



**Macedon
Ranges**
Shire Council

ATTACHMENTS

**Planning Delegated Committee
Meeting
Under Separate Cover**

Wednesday, 9 August 2023

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Submission 1

D20-124241


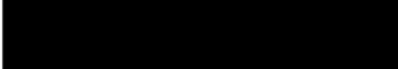
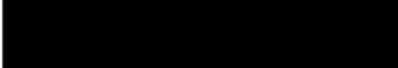
Maria Nunez

From:
Sent:
To:
Subject:



Categories: Planning

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

Application PLN/2004/429/A
 Address Aitken Street, Gisborne, VIC
 Description Use of the land for the purpose of a Farm Produce Market (Application to Amend
 Planning Permit Conditions - Expanded area of operation, Amended preamble and Hours
 of operation)
 Name of
 commenter 
 Address of
 commenter 
 Email of
 commenter 

Comment



I think this is a good thing but I do not understand the positioning of it.
Aitken street is one of the busiest streets in gisborne, and you are planning to grow veggies on the side to his road, next to a school. I think parking pollutants and traffic will be a problem. there are so many other places that would be better suited.



Submission 2

D21-27184

Statutory Planning Officer
Macedon Ranges Shire Council

8th March 2021

Re: Application for an amendment to a planning permit by G.R.E.A.T. Association

(PLN/2004/429/A)



Comment – *Finding details of this amendment were difficult to locate.*

History

- 'Gisborne Market' began with a few stalls to raise monies for the town's first ambulance
- Stall holders displayed 'craft items only' which was *strictly adhered to*
- The growing popularity of the market saw it extend onto the Howey Reserve briefly, but was halted because of endangering the old oaks, the grass, and a fine display of spring daffodils.
- The market stalls were then placed on the service road in Hamilton Street.
- Local cafes and pubs benefited from visitors to the market

*

Current Problems

- Over the ensuing years the market has grown dramatically spreading along the service roads in Hamilton Street and Aitken Street as well as using Howey Reserve grassed area.
- The daffodils rotted, the grass is now sparse in Howey Reserve and the root system of the oak trees will suffer as a result of monthly trampling of visitors.
- 300+ stalls equals 300+ stall-holder's vehicles parking in the close proximity.
- Visitor parking ignoring 'no standing' signs on hill beside Macedon House...even removing signs and in wet weather season, getting bogged at this location.
- Local streets clogged with parked vehicles, affecting use of many local businesses.
- Many locals don't go near the market – unable to find convenient parking, making it impossible to buy large items and convey back to their cars.
- Take-away food stalls have increased, causing litter problems and by intermingling food with other stalls can lead to 'sticky and greasy fingers' damaging craft items such as clothing and other fabric items on craft stalls.

The positives

- Good to see tourists enjoying our town
- Provides purchase of unusual hand crafted items
- Provides good home-made confectionary (to take home) and fruits and vegetables
- Provides a free-community stall each month
- Organisation on the day efficient, by hard working volunteers
- Plenty of litter bins provided
- Efficient clean up after the event

Summary

- The market has become far too large for Gisborne town centre
- Parking is a nightmare
- Local business, eg.supermarkets, butchers, remain quiet until after 3pm
- The environment is being affected/village green/lack of daffodils/tree root damage
- Use of the area around the courthouse 'already exists' (without a permit?)
- Use of the area adjoining Bunjil Creek may not be permitted
- Emergency vehicles may be hampered if needed at nearby sports grounds
- Pedestrians safety is at risk in Hamilton Street

Solutions

I believe this 'application for an amendment' should be a trigger for MRSC to:

- Re-think the market uses, convenience to locals, the parking problems
- Give preference to, and invite, local stall holders who can *showcase* local goods and local produce within the Macedon Ranges – a true farmer's market incl. crafts
- In its present location – reduce take away food stalls
- In its present location – provide alternative parking arrangements for stall holders...engage Gisbus as a shuttle for said stall holders...and strictly supervise parking lots to accommodate stall holder's return at the end of the market.
- Permit stalls on road surfaces only - to protect our environment
- Consider the major changes which will come into effect when the roundabout is being constructed at Hamilton St/Kilmore Rd intersection, before, during and after works.
- ***Consider a new location***
MRSC has the opportunity to reserve ample space for the market and all its parking needs at the proposed Industrial Estate in New Gisborne.

In Conclusion

I applaud the GREAT association for organising the market, and the original concept. However, it has grown too large for the current location and lost its olde time market atmosphere. The problems are growing and must be dealt with.

It should be a happy event for visitors and locals alike, but I am hearing many complaints from locals 'it's causing traffic chaos' 'frustration' 'can't get near the supermarkets' 'can't get out of my driveway' Some may say "its only one day a month" but it is one in four 'relaxing' Sundays.

MRSC have the perfect opportunity to re-think and re-organise any permits, and get it right for everyone involved, the organisers, the stall holders, the tourists, the locals.



Submission 3

D21-31401

Maria Nunez

From:
Sent:
To:
Subject:



Notice of
an Application for an Amendment to a Planning Permit

Reference
No PLN/2004/429/A

To whom it
may concern

Firstly, it
was difficult to obtain information on this notice of application for an amendment.

Also, not
aware of the reasons to seek the change.

But what I
can say is that no open-air event should be considered until the Covid Emergency
is rescinded by the State Government.

The
Gisborne Market has been operating for many years, and it appears a change to
the original permit was accepted in 2004?

The
question I have is the Gisborne Market a boon for our traders? I think not.

It supplies
external business the opportunity to sell their wares in Gisborne, and negates local
traders to a degree.

The Hotels

will attract addition customers but generally most foods and drinks are sold at the market itself.

Council appears

not to have never set parameters on the market's footprint, and why not.

It has

continued to expand, and some say out of proportion and to whos benefit?

Damage to

the Howey Reserve is obvious and it does not recover from the foot traffic, further east past the old Court House the wear and tear is also obvious.

Now is this

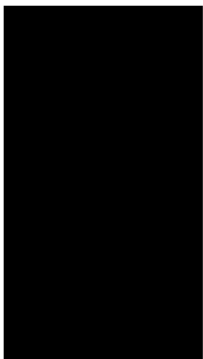
permit application for a Farmers Market?

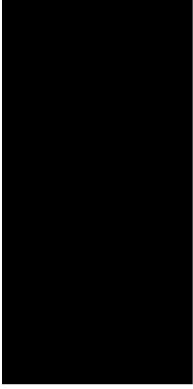
If so, will

only local traders be accepted and therefore reduce the size of the footprint and potentially the influx of dat trippers from all over Melbourne into Gisborne? (especially with the Covid Emergency)

Hopefully, our

councillor's will have the opportunity to reset the values for the Market and protect local traders and our environment from the crowds that have damage grassed and treed areas.





Submission 4

D21-31405

Jackie Robson
Statutory Planning Officer
Macedon Ranges Shire Council
PO Box 151
Kyneton Vic 3444
e: mrsc@mrsc.vic.gov.au

17th March 2021

To whom it may concern

**Re: The Application Reference Number PLN/2004/429/A
Hamilton & Aitken Street Gisborne**

I wish to make my following submission and very strong objection to the GREAT Association's proposed Planning Application to extend the hours of operation as well as to extend this monthly market onto grassed areas around the Court House.

I am absolutely appalled that this market to date just keeps growing without any regulation.

Background

The original market was a "Farm Produce Market". Their original permit states the following:

1. The amended original permit was issued on October 25th 2004.
2. The original permit states that the market would operate from July to September and operate between 9.00am to 1.00pm.
3. This permit also states that the market shall not affect the amenity of the locality by means of emission of smoke, dust, fumes, odour, noise, vibration, waster products or otherwise.
4. All stalls or associated products shall be contained within the area between the breaks in the separator as shown on the site plan. Macedon Ranges Shire Council Permit number p204-0429 that was issued on 25/10/2004 clearly shows the boundary and limits of the Gisborne Farmers and Produce Market. It extends from a service entrance to the south of Aitken Street at the toilet block and finishes at the service road north of Hamilton Street. The map for this permit refers to this boundary as "Market end". This eastern boundary is opposite the Mechanics Hall in Gisborne.
5. This permit also states that all stalls or associated products shall be contained within the area between the breaks in the separator as shown on the site plan.
6. This permit states that approval is required to vary or extend the area.
7. Traffic signage will be provided in accordance with AS1742.3 Traffic control devices for works on roads.

Comments on the Background statement

1. The original amended permit issues on October 25th 2004, has not had any other permits for amended trading since this date yet it clearly obvious that it has exploded in size yet no other application was put forward to Council.
2. The original permit was for a "Farm & Produce Market" in 2004, the existing market today is called "The Gisborne Old Time Market" that is run by The Great Association". Was there a requirement for this organization to apply to council to update when changes happened, or did council just turn a blind eye.
3. The permit states that the market will not impact on amenity. Clearly the impact on amenity is having a great impact on residents, they can't get into town for any personal business. Being able to go to the doctor or chemist on that Sunday morning with no parking anywhere is not acceptable. [REDACTED] and finding that you have to open yet you stand around all day waiting for the market to close so that you can get customers. [REDACTED] and being forced to have security on market day because of theft. Yes, the market does have an impact on amenity as well as impacting on those stated on the permit.
4. The original permit states that the permit issued allows for the market to be conducted from the service road near on Aitken Street near the toilet block, down this road and around the corner into Hamilton Street service road and to stop where the Mechanics Institute is. I would like to know why and who gave Great permission to extend their market to the end of this service road down to the Old Court House and then onto the grassed area behind the Court House. The original permit states that approval is required vary or extend this permit. This market is out of control, it is conducting business in areas that they do not have a permit for and now, they want council to approve their illegal activities. I absolutely object this significant illegal expansion.
5. Traffic signage and traffic control on the extension of the market is not possible. The market now dominates the whole of the two service roads, what I am concerned about is that on some market days there are football matched on Gardiner reserve. I have been told at one match that an ambulance was required and had great difficulty accessing the football ground because of the overspill of the market. Also, how will any emergency service access this area should an emergency occur. Part of this road must be kept clear at all times for both market goers, users of Gardiner reserve or anyone else using this area. Great cannot have exclusive illegal use of this road.

My concerns and objections

I am a resident and [REDACTED] I conduct most of my [REDACTED] I use the local supermarkets, grocery shops, bank, vet, doctors, chemist and optometrist. I also regularly visit the Shire offices in relation to [REDACTED] Council.

I have inadvertently gone to Gisborne on the day that the Gisborne Old Time Market was operating, this was a terrible mistake and I make sure I don't go again on that day. Parking was utterly impossible. I was forced to park as far away as Macedon Ranges Health to access the supermarkets and chemist. I regularly attend other markets in the Macedon Ranges in particular Lancefield, Woodend, Kyneton and even Trentham. I never have problems finding a parking spot and the markets are contained in a strictly controlled area unlike the Gisborne Old Time Market and these markets compliment the town businesses not stop all trading for the day as does the "Gisborne Old Time Market."

