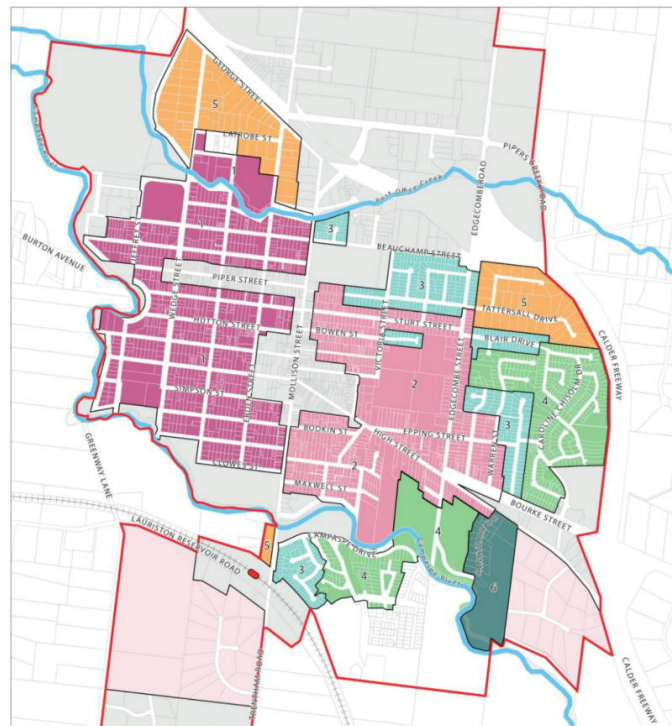
The traffic crossing Post Office Creek at this present moment is not an ideal situation. It is barely wide enough to accommodate two vehicles crossing at the same time. As locals, we all have maintained courtesy to other drivers whilst crossing, usually allowing one car at a time to cross. Over the years, there has been more activity, with people walking, cycling and being a lot more physically active and have no other alternative than to cross the bridge on the road amongst traffic. So, in fairness, maybe a pedestrian bridge be constructed, a lot like the one on the corner of Mollison and Ward Street.

Being in the INDUSTRIAL block of Latrobe Street, on the submitted plan, [REDACTED] This, for our business, causes a security problem for us. We have done everything possible to minimise disruption to any of our neighbours, we have spent a lot of money retaining our right to stay and operate our business in Latrobe Street, due to the recent rezoning changes. Allowing an 18 lot subdivision directly behind the industrial zone is not ideal, again, considering that this land was also classed as industrial, before the re zoning.

We are also a bit concerned about there only being one road leading to and from the proposed dwellings. Post Office Creek has flooded twice in the past 10 years. With Global warming, you can only predict that the statistics 1 in 100 years is no longer the case. If the creek was to flood again, there is only 1 exit. If any disaster should arise in the future, being flood, fire, there is only one way out. Maybe opening or continuing Powlett Street, building a more feasible bridge be an addition.

On a personal note. Living in Latrobe Street is incredible. We have been in Latrobe Street for over 35 years and have seen many changes. We are not against change. Our neighbourhood takes pride in keeping with the quiet living styles that we are accustomed to. We have minimal traffic, therefore Latrobe Street has a lot of foot traffic. Adding additional traffic whether using Post Office Creek bridge or Latrobe Street is going to effect the lifestyle we are all accustomed to. The minute you drive across Post Office Creek (either Ebdon or Wedge St) heading North, it's like another world. It has a village feel about it. This is the reason that people come to the country towns, for this exact same feeling. Nowhere, in this town can you achieve that. We are the last, being North of Post Office Creek. This subdivision will destroy that feeling.

On reviewing the zoning areas as attached below, we would like the Council to explain why the zoning for this particular section of land is not zoned like all other properties north of the creek. It seem very odd that the creek was not a boundary for the zoning and very appropriate that this land zoned the way it is, being surrounded by the zoning 5. Please explain the method that the Shire has determined that this land be set above all other in the same area.



Macedon Ranges Shire Council
129 Mollison Street
Kyneton, 3444

By email: mrsc@mrsc.vic.gov.au

OBJECTION TO DEVELOPMENT PLAN (DP/2022/3) – 88 WEDGE STREET,
KYNETON AND 90 WEDGE STREET, KYNETON

We write to object to the above proposed development on the grounds that it would:

1. End up as a massive over-development not in keeping to the neighbourhood character, and amenity intended to be preserved by the Macedon Ranges Planning Scheme;
2. create significant traffic hazards including risk to the safety of pedestrians and road users. In particular creating an even larger hazard than exists with the inadequate bridge nearby.

Character & Amenity

Why any of the land north of Post Office Creek, and particularly 88, 88A and 90 Wedge Street, was excluded from the Kyneton Large Lot Zone.

Post Office Creek forms the natural boundary between the residential zone and the Large Lot Zone and, indeed, 88, 88A and 90 Wedge Street are the first properties visible approaching Post Office Creek from the south, and those properties are significantly different from anything south of Post Office Creek. The change in neighbourhood character and amenity comes about when crossing Post Office Creek.