The Macedon Ranges Council in its chamber has a banner that states that, "Community Wellbeing" is of great importance to the Council. What happens on Market day is not looking after the wellbeing of the residents or the business operators on that day. I am at a loss to understand why the Macedon Ranges Shire Council is allowing this market of this magnitude to operate without any management conditions such as size, impact on amenity, impact on other business operators in the town, such as sporting groups, residents that live there and residents that can't park near the churches on Sunday morning because of the market hogging all of the parking in the town and additional impact even on emergency services should they be called out for any emergency even at that location. By all means have a market in the town but council must limit its size to an acceptable size and have regulations and review their permit on a regular basis.

Damage caused by the market

It is very disappointing to witness the damage to council managed land and infrastructure that has occurred as a result of the market. Each market cars park where ever they want to causing damage to the soil that takes months or even years to rectify, that is if the area is given a chance to repair as the next market will only reinforce the damage. Does the council hold Great responsible for the repairs? I have seen tyre marks gouged out of the grassed area in front of Macedon house, along Bunjil creek, in front of the library and other council buildings in this area. There are always a large number of cars that have turned these areas into an illegal car parks, this also occurs at several other locations. I have researched this market on line and I have found that this market has 300 stalls. That means 300 cars first thing on a Sunday morning, where do they park? A number of stall holders park their cars behind their stalls on the grass and inevitably cause significant damage. For the rest of the day the volume of people coming into the town just explodes causing chaos everywhere. Howey Reserve is an icon for Gisborne, reflecting the

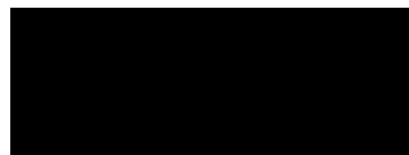
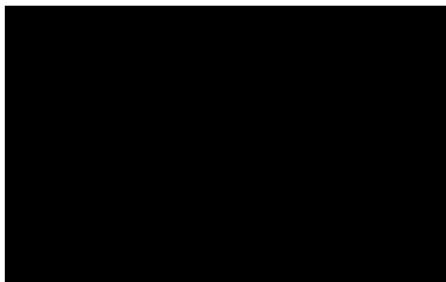
towns early history and also is the location for the towns war memorial. It is a small pocket reserve and deserves to be respected and given what happens on market day makes it a very sad place, there are great worn patches throughout the reserve from too much traffic caused mainly by the market. The massive majestic oak trees planted in this reserve over 160 years ago are at risk of compaction with so much traffic underneath them, I fear for what Howey reserve will look like if as a result of the market they die due to compaction and over usage.

Another concern is that the stall holders that have been allowed to use the footpath and grassed area behind the Court House are causing damage to the grass, the newly planted trees by parking vehicles on top of the trees and damaging them, they are also dumping used coffee grains on the grass and under the trees. This is highly irresponsible by the market operators for not monitoring stall - holders activities during and after the market. Does GREAT expect Council to clean up after them, Is GREAT that arrogant. Also, in relation to the food and coffee stalls on the grasses area behind the Court House, who decided to install external power points on this historical building so that market stall holders can use these power points to attach extension cords for access to power. Who allowed this and who pays for the electricity usage, I sincerely hope that it is not council or the Historical Society.

Another bone of contention are the flags near the corner of Aitken and Hamilton Streets, they are [REDACTED] They make the town look like a real estate housing development land grab. [REDACTED] and do not reflect the historic nature of this part of Gisborne where there are many components of the old historic Gisborne still exist.

In conclusion, I only found about this application from an advertisement that was placed in the March 2021 edition of the Gisborne Gazette. I am concerned that I could not find this application in our local newspapers or on Council's web page. I am concerned that "GREAT" advertised their own Planning application in their own magazine. I am concerned that I was not able to find this application on a council web page or in a newspaper as is the usual method of finding out. This is something that needs to be rectified.

Thank you for this opportunity to have a say.



Planning Department, Councillors
Macedon Ranges Shire Council
PO Box 151
Kyneton 3444

Submission 5

D21-36358

Dear Council,

We write this submission in response to:

GREAT Association's Application to extend the hours, area and preamble of "Gisborne Olde Time Market" PLN2004/429/A

The grounds of this objection to the permit has been compiled and demonstrates the operation of this market's misuse of the current permit. Further, operation has proven a disregard towards Gisborne's residential community, council, larger groups and State Authority effects. These being, Rotary, Returned Serviceman's League, Gisborne Landcare, Melbourne Water interface on 'Bunjil Creek', emergency services and the Lands and Water of Wurundjeri Woi Wurung by the operation overflowing and impacting these surround environmental and horticultural areas.

We hope to understand by this submission why this commercial enterprise needs to continue and increase its demand on community and if:

- The above mentioned stakeholders have been made aware of this request.
- Why the operation of this event seeks to further compromise community effect without community benefit.
- Council's facilitation of these transgressions.

The existing permit, which is a manageable and appropriate use of the service road, is not being adhered to. The amendments applied for are not appropriate and are not supported.

Firstly the application itself – the permit:

Page 1 – The address does not encompass the true extent of the application.

Title information on page 2 is marked as having no encumbrance etc. This is not true, the land in the application is covered under "historic reserves". This is confirmed in the VEAC investigation. Listed as Gisborne Court House Historic Reserve (F12), with the recommendation:

"That historic reserves shown on map D (numbered F1 to F13) and described in chapters 5 and 7 according to their specific characteristics:

(a) be used to:

(i) protect places, features and objects of historic cultural interest

(ii) protect the rights and interests of Traditional Owners, native title holders and Aboriginal Victorians, and their cultural values

(iii) provide for recreation and education associated with appreciation and understanding of the history of the place, feature or object

(iv) provide for controlled low-intensity exploitation of natural resources not incompatible with all of the above and, where relevant (see note 1):

(b) areas with remnant natural vegetation or habitat value be protected...

(g) adjoining unused road reserves be included, where appropriate, and

(h) if not already appropriately reserved, be permanently reserved under the Crown Land (Reserves) Act 1978."

Notes: 1. Not all sites contain values suitable for recreation or other uses described above."

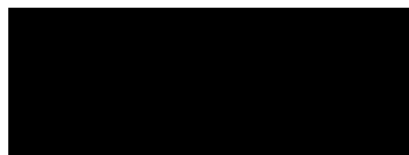
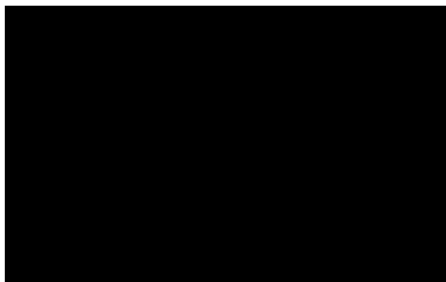
towns early history and also is the location for the towns war memorial. It is a small pocket reserve and deserves to be respected and given what happens on market day makes it a very sad place, there are great worn patches throughout the reserve from too much traffic caused mainly by the market. The massive majestic oak trees planted in this reserve over 160 years ago are at risk of compaction with so much traffic underneath them, I fear for what Howey reserve will look like if as a result of the market they die due to compaction and over usage.

Another concern is that the stall holders that have been allowed to use the footpath and grassed area behind the Court House are causing damage to the grass, the newly planted trees by parking vehicles on top of the trees and damaging them, they are also dumping used coffee grains on the grass and under the trees. This is highly irresponsible by the market operators for not monitoring stall - holders activities during and after the market. Does GREAT expect Council to clean up after them, Is GREAT that arrogant. Also, in relation to the food and coffee stalls on the grasses area behind the Court House, who decided to install external power points on this historical building so that market stall holders can use these power points to attach extension cords for access to power. Who allowed this and who pays for the electricity usage, I sincerely hope that it is not council or the Historical Society.

Another bone of contention are the flags near the corner of Aitken and Hamilton Streets, they are [REDACTED] They make the town look like a real estate housing development land grab. [REDACTED] and do not reflect the historic nature of this part of Gisborne where there are many components of the old historic Gisborne still exist.

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Thank you for this opportunity to have a say.



The following photo shows the long-term damage from a stall – this photo was taken in November 2020 – 9 months after the market closed due to covid.



The permit requests the use of the land named as tree reserve (which has continued unlawfully since 2013).

The permanent damage is evident here with one of the historic trees needing to be removed.



Figure 1 Site of the removed tree

A coffee stall holder continuously dumped coffee grounds on the base of this tree – the stall holder has moved trees to dump on since its removal. The photo below shows a.

The below, stunning she-oak on Howey Reserve, this normally has a petting zoo plonked onto it. The animals climb all over the exposed roots of this tree which will no-doubt cause the tree permanent damage or death in the long term. The photo below shows a goat climbing on the exposed base of the tree.



Figure 2 dumping of coffee grounds

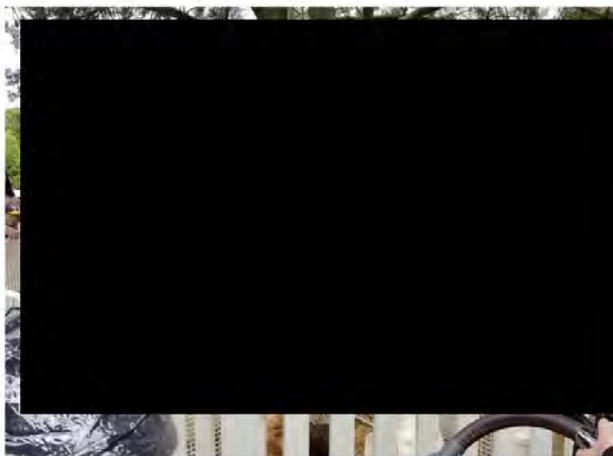


Figure 4 Allocasuarina luehmanii ,resulting damage to root protection zone in reserve.

Figure 3 Allocasuarina luehmanii, threat and protections fail to be addressed.

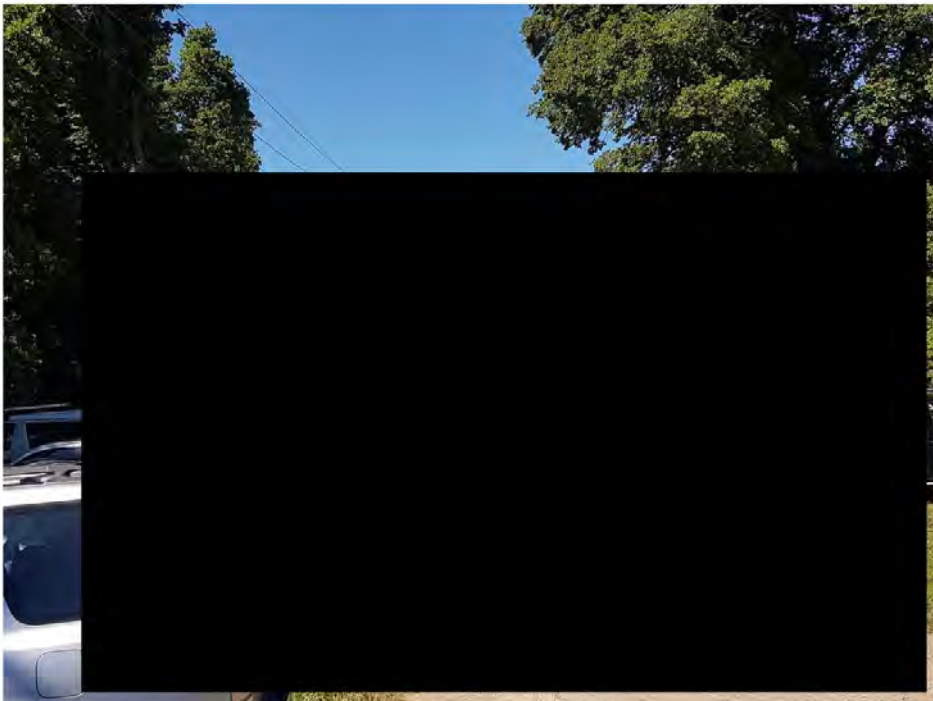
- The soil in this area and parkland surrounds, is now highly compacted and unable to effectively absorb water.
- The roots of this specimen are being severed and exposed by the markets activity.

The following three photos show damage to Gisborne’s ‘Rotary Park’ which visitors illegally use as an overflow carpark. This practice remains unchecked.



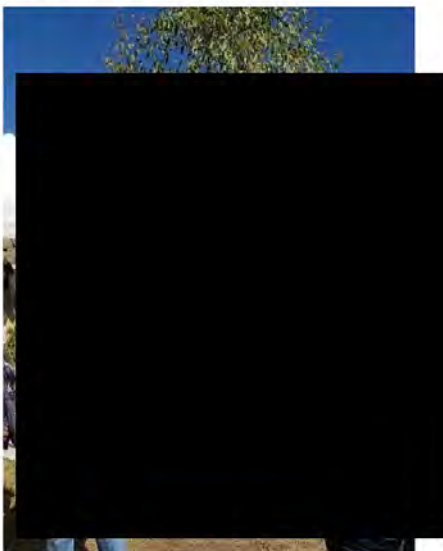


Parking to community infrastructure and damage in front of Macedon House demonstrates that this event is having significant cost to the community.





Market stalls disregard the recent plantings – compromising their future success and disrespecting communities' effect.



Damage to Howey Reserve – which includes a war memorial to local soldiers.

Figure 3 'Paved Paradise' and now it's a parking lot!

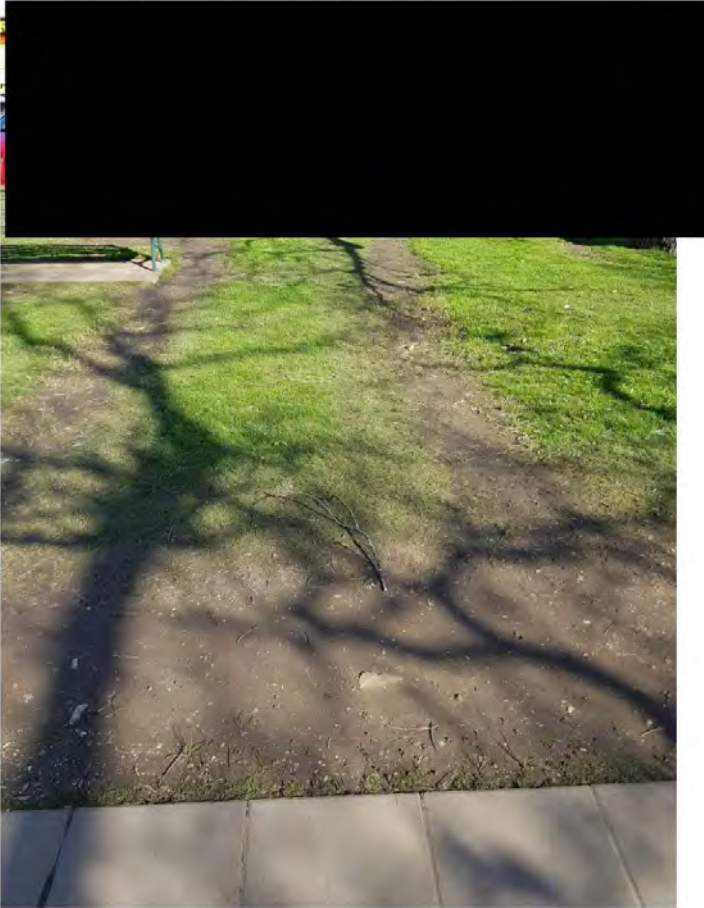




Figure 4 The entire length of the sealed pathway. Once the 'Golden Mile Gateway'. Soft soil capable of absorbing water and holding the leaves as they composted. These heralded the entry and exit points to visitors and residents in every town of the Macedon Ranges. No longer a welcoming site, on the Howey Historic Reserve.



Figure 5 Further erosion and damage.

Damage to nature strips, council plantings and public open space.



Figure 6 The damage is entire of the historic precinct, which continues to be exploited.



Parking on top of public plantings – trailer wheel clearly on top of plantings.



Stall holders parking along 'Bunjil Creek' – in Melbourne Water's 20m area.





Stall holder parking at the ‘Historic Court House’ – parking on the garden, and dangerously close to the court house building.



REAT have breached many of conditions of the current permit and by this action have proved they are not responsible to conduct this market. Approving this permit would be to the further and continuing detriment of the township of Gisborne, its businesses, environment and residential amenity.

Further reasons for the refusal of this application include:

- * Advertising – This does not appear to be compliant with the standard advertising/communications procedures. The advert appeared only in the Gisborne Gazette (3 March 2021). Although it is standard for feedback for two weeks after advertising, the part of the advert with the date was omitted. The advert had part of the top and bottom omitted, the type was so small it was hard to read, and the bottom was covered with editorial comment on the application. This is not compliant. The standard advertising is with the Midland Express which is distributed throughout the shire, and they know how to display advertisements in a legal and complete manner.
- * Advertising on council’s website omitted the current permit, denying the community the right to see what was being amended. This is an important part of the application, by omission it becomes misleading and hides the many compliance issues.

* In the Gisborne Gazette May 2016 page 22 – [Redacted]

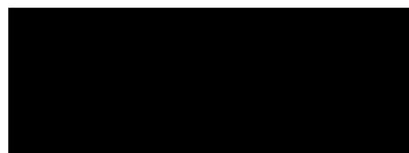
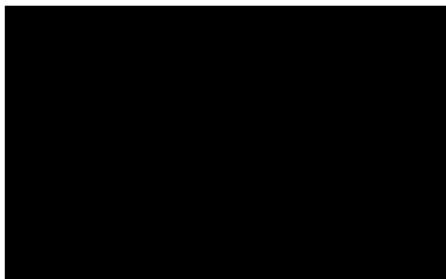
towns early history and also is the location for the towns war memorial. It is a small pocket reserve and deserves to be respected and given what happens on market day makes it a very sad place, there are great worn patches throughout the reserve from too much traffic caused mainly by the market. The massive majestic oak trees planted in this reserve over 160 years ago are at risk of compaction with so much traffic underneath them, I fear for what Howey reserve will look like if as a result of the market they die due to compaction and over usage.

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Thank you for this opportunity to have a say.





The existing permit, which was excluded from advertising or displaying publicly is below. This shows the extent that GREAT have breached conditions, showing no respect for community, amenity or public open space or permit conditions. The amendment in 2005 asking "if fees to also be waived".

This submission has been requested by members of the community with a view to share concern about the misuse of Environment and Horticulture for Community effect.



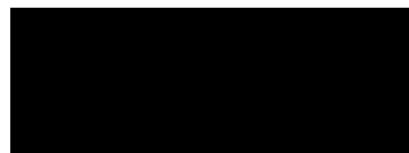
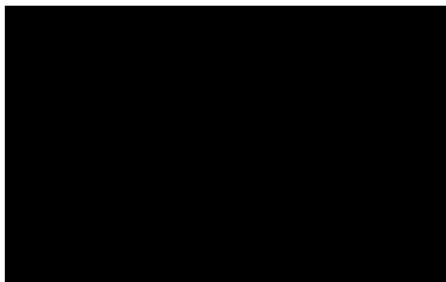
towns early history and also is the location for the towns war memorial. It is a small pocket reserve and deserves to be respected and given what happens on market day makes it a very sad place, there are great worn patches throughout the reserve from too much traffic caused mainly by the market. The massive majestic oak trees planted in this reserve over 160 years ago are at risk of compaction with so much traffic underneath them, I fear for what Howey reserve will look like if as a result of the market they die due to compaction and over usage.