- the development of 88A and 90 Wedge Street should respect the overarching objectives of neighbourhood character and amenity, as required by the Planning Scheme;

- in-fill developments, such as the proposed development, should particularly be respectful of the adjoining neighbourhood character and amenity;
- the Planning report states that “*the proposed Development Plan has considered the relevant key influences regarding Streetscapes for Kyneton contributing to the amenity and character of urban areas*” - this simply is false. When a simple inspection will reveal the proposed streetscape within the proposed development is completely different to the streetscape anywhere else north of Post Office Creek. We own a block of land at 98A Wedge Street, which we bought last year to building a house upon it, and its attractiveness was the nature of the streetscape that exists in Wedge street.
- the lot sizes within the proposed development are significantly smaller than most of the lots immediately south of Post Office Creek, and out of character with most of those lots, so the proposed development is not even consistent with the closest part of the residential zone;

Traffic

The proposed development places completely unacceptable increased demands on the Wedge St bridge crossing Post Office Creek and creates significant risk to all road users. As a regular road and pedestrian user of the Bridge without the increased demand it is a risk now. This element, on its own, is cause to require, a significant reduction in the density of the proposed development.

The statement that “*Wedge Street has a pavement width of approximately 5m*” ignores the fact that Wedge Street does not have curbs or gutters (deliberately so, as part of the character), that the alleged “pavement” is grass, often wet and muddy and thereby non-trafficable, and which dead-ends before it meets the Post Office Creek bridge. Even the casual observer will be aware that all pedestrian traffic on Wedge Street and Brocklebank Drive uses the roadway, not the road verges. The impact of additional traffic must, for pedestrian safety, be assessed accordingly.

We suggest the Council to refuse the Development Plan and look to encourage the developer to resubmit something more in keeping with the neighbourhood and local area.

Yours sincerely,



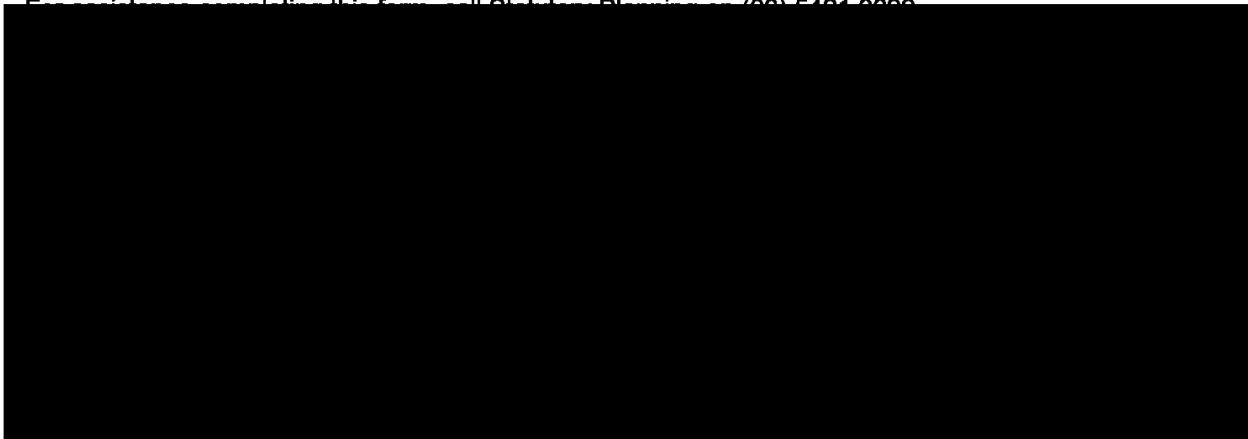


T: (03) 5422 0333 | mrsc.vic.gov.au | ABN 42 686 389 537

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) 5422 0333



Application Number: PLN/ _____
Property Address: 88A Wedge Street Kyneton and 90 Wedge Street Kyneton

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:

The 2021 A13 acoustics report associated with this development, did not consider our standard operating days at [REDACTED]

The days of study recorded in this report, were not days that we were operational with our assembly process. For example, we use commercial staple guns, air compressors, an industrial sander, hammers, forklift and impact drills for bee box and frame assembly. Without the use of this equipment on a daily basic (for at least 6 months of the year) we will be unable to operate this business as a going concern.

We have personally invested our life savings into this premise and associated business.

We have designed our current operations to ensure existing residential premises to the north of our building are not affected by sound. But there is no way we can prevent noise going south of our property.

If in the future we find ourselves having to limit the usage of our tools, our business would not survive. These tools are quite literally key for our business to operate.

Further, [REDACTED] supporting two households since the Black Saturday Fires and our inability to maintain our business income will mean we are no longer able to support these low-income households, who depend on us to maintain a roof over their heads.

We respectfully reject this development plan, as it does not consider the noise that comes from our business.