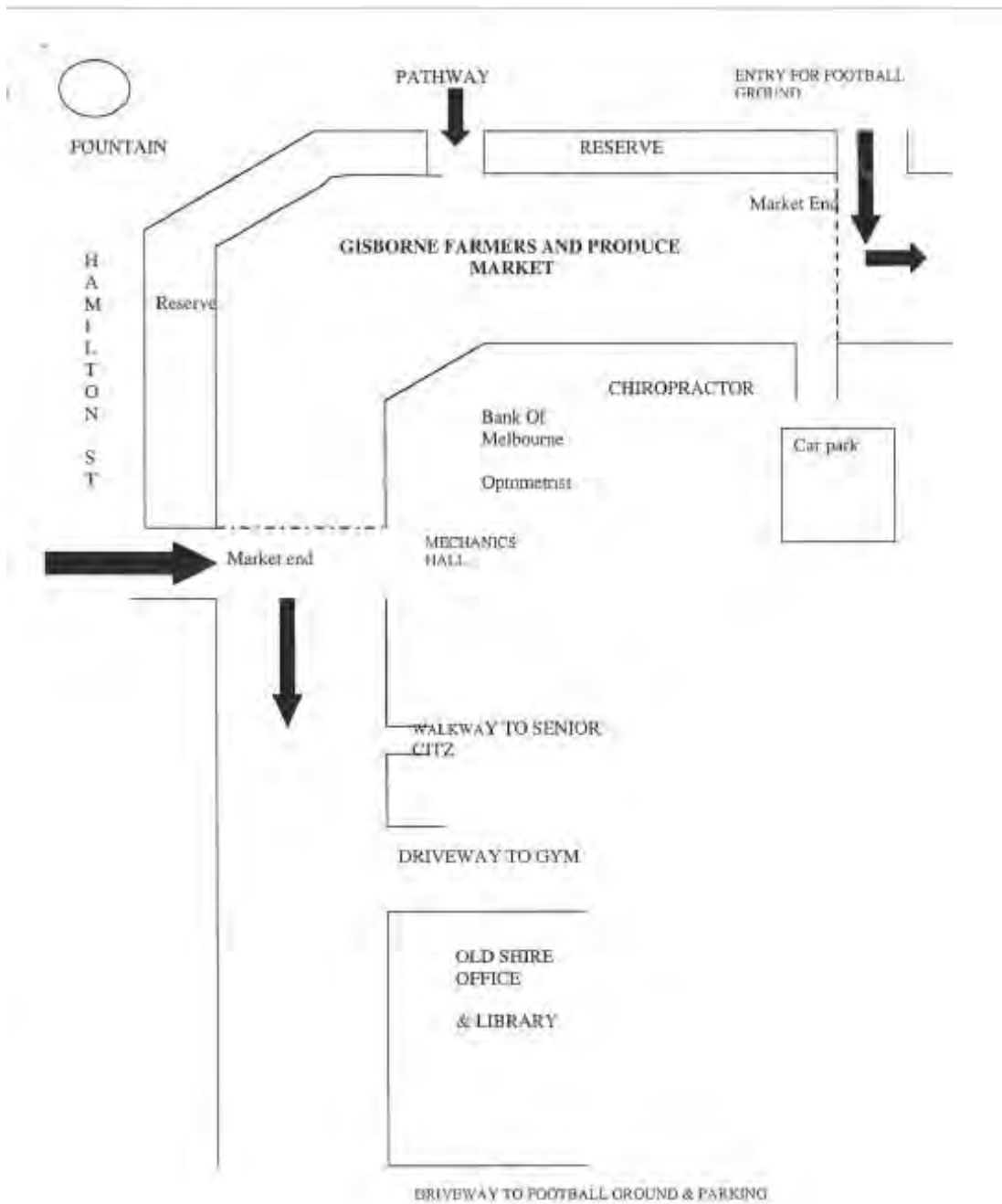
Another concern is that the stall holders that have been allowed to use the footpath and grassed area behind the Court House are causing damage to the grass, the newly planted trees by parking vehicles on top of the trees and damaging them, they are also dumping used coffee grains on the grass and under the trees. This is highly irresponsible by the market operators for not monitoring stall - holders activities during and after the market. Does GREAT expect Council to clean up after them, Is GREAT that arrogant. Also, in relation to the food and coffee stalls on the grasses area behind the Court House, who decided to install external power points on this historical building so that market stall holders can use these power points to attach extension cords for access to power. Who allowed this and who pays for the electricity usage, I sincerely hope that it is not council or the Historical Society.

Another bone of contention are the flags near the corner of Aitken and Hamilton Streets, they are [REDACTED] They make the town look like a real estate housing development land grab. [REDACTED] and do not reflect the historic nature of this part of Gisborne where there are many components of the old historic Gisborne still exist.

In conclusion, I only found about this application from an advertisement that was placed in the March 2021 edition of the Gisborne Gazette. I am concerned that I could not find this application in our local newspapers or on Council's web page. I am concerned that "GREAT" advertised their own Planning application in their own magazine. I am concerned that I was not able to find this application on a council web page or in a newspaper as is the usual method of finding out. This is something that needs to be rectified.

Thank you for this opportunity to have a say.





MACEDON RANGES PLANNING SCHEME
 PERMIT NO P204-0429
 This is the plan referred to in
 the attached permit.
25, 10, 2004
 Date: _____

 Authorised Officer



PO Box 151
 (129 Mollison Street)
 KYNETON Vic 3444
 Telephone: 5422 0377
 Fax: (03) 5422 3623

**AMENDED
 PLANNING
 PERMIT**

Permit No: P204-0429
Planning Scheme: Macedon Ranges Planning Scheme
Responsible Authority: Macedon Ranges Shire Council
Property No: 22/31/0007/01/PA

ADDRESS OF THE LAND:

Service Road, between Aitken and Hamilton Streets, Gisborne.

THE PERMIT ALLOWS:

Use of the land for the purpose of a Farm Produce Market

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by means of the emission of smoke, dust, fumes, odour, noise, vibration, waste produce or otherwise.
2. Hours of operation permitted for the use are:
 9.00 am – 1.00 pm on the first Sunday of each month from June to September.
3. All stalls or associated products shall be contained within the area between the breaks in the separator as shown on the attached site plan.
4. Approval is required to vary or extend the area.
5. Traffic signage will be provided in accordance with AS1742.3 Traffic Control Devices for Works on Roads.
6. Provision shall be made for safe pedestrian access (including disabled) through the site including access to/from all footpaths external to the site and businesses adjacent to the site which are open during the event.
7. Each shall holder that provides food for human consumption must seek approved from Council's Health Department.
8. This permit shall expire if the use hereby permitted is not commenced within two years from the date of the permit. A written application may be made to the Responsible Authority for the extension of the permit prior to the permit expiring or within three months after the expiry of the permit.

This Permit has been amended by adding in Condition No 7 and renumbering the remaining condition. 7 March 2005.

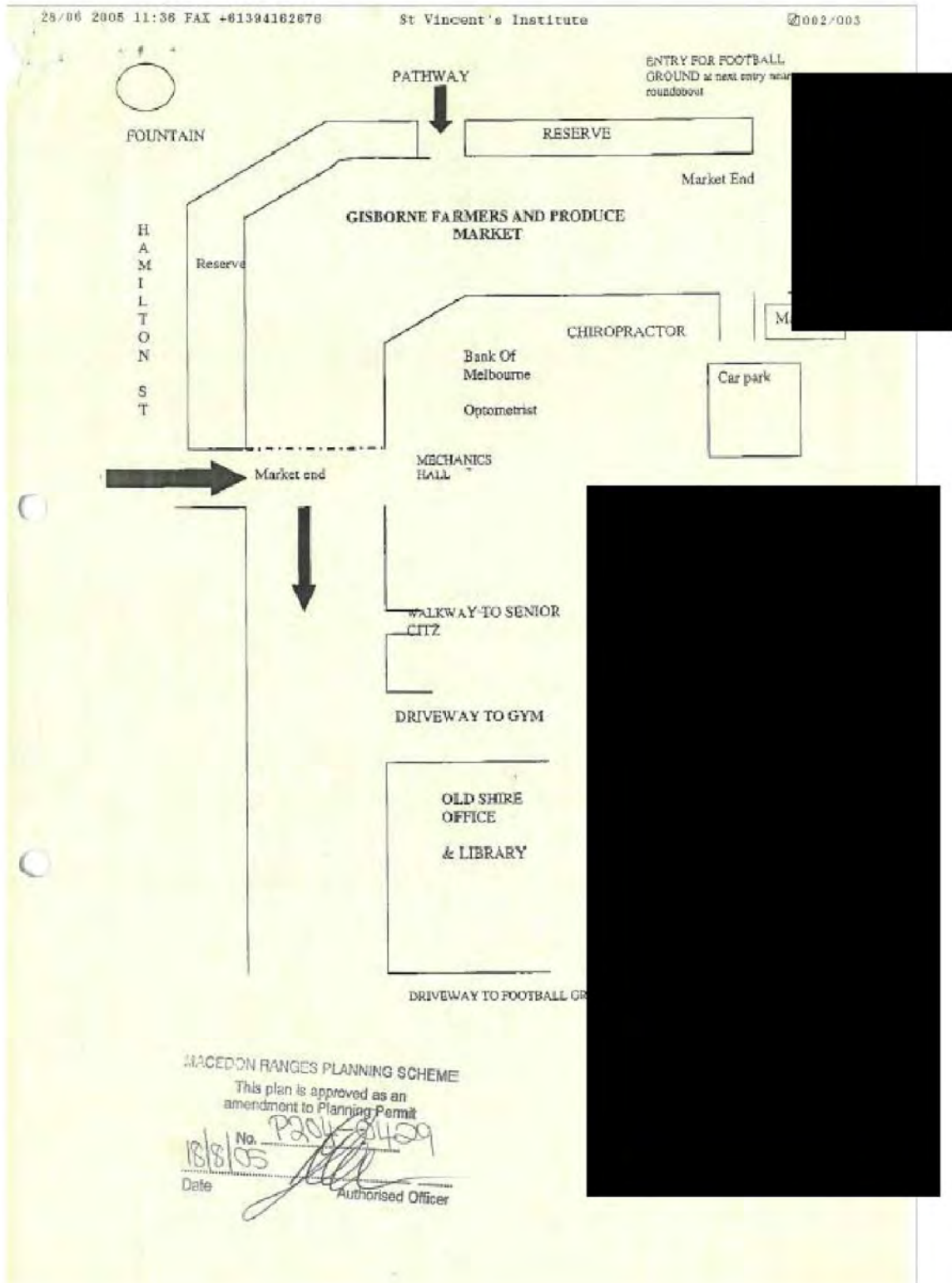
This Permit has been amended by altering the words "Saturday" to Sunday" and "July" to "June" in Condition No 2. 15 March 2005.

This Permit has been amended by correcting date issued to 25 October 2004 and by amending a typographical error in Condition 4 of the word "if" to "is". 15 February 2006.

Page 1 of 1

Date Issued: 25 October 2004

**Signature of the
 Responsible Authority:**



Submission 6

P21-17393

Dear Sir/ Madam,

I wish to lodge objection to the above application. I believe that during the operation of the market, the township is crushed with excessive vehicles and pedestrian traffic. There is an increase in road users having no regard for road rules. This affects my transit into the township and places me at a greater risk of a collision. There is no proper traffic management plan to cope with the traffic crush. Also the market causes the vast majority of visitors to park in parkland areas which causes damage and reduces the enjoyment of the park areas for days and weeks after the market is held. Often areas are completely muddy and torn up from the vehicles. The location is no longer sufficient with the growth and size of Gisborne.



Dear Macedon Ranges Shire Council,

Submission 7

D22--17395

I would like to raise my concerns about the Gisborne Market. I would like this to be considered as both a complaint regarding the 6 February 2022 market, as well as a formal submission to the GREAT application for a planning permit amendment based on my observations on 6 February, and enquiries.

I am not opposed to the concept of a Gisborne craft/farmers market, but I am opposed to the GREAT Gisborne Olde Time Market being granted their application to amend their current permit.

Covid Regulations

I attended the outside area of the market, and was not comfortable to enter into the huge crowds, which, in my opinion, was a dangerous place which was not adhering to the current state regulations around Covid 19. The QR entry points were insufficient and well hidden. The photos below show the QR point at the entry from the bowls club end. As you will note, the QR and sanitizer were well hidden and not properly visible unless you looked backwards after entering. There was no designated entry point for any control, as you know the market is not bound by any fencing or other means of entry/exit, or to limit the foot traffic to one way.



There was no social distancing possible due to the huge crowds, QR codes on stalls were few and far between and some were well hidden.

Generators, gas bottles and Public Safety

I found the fumes and noise from generators to be overwhelming, the safety issues surrounding these was questionable and I can't imagine the management of these being anywhere near legal from a point of occupational health and safety, and also from the rules and regulations of the market (as accessed through their own website). I have used GREAT's rules and regulations for demonstration purposes, these do not reflect the current permit, but rather a lack of effective compliance.



The photo above shows a generator on a trailer parked under a large tree on the left, the power cord ran across the ground, uncovered and unmarked to the donut van which can be seen behind the statue some distance away. As the photo indicates, this is an area where people were congregating. The smaller photos below show the damage to the ground at the base of the tree and also the destination of the uncontrolled power cord.



The photo below shows three unattended generators and a fuel container with power cords running through the crowd to supply food stalls in an area where the market has no permission to be according to their current permit.

Market rules and regulations state:

7.6 All equipment must be in good repair, be operated in a safe, responsible manner and conform to any General OH&S requirements published by Worksafe Victoria, and any compliance standards pertaining to the handling and use of the stallholders equipment.

...

12.2 Stallholders must ensure that their activities do not endanger the health safety or security of any person at the Market.

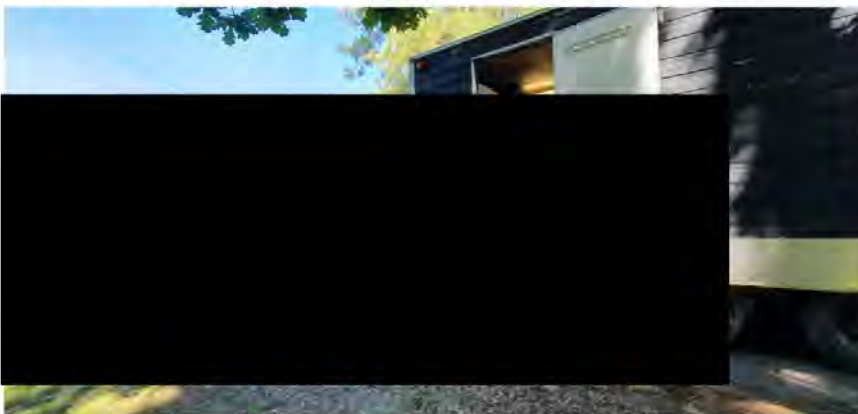
And

14.2 The stallholder does not bring any hazardous materials to the market.





Another example of power cords on the ground in areas of public access.



This stall has a generator operating in the back of the car, a gas bottle on the ground and one attached to the front of the stall.

Market rules and regulations state:

10.6 All gas cylinders and appliances must be installed securely to prevent movement and be positioned to provide adequate access and ventilation to prevent any possibility of a build-up of LPG vapours should any leakage occur.

10.7 Gas cylinders must be separated from ignition sources such as: electrical equipment or other objects that may produce sparks, ignition or excessive heat.

Parking by stallholders, public access & safety and damage to public open space assets

Market rules and regulations state:

Introduction: Vehicles or trailers must not be parked on or driven on any grassed areas under any circumstances.

...

3.4 Vehicles must be removed from the market area by 8:15 am and stallholders must be ready to trade by 9:00 am.

3.5 No vehicles may return to the market area until the site has been packed down

...

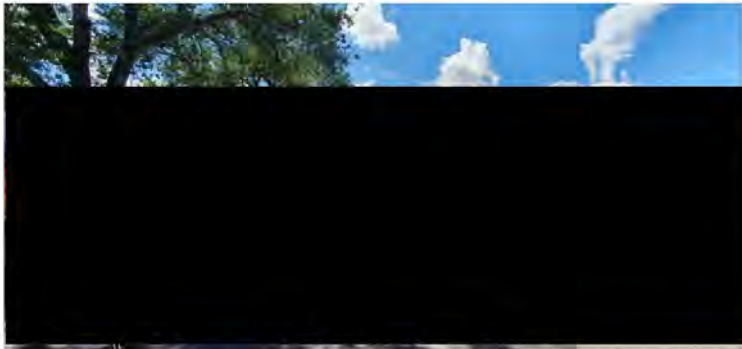
7.3 Stallholders must confine their displays and advertising signs to the stall site area and keep all walkways and public areas clear for patrons at all times.



The photos to the left shows a stallholder van which is a long vehicle parked in a no standing area next to the side-street access near the Mechanics Hall.

The no standing sign has been illegally covered in red fabric.

The bottom photo shows how pedestrian access has been blocked, forcing pedestrians to walk well into the busy road of Hamilton Street.



It is a shame that it appears neither the market organisers or council had compliance enforcement in place on the day.

Pertaining to the rule/regulation of no vehicles being parked or driven on grassed areas, this market is full of this practice.

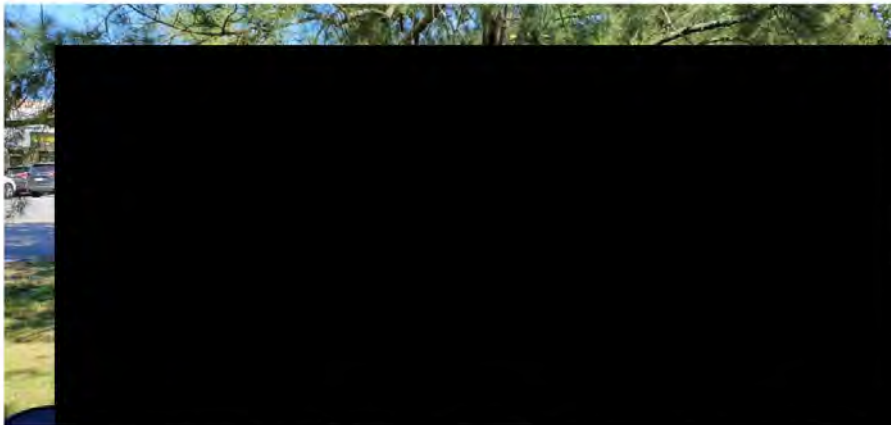
The photos below, and some of the above show stallholder vehicles parked on grassed areas, under trees, causing safety issues for attendees and causing soil compaction and tree root damage. There are also vehicles parked on the footpath, which is made from brick pavers and will be damaged and made uneven and dangerous.

Before the market ceased for two years, these dangerous and damaging vehicle practices were rife all the way down to Bunjil Creek. It was great to see that area was not exposed to the damage from the stallholders/market this time.





While not in a vehicle, this stallholder (below) is standing on the tree roots, while his wares are propped up on this beautiful tree.



I can only assume that the discarded broken piece of oak tree was in someone's way at the market.



The photos below show that the damage to Howey Reserve is already back. After two years of no market operating, it was starting to show signs of slow recovery – now the visible damage has quickly returned.



Rubbish

Market rules and regulations state:

7.5 Stallholders must remove all rubbish from their stalls on completion of the market. Sites must be kept clear of litter and must be left clean at the end of each market. The rubbish bins provided at the market are for the general public use only. Market rubbish bins are not to be used by stallholders for the disposal of packaging and/or preparation materials such as food scraps and cardboard boxes.



The bin at right shows wares that I assume did not sell. Not many customers would arrive with large black plastic bags and other packaging. I can't think that someone would have purchased and thrown away the bunch of flowers.

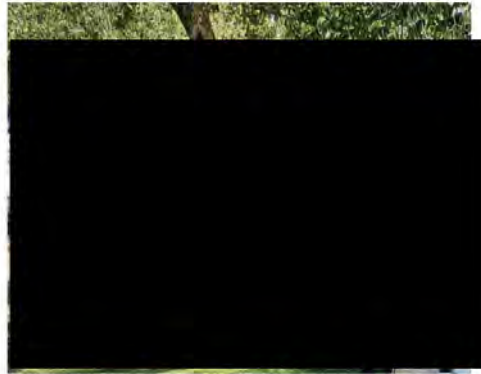
More waste left for council to clean up.

Dogs

Market rules and regulations state:

12.3 Dogs are not permitted in the market area at any time with the exception of guide dogs for the visually impaired or assistant dogs.

While I have no issue with dogs being at the market, the photo at right is yet another example of non-compliance and no enforcement of their own rules.



Market operating hours

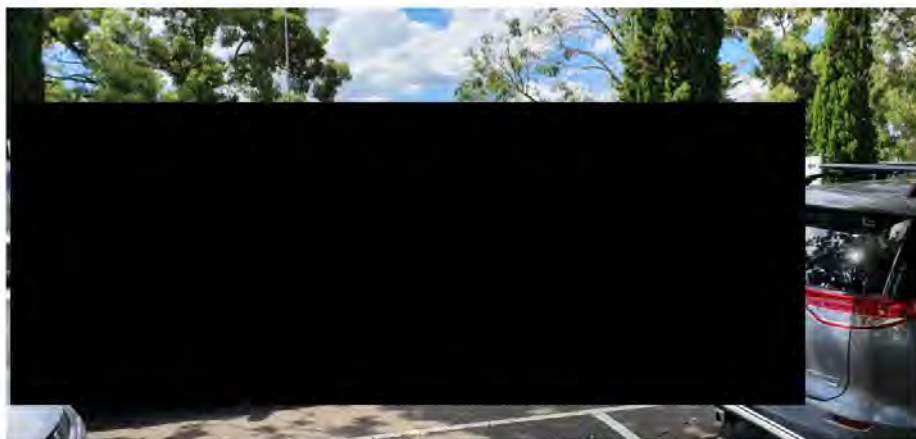
Market rules and regulations state:

3.1 The Market operates on the first Sunday of the month between 9.00 am and 2.00 pm. Approved stallholders must to attend the market for the full hours of market operating hours.

The current permit hours are until 1pm, so why do they advertise 2pm, and then why are stalls still in place past 3pm?

The following photos were taken from approximately 3.20pm (They are time stamped). This is well beyond reasonable time to leave the area when the road and footpaths should be re-instated for public use at 1pm/2pm.





Market operating hours

Market rules and regulations state:

10.2 Power outlets are limited and may only be used with the permission of Market Management.

I don't believe there is any public power which is available to be used at the ratepayers expense?

Current permit conditions

The operation of this market has occurred well outside their current permit, and I believe was operating unlawfully on 6th February 2022. While I note on their application they are trying to claim "existing use rights" to use Howey Reserve and other grassed areas. I request the nature of this claim to be identified and the basis for claiming it identified and made public.