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

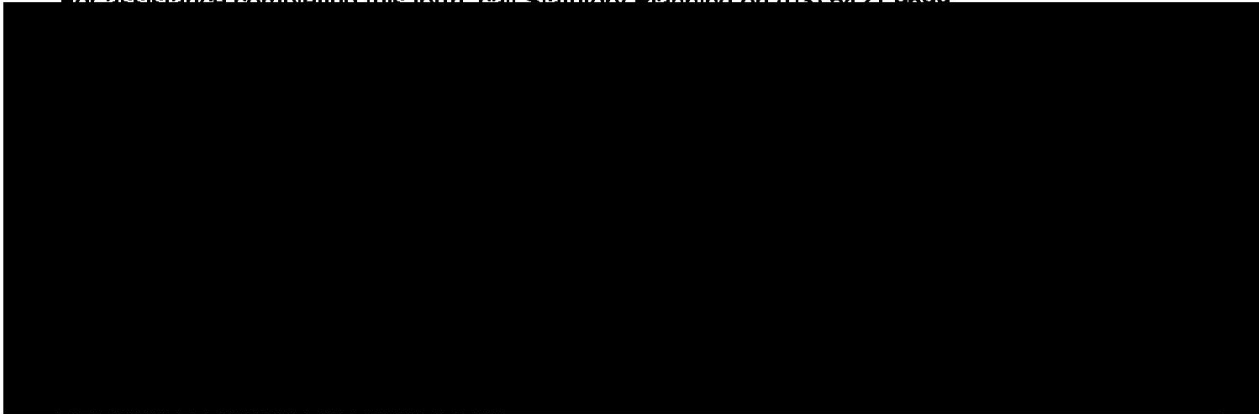


T: (03) 5422 0333 | mrsc.vic.gov.au | ABN 42 686 389 537

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



Application Number: PLN/ DP/2022/3
Property Address: 88A Wedge Street

PRIVACY COLLECTION NOTICE

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

The narrow bridge in Wedge street over Post Office creek is already dangerous both to vehicles and foot traffic.

This bridge is used during the business week for trucks and semi trailers as well as for all residential north of the creek, and is used extensively for pedestrians for a walking/jogging track.

The width in the traffic planning report states it is suitable for two vehicles, in all my experience in using the road over 25 years plus I cannot recall two vehicles crossing the bridge at the same time, the locals know to slow down and let the first vehicle to approach the bridge to have right of way.

Wedge Street is the preferred route for south bound traffic because of the roundabout at the Beauchamp Street intersection (compared to the intersection with stop sign at Ebdon Street / Beauchamp Street intersection) and traffic from the proposed development would mostly travel South over the bridge, northerly traffic only going to residential area.

The proposed dramatic increase in use of the bridge would only increase the already dangerous aspect for vehicular and pedestrian crossing of bridge.

Maybe to help this problem the following could be considered.

1. Widen bridge to allow sufficient width for two vehicles to pass each other safely and also for safe crossing of pedestrians
2. Build a bridge joining Powlett Street towards the East
3. Increase the size of the allotments (ie. have less) to sizes more in keeping with the area
4. Signage to decrease speed over Wedge Street bridge for any not familiar with 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

Dale Rogers

From: [REDACTED]
Sent: Wednesday, 7 June 2023 4:50 PM
To: Macedon Ranges Shire Council
Subject: DP/2022/3 -88A Wedge Street Kyneton and 90 Wedge Street
Categories: [REDACTED]

Dear Dale,

I am writing on behalf of [REDACTED]
[REDACTED] to show our support for the proposed development at 88A Wedge Street. We are happy to have further development and we hope it brings more homes to Kyneton for those who need.



Dale Rogers

From: [REDACTED]
Sent: Friday, 16 June 2023 8:14 AM
To: Macedon Ranges Shire Council
Subject: DP/2022/3-88A Wedge Street,Kyneton and 90 Wedge Street,Kyneton

Attention Dale Rogers ,

I write to make a formal objection to this proposal as I believe it to be totally out of character with the neighbourhood. There is already designated areas for this sort of new development on the outer edges of Kyneton and this proposal has blocks too small ,too close to the Post Office Creek and pay no attention to traffic problems created in Wedge Street.

Perhaps continuing Powlett Street across the creek could help ,even a footbridge,as two vehicles meeting at the heritage listed bridge on Wedge Street cannot pass.Wedge Street is an important thoroughfare for local residents walking and the bridge cannot take more traffic without becoming unsafe.

I do hope this proposal can be rethought,taking into account the character of the neighbourhood and the ecology of the Post Office Creek ,which is an important point of difference to suburban city development.

Yours sincerely [REDACTED]

Dale Rogers

From: [REDACTED]
Sent: Friday, 16 June 2023 8:42 AM
To: Macedon Ranges Shire Council
Subject: Proposed 88A Wedge Street Kyneton Development

Dear Sir/Madam,

[REDACTED] object to the proposed 88A Wedge Street Development. In particular.

1. The proposed site is a quiet residential area. Notice is taken with increased traffic for small constructions ie house builds along Wedge Street. A substantial increase such as proposed will permanently alter the living conditions for existing residents with respect to noise and increased traffic.

2. Wedge Street is small. Post Office creek bridge cannot accomodate two cars simultaneously. Pedestrians cannot use the bridge while two cars attempt to cross. Up to 500 increased daily trips (included with the plan) seems impossible and dangerous.

3. Small proposed allotments are out of character with existing housing and will erode property values.

4. Black Wallaby. The area is home to the rare black wallaby community. No impact study has been sited to consider the affect of this development on the local wildlife.

In summary this proposed development is unwanted, unnecessary, and potentially dangerous - and not in keeping with existing Kyneton standards.

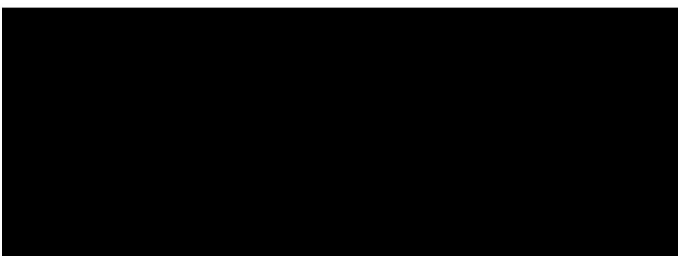
Please feel free to contact us for further comments.

[REDACTED]

Sent from my iPhone

Dale Rogers

From: [REDACTED]
Sent: Friday, 16 June 2023 9:27 AM
To: Macedon Ranges Shire Council
Subject: FW: 88A Wedge St and 90 Wedge St Kyneton Development plan



To Macedon Ranges Shire Council 16/06/2023

Comments on DP/2022/23-88A Wedge Steet Kyneton and 90 Wedge Steet Kyneton. Application for a Development Plan

Recently, we were informed by one of our neighbours in Wedge Street, that there has been a submission made to the Macedon Ranges Shire Council, to subdivide land at 88A Wedge Street into 18 lots.

We were disappointed that we were not directly informed of this proposal by Council as we live very close to this proposed subdivision.

We have several concerns about this proposal:

-Small lot sizes; there are currently no lots smaller than about 900-1000m² north of Post Office Creek and most of the lot sizes in this proposal are much smaller than that. I understood that currently, minimum block size East of Wedge Street is 800m² and 2000m² West of Wedge Street. This was put in place to maintain the character of this area of the town.

-This subdivision as it is proposed, will send all the extra traffic created by the 18 lots into Wedge Street, towards the town over the bridge at Post Office Creek, which is already only just adequate for the current traffic volume. It is currently safest, to slow right down/stop, approaching the bridge and crossing it as a one-way bridge. The extra traffic flow will further exacerbate this issue.

-There are many cyclists, joggers, walkers and dogs-walkers who go along Wedge Street into town or up to George Street and back into town every day. Currently, the only way to do this is to walk over the narrow Post Office Creek bridge in Wedge Street. The construction of a separate foot bridge would ensure greater safety for those on foot or cycling.

-On the south side of Post Office creek, there are two recreation facilities accessible from Wedge Street: Barkly Square, which is being upgraded, already creates extra traffic and parking requirements on game days. The former BMX track is used by children and families. Increased traffic in Wedge Street due to the subdivision, may create further traffic problems.

-Maybe extra road access to these 18 lots could be created by building road access in a northerly direction along Powlett Street to Latrobe St and then to Ebdon Street or by building a new bridge over Post Office Creek towards the town in Powlett Street.

-Will the developer be required to fund the road and/or bridge works?

-There are light industrial businesses south of Latrobe Steet which will be across the road from 8 of the proposed residential blocks. Is this fair to the existing businesses or future residents in the proposed subdivision?. There is the potential for future disputes between these two groups. One business in Latrobe Street has already moved to another town due to problems where there is already a mix of business and residential land usage in that street. It would be a pity if the town lost other business and employment opportunities due to a further business/residential mix with the new development.

We would appreciate acknowledge of your receipt of this email. Could you also please inform us when and where discussion of this development proposal takes place in a future council meeting?



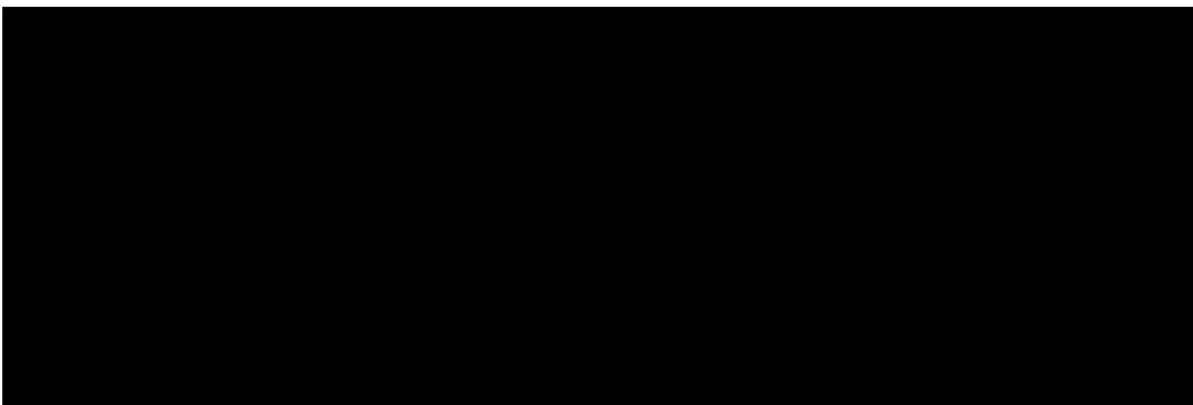


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Objection to a Planning Permit Application

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Application Number: PLN/ (DP/2022/3)
Property Address: 88a - 90 Wedge St Kyneton

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

We object to the development plan for 88a-90 Wedge Street.

We have reviewed the documentation as available on the council website.

1. Allotment sizes are too small.

Minimum allotment size should be 2000m2 as per the majority of blocks on the freeway side of Post Office Creek.

There is not enough room on the proposed blocks for off street parking

2. Road design/width does not allow enough space for 2-way traffic and on-street parking

3. Existing road infrastructure will not support the massive increase in traffic load resulting from 18 new residences. Damage will occur to existing road infrastructure by heavy machinery performing works on the new Development.

4. Existing Property values in the area north of Post Office Creek will drop due to over population of this development site.

5. Amenity of the area will be reduced by such high-density, small block size development

6. Approval of this type of development in this part of Kyneton will set a precedent for other over-development of a similar nature. The overall impact will ruin the serenity experienced by existing residents, who have bought in this area with the understanding that there are policies in place to protect minimum block sizes.