Then there is the Red Dot VCAT decision (VCAT reference no. P2424/2015) in the case of Anthony and Suzanne Seers v Macedon Ranges Shire Council clearly states that "The right to continue to use the land in accordance with the permit arises under the permit, not under clause 63.01." This indicates that as they have an existing permit, that permit states the rules under which they must operate, and not any purported existing use rights.

I would like to know why council has not enforced the current market permit?

Consent to use the road

The service road, road reserve, Aitken Street and Hamilton Street are all zoned as TR22 (Transport Zone 2 – Principal Road Network).

At clause 36.04-3 the Macedon Ranges ordinance states:

An application by a person other than a relevant transport manager on land shown on a planning scheme map as TR21 or TR22 must be accompanied by the written consent of the Head, Transport for Victoria, indicating that the Head, Transport for Victoria consents generally or conditionally to either:

- The application being made.
- The application being made and to the proposed use or development.

Heritage Overlays

At Clause 72.04 in the Macedon Ranges Ordinance there are listings for “Memorial Precinct (Howey Reserve) Heritage Design Guidelines, December 2018 (C118macr) and Memorial Precinct (Howey Reserve) Statement of Significance, December 2018 (C118macr).

The Heritage Design Guidelines (an incorporated document in the planning scheme) can be accessed here:

https://www.planning.vic.gov.au/_data/assets/pdf_file/0032/434948/macr-C118macr-Memorial-Precinct-Howey-Reserve-Heritage-Design-Guidelines-December-2018.pdf

These guidelines include at dot point four:

- The precinct should be maintained as a commemorative area and its use for recreational purposes avoided. Seating would be appropriate, but picnic tables should be avoided.

The Memorial Precinct (Howey Reserve) Statement of Significance, December 2018 (an incorporated document in the planning scheme) can be accessed here:

https://www.planning.vic.gov.au/_data/assets/pdf_file/0033/434949/macr-C118macr-Memorial-Precinct-Howey-Reserve-Statement-of-Significance-December-2018.pdf

This statement, under the heading of “Why is it significant?” States at dot point one:

The Memorial Precinct is significant aesthetically as a gateway feature upon entering Gisborne. Its formal rows of trees, visually open character and spaced memorial sculptures are distinctly different from their environs. The precinct creates a ‘green’ feature which establishes a creative, not commercial, character at the entry to Gisborne.

Please note the use of the phrase “not commercial”.

Toilet requirements

After seeing the complaints on Facebook regarding a lack of toilets, and blaming council for not supplying them, I looked up the requirements. As GREAT are often saying that they have more than 3,000 people attend the market, it appears that they should be responsible for supplying at least 38 extra toilets.

The public toilets which council manages, are sufficient for Gisborne on a normal day. Surely the full 38 (or more) toilets should be supplied by GREAT.

Current permit:

Last year, after controversy, I paid for a copy of the current permit and any amendments to that permit, the following is what I received from council:



PO Box 151
 (129 Mollison Street)
 KYNETON Vic 3444
 Telephone: 5422 0377
 Fax: (03) 5422 3623

PLANNING PERMIT

Permit No: P204-0429
Planning Scheme: Macedon Ranges Planning Scheme
Responsible Authority: Macedon Ranges Shire Council
Property No: 22/31/0007/01/PA

ADDRESS OF THE LAND:

Service Road between Aitken Street and Hamilton Street, Gisborne.

THE PERMIT ALLOWS:

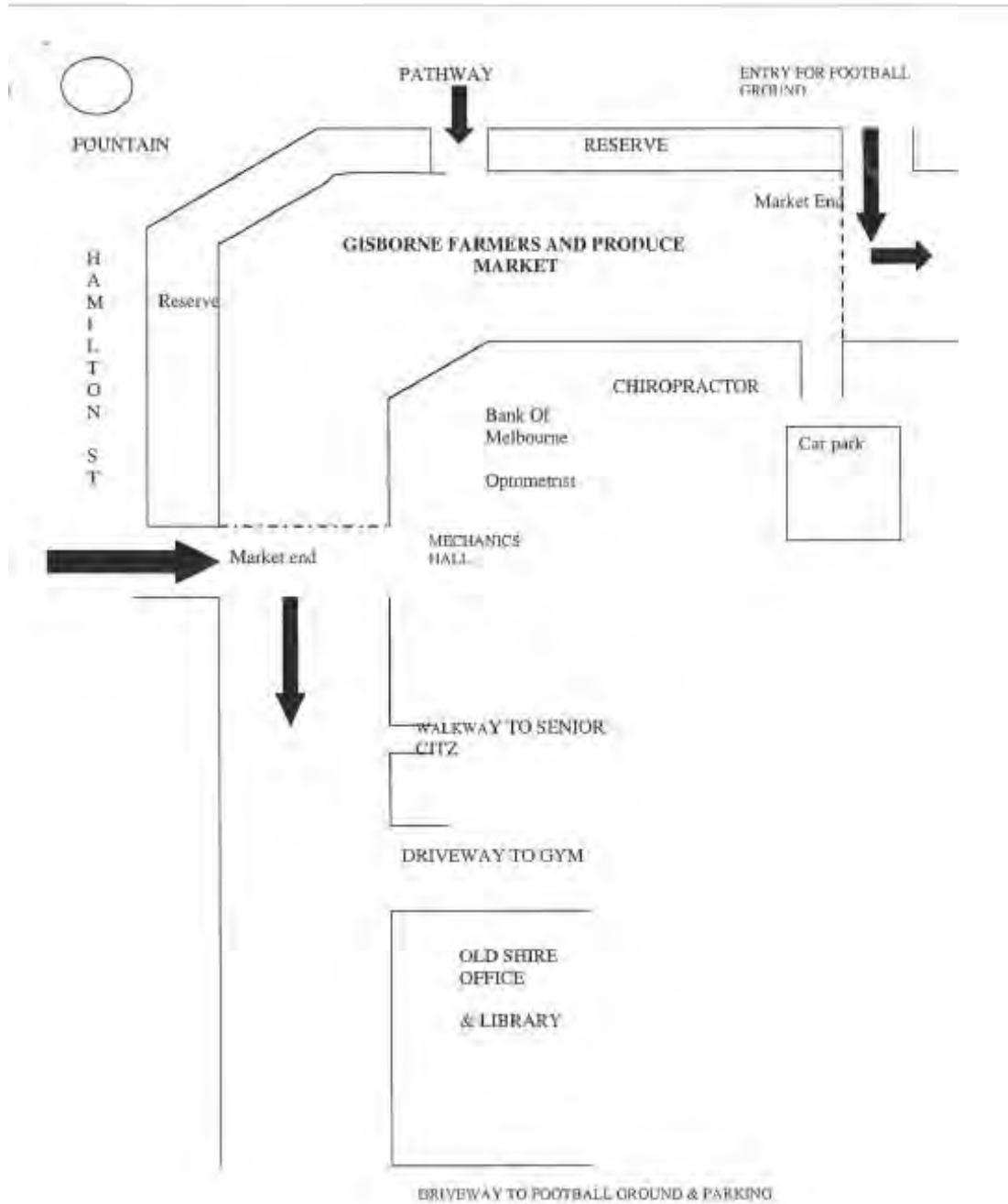
Farm and Produce Market

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by means of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.
2. Hours of operation permitted for the use are 9.00 am to 1.00 pm the first Saturday of each month from July through to September.
3. All stalls or associated products shall be contained within the area between the breaks in the separator as shown on the site plan.
4. Approval is required to vary or extend the area.
5. Traffic signage will be provided in accordance with AS1742.3 Traffic control devices for works on roads.
6. Provision shall be made for safe pedestrian access (including disabled) through the site including access to/from all footpaths external to the site and businesses adjacent to the site which are open during the event.
7. This permit shall expire if the use hereby permitted is either not commenced within two years, from the date of the permit. A written application may be made to the Responsible Authority for the extension of the permit prior to the permit expiring or within three months after the expiry of the permit.

TO:





MACEDON RANGES PLANNING SCHEME
PERMIT NO. P204-0429
This is the plan referred to in
the attached permit.
25, 10, 2004
Date: _____
Authorized Officer: _____



PO Box 151
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**AMENDED
 PLANNING
 PERMIT**

Permit No: P204-0429
Planning Scheme: Macedon Ranges Planning Scheme
Responsible Authority: Macedon Ranges Shire Council
Property No: 22/31/0007/01/PA

ADDRESS OF THE LAND:

Service Road, between Aitken and Hamilton Streets, Gisborne.

THE PERMIT ALLOWS:

Use of the land for the purpose of a Farm Produce Market

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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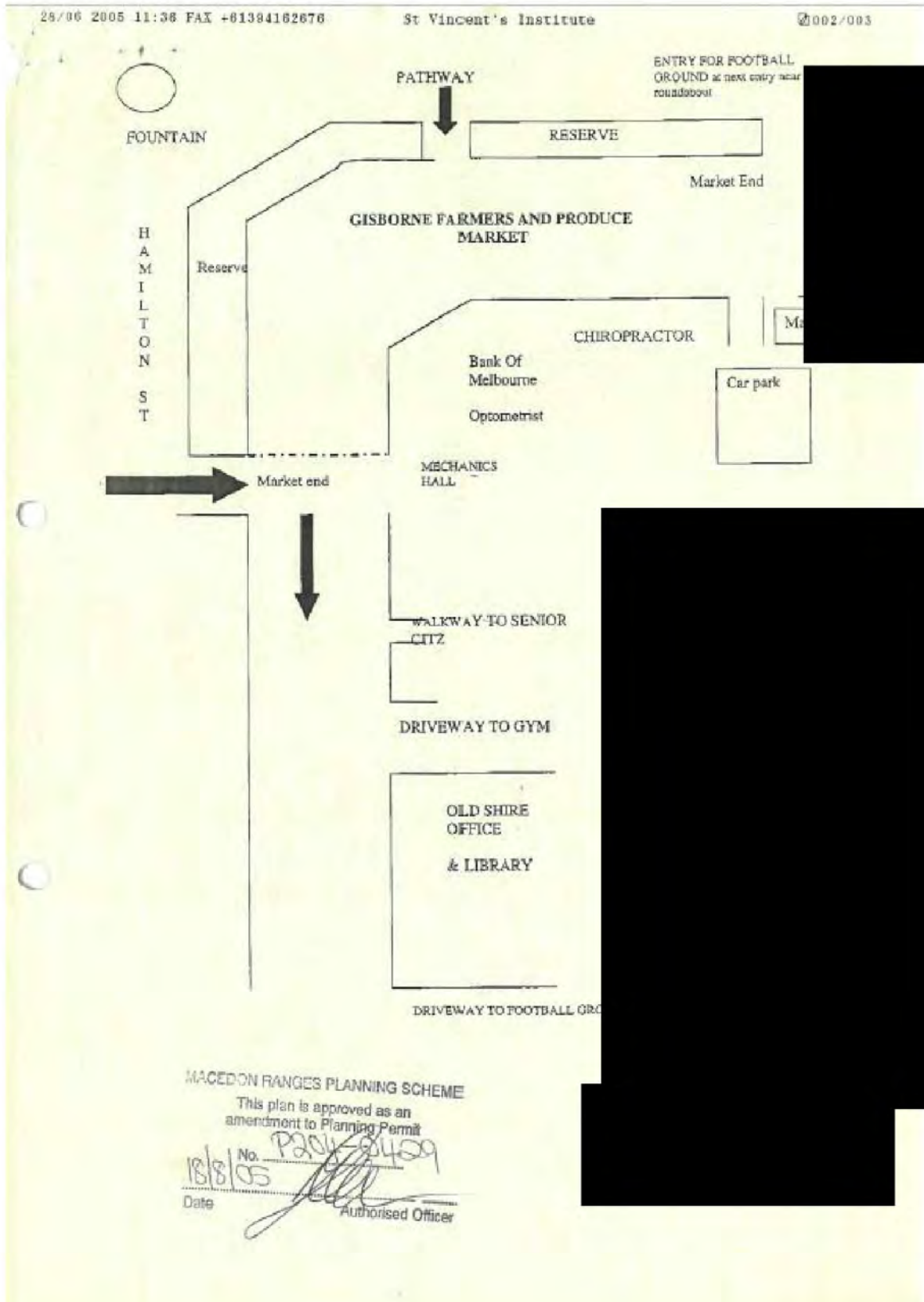
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This Permit has been amended by correcting date Issued to 25 October 2004 and by amending a typographical error in Condition 4 of the word "if" to "is". 15 February 2006.