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



Macedon Ranges Shire Council (MRSC)
Planning Department mrsc@mrsc.vic.gov.au

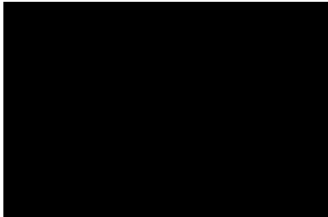
To whom it may concern,

Re: Objection to Development Plan (DP/2022/3) application lodged with Council for 88A Wedge Street Kyneton and 90 Wedge Street Kyneton.

I wish to lodge my objection to the planned development on the following grounds:

1. The planned housing development has too many houses for such a small area. The neighbouring area to the proposed site does not have the infrastructure to deal with the likely attendant density of population and traffic. For example: where are families and their visitors expected to park vehicles in this new proposal?
2. Pedestrians walking along Wedge Street do not have dedicated footpaths. The proposed development will significantly increase traffic and consequently increase risks pedestrians face. As a local resident I have encountered nasty near misses as a pedestrian crossing this bridge.
 - This proposal challenges the MRSC's support for improved the health, safety and well-being of its residents. Enabling this proposal would significantly increase the dangers currently faced by people walking along Wedge and other local streets. Walking is one of the most basic forms of exercise we have.
3. Traffic along the very poorly made Wedge Street is already dangerous for vehicles – especially crossing the Post Office Creek bridge. Adding extra vehicles / traffic will increase driver risk along this half tarmac / half dirt road. Two cars cannot pass both staying on the tarmac. Off tarmac driving along with pedestrian traffic carries significant risk along this road.
4. Has risk of flooding to these properties from the Post Office Creek been thoroughly investigated?

Possible means of addressing these issues:

1. Build proper roads and pathways along the streets surrounding the development to mitigate risks to pedestrians and drivers.
 2. Have proper pedestrian pathways over the bridges across the Post Office Creek (Wedge Street and Ebdon Street) to enable safe pedestrian crossing.
 3. Reduce the number of planned buildings in the proposed area.
 4. Ensure parking availability for families and visitors.
 5. Evaluate flood risk to ensure buyers aren't buying lemons.
- 

To Response to Planning Application for 88a and 90 Wedge St Kyneton DP/2022//3



We have read the proposal for development of this land and would like to express our concerns regarding the proposal. We believe that the proposal is an overdevelopment of the site and that the consequences of this will affect us.

The MRSC planning overlay for this area (NRZ10) indicates that the intent of the overlay is to preserve the character of the residential zones of Kyneton where the majority of properties are of approximately 1000 sq m. In the proposal a number of blocks are indicated at approx. 500-600 sq m which will result in a density greater than the majority of the town, and is thus at odds with council's policies.

Our concerns over this intensity fall into two areas, traffic on Wedge St., and effect on the creek. These concerns are addressed in the following sections.

1. Traffic on Wedge St

The development will put extra traffic, both vehicular and pedestrian, onto Wedge St. If 18 lots are developed it is not impossible that an extra 30-odd vehicles will be using Wedge St as an access. While Wedge St is large enough to deal with this traffic, the bridge over Post Office Creek is not. While technically two lane (for cars only – it is not possible for a car and a truck to use the bridge at the same time), in fact most users rely on each other's good manners to negotiate two vehicles attempting to use the bridge at the same time. More car use will make it more hazardous. The bridge is also the only pedestrian access across the creek and there is no dedicated pedestrian space allocated on the bridge. The developers speciously claim that no one from the proposed development will walk because it is too far from the main activity centres in town, but the current reality is that even without the extra residents Wedge St is a heavily used pedestrian thoroughfare which local residents, residents of other parts of Kyneton, and tourists, use. Additionally, we would expect Council to be interested in encouraging non-car travel in town, from community health and environmental aspects.

This increased traffic will affect us directly as both drivers on Wedge St, and as pedestrians, by making Wedge St more hazardous.

Potential solutions:

Significantly reduce the number of properties in the development.

Build a pedestrian bridge over the creek, with upgraded footpath access.

Make the Post Office Creek bridge one lane with a give way sign on one side and devote the extra space to a dedicated pedestrian lane.

2. Effect on the creek environment

The land in question directly abuts Post Office Creek, which could be a major public open space asset for the shire, and the development will affect the creek. Permeability of the land being developed will be decreased, increasing surface runoff and potentially increasing pollutant inflow. The impact of urban development on water quality in waterways is well documented. Post Office Creek is already essentially an open sewer due to poorly-managed development upstream (walking over the bridge after a rain event makes this evident), and the degradation of the creek is not only bad for the creek but also for the Campaspe into which it flows. This development has the potential to further insult the water quality of the creek. Reducing the number of blocks would reduce this effect. We are also concerned that the 30 m offset from the creek is breached by three parts of the proposal (Lot 10, Lot 18 and the end of the court (New Road on the plan)). We assume that the 30 m offset is marked on the map because it is regarded as being important and cannot understand why it is being breached. The averaging approach to the offset being used by the developers is a cavalier approach to environmental responsibility and should not be allowed. In the environmental management component of the proposal a number of responses to this threat are shown (revegetation, rain garden) but these will only be effective if properly policed during and after construction.

Reducing the environmental quality of Post Office Creek and its surrounds will affect us and all Kyneton residents because it will further degrade the quality of an important local asset.

Potential solutions:

Reduce the number of lots to minimize loss of landscape permeability.

Ensure that all environmental offsets and safeguards are adhered to both during and after construction.



Dale Rogers

From: [REDACTED]
Sent: Tuesday, 13 June 2023 7:31 PM
To: Macedon Ranges Shire Council
Subject: DP/2022/3 - 88A Wedge Street and 90 Wedge Street, Kyneton

Good afternoon Dale

I am writing to express my concerns about the 88A and 90 Wedge Street proposal [REDACTED] from the proposed development.

I believe that 88A Wedge Street should be developed. It is a quite rundown lot, with a high potential value to any prospective property owner. Its development would improve the neighbourhood, and I welcome more people to come to Kyneton.

However, I have some large concerns about the nature of this development in terms of the proposed property size and the precedent it sets for undermining the semi-rural feel of Kyneton, particularly on the other side of Post Office Creek.

These are very small lots compared to the properties around them. The only way to make such lots desirable is to pack as much house onto them as possible, which is reflected in the example floor plan provided. This leaves little room for garden/green space beyond the bare minimum, and this open space and large gardens is what gives this neighbourhood its character. My strong view is that the lot sizes should ideally match the precedent set by other recent subdivisions in the area (~2,000m²), but at the bare minimum should be 1000m² across the board. The example floor plan offers adequate rooms for a four person family in each house. This is your average Australian family size, so the increase over the amount of people per house compared to the current average lot size in the area is starting at four times. Once this precedent is set, it will be very difficult to return.

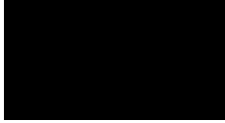
I also have concerns about the lack of infrastructure to support this build. DPO17 specifically states that any planned development should include "The provision of necessary physical and social infrastructure, including road and footpath works, traffic management improvements, drainage, community infrastructure elsewhere in the town that may be used by future residents in the development." I see very little to fulfil this requirement in the proposal.

Post Office Creek would already benefit from a dedicated place for pedestrians to cross, and having such a large number of families move in so close will only increase the need. I think developments such as this should come with a quid pro quo for the community, with such infrastructure being included, particularly if such a large build is permitted.

[REDACTED] the old 'city paddock' above Post Office Creek, and I look forward to the time when a conscientious, creative and environmentally focussed developer comes and does something special with this land. We have seen these developments already happen around the shire, including in Woodend, and I welcome them here. The proposed developments at 88A Wedge Street does not fit this category. I fear that, if this development sets the precedent, the old city paddock will just become almost a hundred small, unimaginative and profit driven off-the-plan houses, with none of the character and charm that makes this part of Kyneton special. Large lots, community space, and an investment in walking infrastructure must be emphasised in these developments, or all the charm of this area will be lost.

I want to emphasise again, that I am not against development. I want people to move here and continue Kyneton's current trajectory of growth, both in people and feel. But this development is ill-conceived and

does not accommodate the unique character of this area. They can and should do better, and I encourage the Shire to demand more.



Dale Rogers

From: [REDACTED]
Sent: Tuesday, 13 June 2023 5:54 PM
To: Macedon Ranges Shire Council
Subject: 88A Wedge Street Deveolpment

Dear Sir/Madam,
 I am writing to express my disapproval for the proposed development program at 88A Wedge Street Kyneton.

- [REDACTED]
- [REDACTED]
- 1/ The address proposes access by Wedge Street. The street , especially the Post Office creek bridge is not wide enough to accommodate more vehicular traffic. it is already dangerous with current traffic volume.
 - 2/ The attraction to our address's up here is space. The MRSC rules that there are to be no developments on land LESS than 2000m2, so this proposed development really contradicts that rule, and is an insult to the land holders up here who move here to appreciate that space.
 - 3/ The area should only be split in large boutique blocks to maintain a quality standard, not a gaggle of small blocks on some of the most spacious area in this town.

[REDACTED]



To Whom it may Concern

OBJECTION-Regarding DP2022/3- OVERDEVELOPEMENT of 88A and 90 Wedge Street KYNETON

I am writing in objection, concern and disgust of the planned over development of the above address.

I have been a lifetime resident of the Macedon Ranges and a resident of Wedge Street for 23 years and am all for the development of the town within reason however opposed to the arrogance and greediness of the purposed developer and that of the MRSC.

My main objection is the size of the proposed blocks 559m² which is quarter of the size a council recommendation no less than 200m² for the area.

The proposed traffic across the Post Office Creek on Wedge street is set to increase by 90% with no plans of a bridge for traffic in and out of these proposed blocks, additional sewage (already not connected from the top end of Wedge and George street, the contamination of Post Office Creek where locals already have concerns regarding the contamination of the water in Post office creek by Coliban Water not to mention the extreme risk and detriment to wildlife in particular platypus that vacate the waters of Post office Creek. This is a huge concern when considering the run off from this proposed development, in relation to garden sprays herbicides and the like.

The said developer has NO concern for the betterment of Kyneton, only greedily filling his own pockets.

Sure, we want own town to grow and welcome new consumers to the area however what brings people here is Not to live on top of one another. DO NOT do to KYNETON what, you have done to other local towns keep the block sizes in keeping with the surroundings areas PLEASE

Regards

PROPOSED 18 Lot Subdivision of land at 88AWedge street . KYNETON 3444.