Date Issued: 25 October 2004

Signature of the
 Responsible Authority:



This permit raises many issues, The maps clearly show the extent of the market, and the conditions clearly state at point four that "Approval is required to vary or extend the area". If this was granted, why wasn't the permit amended, or if not, why didn't council enforce the permit conditions?

The hours of operation are clearly stated in the amended permit that the hours of operation are 9am until 1pm on the first Sunday of each month from June through to September. It is clear from this that there is no permit for October through to May, and the market should be vacated shortly after 1pm (allowing a short pack-up time).

The validity of the permit amendment is also questioned, [REDACTED] date at the bottom of the page with the signature of the responsible authority.

The permit allows for the purpose of a Farm Produce Market, this is a wonderful purpose, the Gisborne Olde Time Market does not remotely fit this description.

The address of the land on the permit is quite clear: "Service Road, between Aitken and Hamilton Street, Gisborne" and this is confirmed in the map, which shows it is only between the two service road entries and only on the bitumen.

While there is a permit in place, according to the VCAT red dot decision above, these, and the other conditions on the permit are what must be adhered to.

If there were any further amendments to the permit, why didn't I receive them when paying for a copy of the permit and any amendments?

Determining Authorities:

The area within 20m of Bunjil Creek where the market was operating until it's two-year break, should have Melbourne Water as a determining authority as for the use and care of bed and banks of this named waterway, along with 200m of Aboriginal cultural heritage sensitivity, as indicated on mapping of same.

This, along with the TPZ2 requirements for written consent by the Head, Transport for Victoria, would indicate that this planning application has a long way to go and that council may not even be lawfully able to make a decision alone.

Tree failures:

There has recently been a number of tree failures within the area that the market has occupied over the last few years. While it may not be directly linked, I believe it is quite plausible that the soil compaction caused by the market being on Howey Reserve has contributed to these failures. Soil compaction leads to less oxygen and water getting to the root system, if the trees are stressed, they are more prone to attack by insects (such as termites which were seen in the most recently failed tree). This is not the only tree that has been removed from this area. The trees are part of heritage overlays, presumably offering some protection.

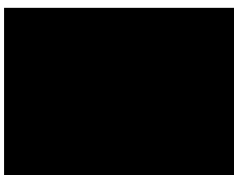
Land subject to inundation

The flooding possibility may be exacerbated by VicRoads proposed roundabout, the recent increase in impervious surfaces and batters re-directing water from the east side of Bunjil Creek so flooding is directed to the west side. These changes have happened since the 2006 Gisborne Flood Study which highlights some serious concerns, warnings and recommendations which I don't believe have occurred.

Summary:

In the introduction to the market rules and regulations, it states "The Gisborne Olde Time Market is predominantly a food, plant, art and craft market with goods being sold by the makers or growers of these goods." and "GREAT is authorized by the Macedon Ranges Shire to occupy this area under strict conditions".

As indicated above, I have no problem with the current market permit, but with the lack of compliance and the lack of enforcement of the so-called "strict conditions" and adherence to the type of market this has evolved into, I am opposed to the granting of another amendment to justify the recent behaviours and non-compliance of the market.



This permit raises many issues, The maps clearly show the extent of the market, and the conditions clearly state at point four that "Approval is required to vary or extend the area". If this was granted, why wasn't the permit amended, or if not, why didn't council enforce the permit conditions?

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The validity of the permit amendment is also questioned, with hand-written alterations and an incorrect date at the bottom of the page with the signature of the responsible authority.

The permit allows for the purpose of a Farm Produce Market, this is a wonderful purpose, the Gisborne Olde Time Market does not remotely fit this description.

The address of the land on the permit is quite clear: "Service Road, between Aitken and Hamilton Street, Gisborne" and this is confirmed in the map, which shows it is only between the two service road entries and only on the bitumen.

While there is a permit in place, according to the VCAT red dot decision above, these, and the other conditions on the permit are what must be adhered to.

If there were any further amendments to the permit, why didn't I receive them when paying for a copy of the permit and any amendments?

Booking fees:

What is the arrangement for paying for use of so much of Gisborne by GREAT? The costs of hiring most public places/venues are listed in the budget each year. I hope this is not another bias.

Tree failures:

There has recently been a number of tree failures within the area that the market has occupied over the last few years. While it may not be directly linked, I believe it is quite plausible that the soil compaction caused by the market being on Howey Reserve has contributed to these failures. Soil compaction leads to less oxygen and water getting to the root system, if the trees are stressed, they are more prone to attack by insects (such as termites which were seen in the most recently failed tree). This is not the only tree that has been removed from this area. The trees are part of heritage overlays, presumably offering some protection.

Land subject to inundation

The flooding possibility may be exacerbated by VicRoads unlawfully installed roundabout at Hamilton St/Melbourne/Kilmore Rds, the recent increase in impervious surfaces These changes have happened since the 2006 Gisborne Flood Study which highlights some serious concerns, warnings and recommendations which I don't believe have occurred.

Good for local business claims

This is incorrect, perhaps a small percentage benefit, but you only have to go into most shops to see they are down on their normal patronage. I used to work in a retail store in Gisborne and had to work some market days – the market killed the business on those days. Some have been known to need to employ extra staff due to theft. Locals cannot get into town to do their shopping until after the market (and many local shops) have closed.

Even GREAT discourage people from coming into Gisborne unless they are going to their market, (March 2022, GREAT Gisborne Gazette):

Welcome to Gisborne and the Macedon Ranges!

Recently we have had an influx of new people join our community. If this is you, welcome! Here are some facts about our area to help you settle in.

1. Winters are cold! Like Melbourne, you can get four seasons in one day in Gisborne but beware that our winters are particularly chilly.

2. We have a market: The Gisborne Market is on the first Sunday each month and the town can get very busy. If you are not visiting the market, I suggest avoiding the town centre. The other Mace-

don Ranges markets occur across the Saturdays of the month.

3. Our natural surroundings bring much joy: The Ranges are on Wurundjeri, Taungurung and Dja Dja Wurrung soil. We are blessed with many beautiful natural wonders, children's parks, gardens, bike paths and walking trails.

4. You can get involved: There is a wide range of sporting, hobby,

Summary:

In the introduction to the market rules and regulations, it states "The Gisborne Olde Time Market is predominantly a food, plant, art and craft market with goods being sold by the makers or growers of these goods." and "GREAT is authorized by the Macedon Ranges Shire to occupy this area under strict conditions".

As indicated above, I have no problem with the current market permit, but with the lack of compliance and the lack of enforcement of the so-called "strict conditions" and adherence to the type of market this has evolved into, I am opposed to the granting of another amendment to justify the recent behaviours and non-compliance of the market.

Submission 8

D23-79575

Maria Nunez

From:
Sent:
To:
Subject:



To whom it may concern,
we at [REDACTED] would like to express our support for the Gisborne Olde Time Market, in permit application no. PLN/2004/429/A. We feel it promotes tourism and brings new families and customers to the town, as well as engaging with the community.



Submission 9

D23-79577

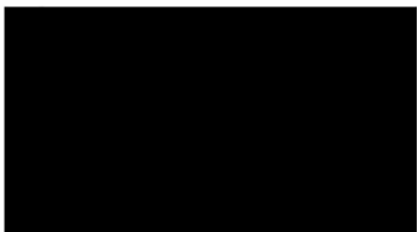
Maria Nunez

From:
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To:
Subject:



To Whom it may concern,

I just wanted to say that we support the Gisborne Olde Time Market , that we are excited, and proud to be a part of this amazing community minded market. We are [REDACTED] and we have established an amazing friendship and following from Gisbornians who love that we keep local local and bring to them an amazing product. We hope that we give as much back to Gisborne as Gisborne gives to us by [REDACTED]



Submission 10

D23-79582

Maria Nunez



From:
Sent:
To:
Subject:



Good Morning,

RE: Application no. PLN/2004/429/A

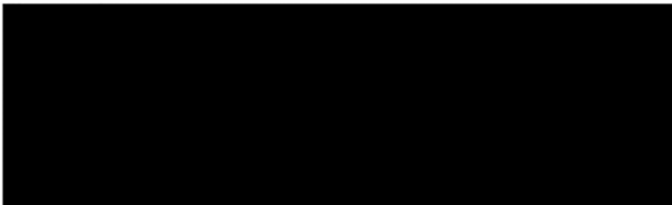
I am writing in support of the Gisborne Olde Time Market renewing the above-mentioned permit to run the monthly market.

 believe the market brings a large amount of income into the town's economy. Alongside the trade generated for the Stallholders at the market, the local businesses benefit from the extra patronage on those days. The stallholder fees distributed through the Great Association also go to great use within the town, through sporting groups, causes etc.  and part of the income generated from this market goes towards this.

The market draws people in from all over the state. It's a very popular day trip and we have a great number of customers that will only travel to the Gisborne Market from the western suburbs of Melbourne. They all mention how much they love coming to Gisborne for the market and make a day out of it.

When sports are running on the same day, we also receive a large number of customers from those events and they all enjoy having the market running alongside their sporting events as they can grab some food whilst there.

The market is a great asset to the Gisborne Community and our town and business would not be the same without our local market.