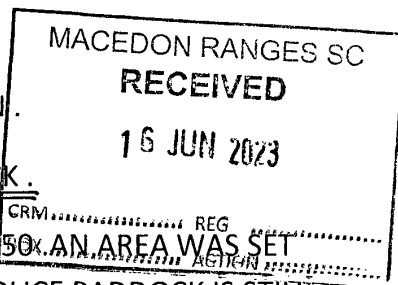
OBJECTION TO THIS PLAN .

THIS IS THE USUAL DOG BOX , DASH FOR CASH, OF OVER DEVELOPMENT BY AN ILL CONCEIVED DEVELOPMENT .

IN A HIGHLY SENSITIVE CULTURAL HERITAGE LOCATION .

POST OFFICE CREEK THE FORMER POLICE PADDOCK .

THE SITE FOR A TOWN SURVEYED 1849 , GARZETTED 1850. AN AREA WAS SET ASIDE FOR A POLICE RESERVE .WHAT IS LEFT OF THE POLICE PADDOCK IS STILL THERE UNTOUCH FROM 1858/9 .WHEN THE POLICE SUPERTENDENT HOUSE WAS BUILT ,DEMOLISHED IN THE 1960S.



AN OUTSTATION OF EBDEN AND DONNITHORNE ,CARLSRUE LEASE, WAS BUILT ON THE BANKS OF POST OFFICE CREEK ,IT BECAME THE AREAS POST OFFICE THUS IT NAME .

AS WELL AS WHITE HERITAGE THERE IS BLACK HERTIAGE ISSUES TO BE CONSIDERED .

THE ENTIRE CREEK AREA AND FLOOD PLAN ISSUES INDICATE THAT THIS PROPOSED SUBDIVISION IS HIGHLY INAPPROPIATE.

A SEALED FOOTPATH SHOULD BE CONSTRUCED BESIDE THE CREEK FROM MOLLISON STREET TO WEDGE STREET .

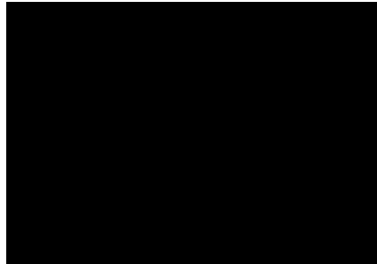
IF LOT 88 HAS WATERMARK BOUNDARYS TO THE CREEK THEN ACCESS SHOUND BE AQUIRED BY COUNCIL FOR THIS FOOTPATH .

SINCE 1995 WHEN THE MACEDON RANGESSHIRE WAS GARZETTED, NO PROPOSAL BY ANY COUNCILLOR HAS EVER BEEN PROPOSED TO RESERVE THIS SITE AND PROMOTE THIS END OF THE TOWN .

NOW IS THE TIME TO DO IT .

A SMALL SUBDIVISION COULD BE APPROVED LOTS 1234,5/6 NO NEW ROAD 12/13 14/15 THIS MEANS THESE LOTS TO BE AMALGAMATED TO INCREASE LOT SIZE .

SUBMITTED BY



THE DEVELOPER WILL PAY FOR THE SEALING AND DRAINAGE OF
BOTH UNMADE ROADS.



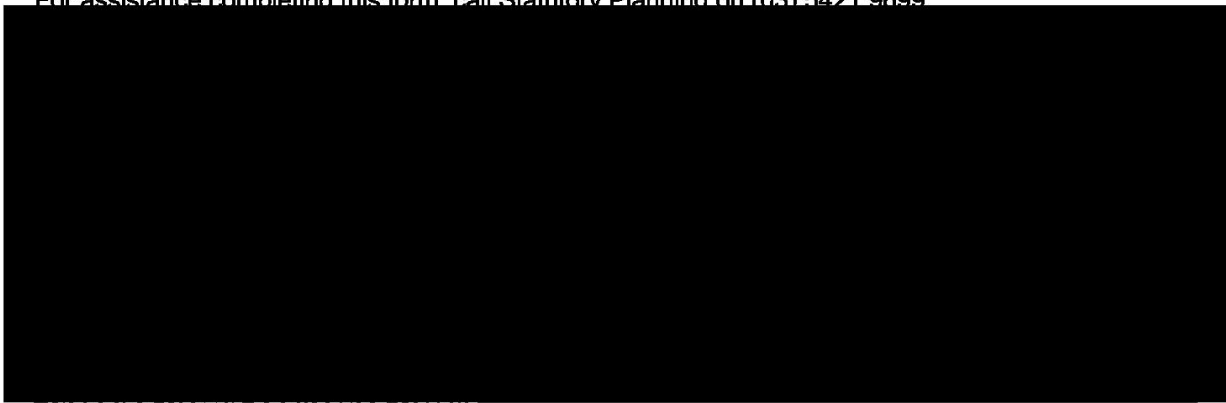


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Planning Permit Application Details

Application Number: PLN/ DP2022/3
Property Address: 88a and 90 Wedge St Kyneton

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

Having lived in the hustle and bustle of a major city for many years, we made a very considered, specific decision to move our family to the beautiful, quiet township of Kyneton for a more relaxed, peaceful lifestyle, and have loved everything this small community has to offer. Our children have enjoyed the freedoms and safety this country life has provided, and we have all thrived in the learning of the region's history and love living in the midst of period homes – many still with original materials and fittings – and spacious properties with easy traffic flow and no city-like peak hour traffic jams.

We are strongly opposed to the abovementioned development in our neighbourhood which will significantly increase the number of vehicles on our streets, both on the immediate surrounds as well as the broader community, not to mention the already high number of pedestrians who are forced onto the roads, as there aren't nearly enough footpaths in our community as it is.

Present house values are favourable to current homeowners in this section of the neighbourhood due in part to the close proximity to cosmopolitan Piper St & the town centre, with our spacious blocks, peaceful settings, low-density dwellings and minimal traffic. This neighbourhood north of Piper St is often described as the hidden gem of Kyneton, as we are just on the edge of the town centre, yet our blocks are spacious, serene and in keeping with the true rural image one conjures up when thinking of a gorgeous country town.

We are not opposed to all developments in our community and understand that the town will grow and evolve over time. We would be more supportive of a smaller development that didn't impact the traffic congestion as greatly, and one that didn't put more pressure on the tired roads/footpaths infrastructure and community resources.

We truly feel that this proposed development will negatively impact not only the quiet, relaxed, slow pace our neighbourhood currently enjoys, but the aesthetics and historic sentiment of the entire 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

Dale Rogers

From: [REDACTED]
Sent: Friday, 16 June 2023 4:32 PM
To: Macedon Ranges Shire Council
Subject: Proposed OVERDEVELOPMENT at 88A Wedge Street Kyneton

To whom it may concern

We have lived at our current premises for 15 years. We love our town and our neighbourhood and have quite a few concerns regarding the 18 Lot Subdivision for the DP/2022/3 88A Wedge Street development.

Traffic

The development will increase traffic substantially. We think the “estimated at 180 vehicle trips per day” a very conservative figure. It appears to be based on 1 vehicle per lot. The 18 new homes will predominantly be using Wedge street for access (rather than taking the longer route though Latrobe/Ebden). This means heavy traffic navigating the current narrow bridge that crosses Post Office Creek. We’d like to see this rectified by including a new two lane bridge across Post Office Creek on Powlett Street linking the new segment to the current one. This will greatly decrease the Wedge street traffic as well creating a new access to the town amenities for all lots on that side of the creek. Since this looks to be a new growth area (a further 36 lots are mentioned in the Development Plan) we’d also like to see pedestrian/bicycle access on this bridge. We find it a little disturbing that the 3 roads planned to be built will funnel into one access point on Wedge street.

Foot paths and cyclists

18 new homes will increase pedestrians and bicycle traffic. This neighbourhood is relatively under developed concerning footpaths. Pedestrian access will be required not only for the new lots but also to link existing paths. At the moment there are no foot paths on Wedge Street from the Beauchamp intersection to the new development. WE think this should be amended.

Parking

With potentially 36 new vehicles, we’d like to be confident there will be enough on *and* off street parking.

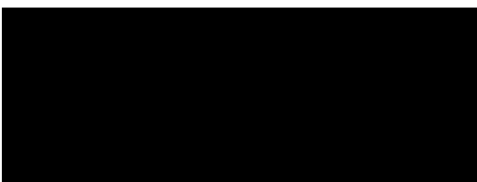
Noise and Dust

During the construction phase, there could be significant noise and dust. What measures will be taken to minimise this impact on the surrounding residents?

Allotment size

The minimum allotment size for the east side of Wedge Street is 800m². Of the 18 new allotments, 16 of of these are under the minimum size.

We also understand the need for more housing and indeed welcome it, but not at the expense of the current home owners. This development will generate substantial profits. A percentage of these profits should be spent on bringing adequate services that the new development will require.





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Application Number: PLN/ 5240860
Property Address: 88A Wedge St, Kyneton

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

As a long time resident in the area, I don't agree with some aspects of the subdivision.

We have an area with all larger blocks and these small size blocks are an overdevelopment for this area, maybe 12 blocks instead of 18 tiny ones.

The amount of traffic to use the area would be totally unsafe, already we have to wait at the bridge if cars are coming the other way, the road surface is not wide enough to be safe.

As a regular walker, as well as many others, this whole area is used for many locals exercising and their dogs, if this development goes ahead foot paths would need to be installed from at least Latrobe St along Wedge St to Beauchamp St.

This would also involve a FootBridge over Post Office Creek, as it will be even more unsafe trying to get across the narrow road bridge with all the additional traffic, not sure if that is the developers responsibility or whether the council would do this, We often have to get off the road now, to allow cars, and the many trucks that come through to area to pass.

I am often concerned in the early morning when it is darkish, limited street lights, when I am driving as to the safety of pedestrians as there is no where for them to go.

Sorry it's a bit hard to sort all the information, I would assume these blocks all have curb and channelling, while we don't in latrobe St because of the large size blocks, any development with these small blocks would need it, so it doesn't get a muddy mess with so many vehicles in a small area.

The reserve at the end looks interesting, will that footpath eventually join to Wedge St, does the land along the creek belong to council, and will a foot path eventually be planned to go the other way along the creek to EBden St. It would make an awesome walking /riding path for all.

I do have some concern, if this goes ahead it will devalue the rest of the area which has been kept at all large size blocks.

I guess the most important point is if this goes ahead, we must have a safe footpath and footbridge to be able to access the town for the many walkers, riders, those with prams and small children, Thank you, and looking forward to hearing from you,

HOW TO SUBMIT

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

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