Submission 11

D23-79589

Maria Nunez

From:
Sent:
To:
Subject:



To whom it my concern

I would like to give my support to the permit application no. PLN/2004/429/A

As you know this monthly market brings in thousands of visitors into Gisborne & surrounding areas, many local businesses benefit from their spending which in turn benefits the Gisborne community.

Considering the difficult times that we are living in at the moment, this local market brings in significant opportunities for all involved. I do believe that it is professionally organized and ran to high standards. It is so well known throughout Victoria and really puts Gisborne on the map.

I do trust that you will grant this permit.



Submission 12

D23-79600

Maria Nunez

From:
Sent:
To:
Subject:





Dear Sirs



During this time I have seen so many improvements made to the local area which has advantaged all residents.

I have also come to know many local people who have since become friends over the years.

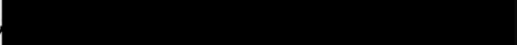

Even though the market has become smaller since COVID, people still love the atmosphere and friendliness of the market and while there are many local residents that love to come to the market every month, people also come from many miles away, eg Melbourne, Bendigo, Macedon etc. I know this because   here is a very wide range of people's residences!

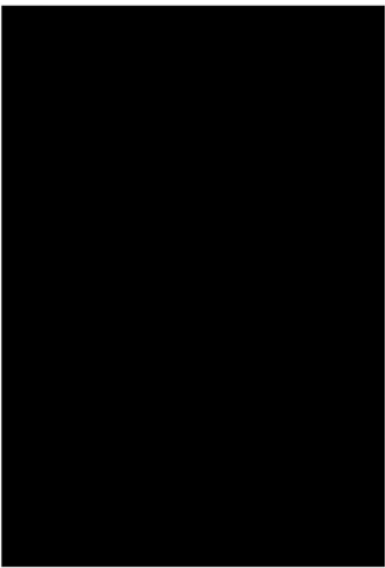
  
morning in order to be there.

I honestly feel it is one of the best markets in Victoria, and also one of the very few that actually gives back to the local community, instead of the people running it.

I feel it is a gathering place for people from all around the area to meet friends, have a coffee and enjoy the wonderful range of food, services and products that are offered.

People also take advantage of visiting other shops in the area at the same time.

If you would like to discuss with me the merits of what I have outlined,  





Submission 13

D23-79632

Maria Nunez

From:
Sent:
To:

[REDACTED]

Hello

We are a regular [REDACTED] Olde Time market and we wish to confirm our support of permit application no. PLN/2004/429/A.

We serve [REDACTED]

We especially enjoy seeing regular market goes [REDACTED] it's a fun and community friendly market with a great community vibe.

[REDACTED]

Maria Nunez

Submission 14

D23-79646

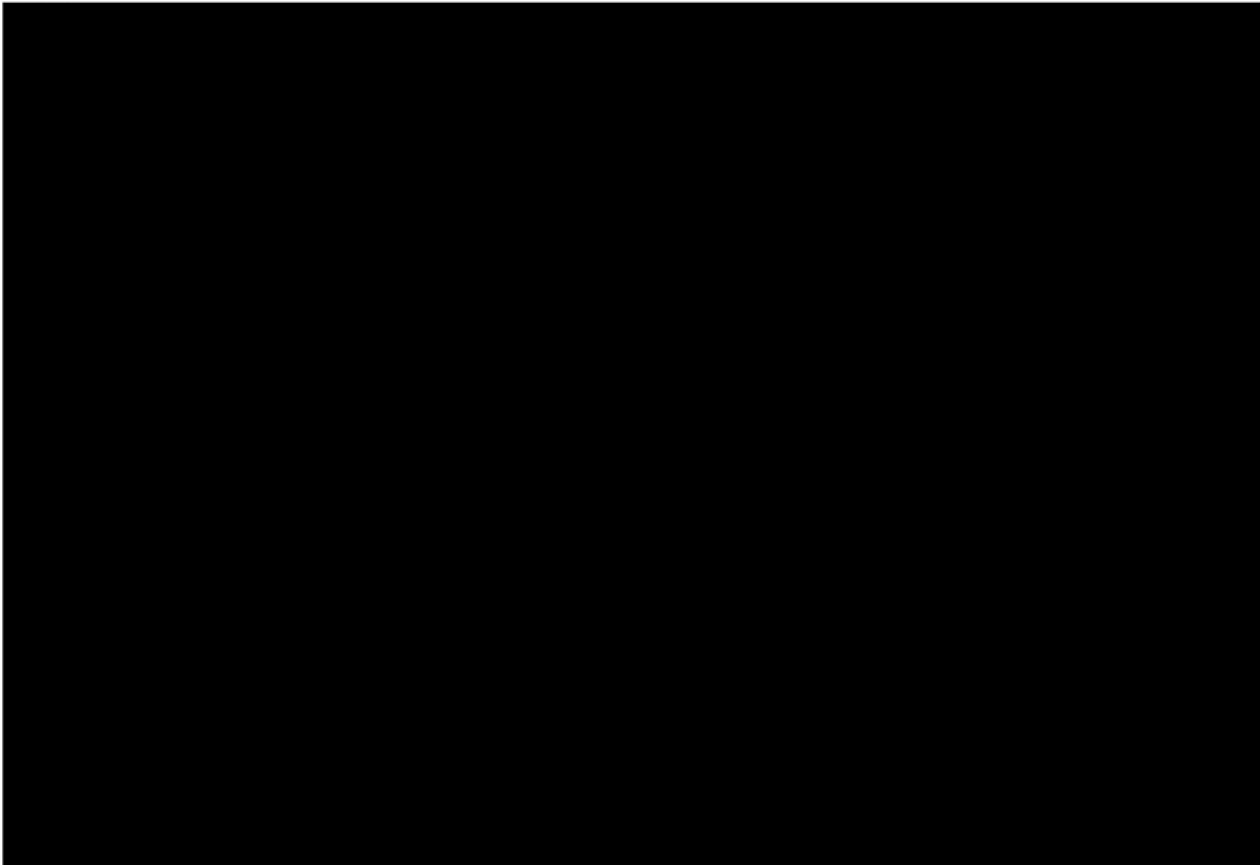
From:
Sent:
To:
Subject:



Good morning,

[REDACTED] is immensely proud of the support that the Gisborne Olde Time Market has provided. Their market has given a local Gisborne business an opportunity to regularly support the community using local produce and supporting local businesses. In addition, they also support [REDACTED] and have been a great outlet for people to be exposed to [REDACTED] and bring patrons in from outside the Council Shire to spend money with stall holders and on local businesses that surround it.

I certainly welcome any decision to renew the permit that allows this wonderful event to go ahead.



Submission 15

D23-79649

Maria Nunez

From:
Sent:
To:
Subject:



Hello there,

I'm just writing in my support for the re-application for the permit for the Gisborne Olde time market to continue.

[Redacted]
[Redacted] locally and ones who travel from afar to [Redacted] market, it has been a great opportunity [Redacted]

All customers who we speak to love the market and spend time browsing through and eating at local shops as well as spending time in the town and shopping at the local fixed stores, to remove the market would be a massive detriment to the business in the area , for that 1 day a month the increase in customers for them would be astronomical.

Unfortunately with the grassed area no longer accessible to us as it was heritage listed a lot of the stalls were unable to attend and the market is much smaller, in my opinion this needs to be rectified, if you remove the stalls, the customers will drop, meaning less stalls will want to attend, which turns into a death spiral for the market and ultimately means its demise. Please look at what it means to your small town and don't just think the football and their crazy ideas are the only thing bringing in tourists.

I look forward to attending the market for many more years if possible



Maria Nunez

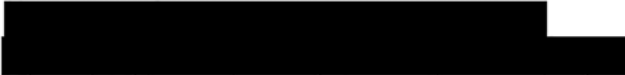
Submission 16

D23-79652

From:
Sent:
To:
Subject:



Good morning,

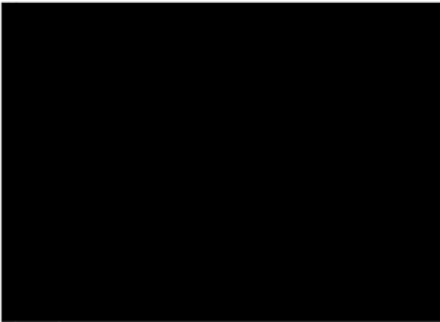


Please let this amazing market to continue running by approving their permit application no. PLN/2004/429/A.

It's a truly great market for both Gisborne local community [REDACTED] (many are small bussinesses) especially after COVID that greatly impacted in economy for all of us.

Thank you so much in adv.

Have a great day ahead.



Submission 17

D23-79777

Maria Nunez

From:
Sent:
To:
Cc:
Subject:



Dear Gisborne City Council,

[Redacted] i would like to add my voice of support for the continuation of the market

This market is, if not the best , then one of the best monthly markets in Victoria , which certainly enhances Gisborne's overall reputation

It is a crucial part of [Redacted] and is always a well attended market

No damage is done to the surrounding environment as hundreds of extra stalls have been removed

The fact that this market brings in thousands of extra people to Gisborne ,and supports local businesses as well as local market traders is a huge positive

This market also provides a positive meeting opportunity for stallholders and customers , especially post Covid

Its always a happy and friendly environment which visitors seem to enjoy

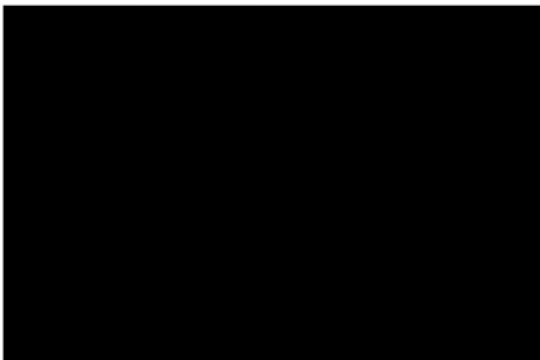
As it is only once a month and on a Sunday , the impact on locals is minimal...traffic will always be increased

This may not suit some local residents , but its crucial for local businesses

The adjacent sporting clubs and the market seem to manage competing interests as well as is possible

The stalls and products on offer are of a high quality , and many traders have been with this market for many years

I can see many positive and valid reasons for the continuation of the market for all concerned



Maria Nunez

Submission 18

D23-79939

From:
Sent:
To:
Subject:

[Redacted]

Hello Gisborne Council,

[Redacted]

We want to say that we totally support the permit application no. PLN/2004/429/A. we love the Gisborne market, we are really attached to it emotionally, it was one of our first Markets [Redacted] and we have built up a fantastic relationship with all the residents living in Gisborne and surroundings.

[Redacted] elderly people who enjoy [Redacted] we hope that the market keeps running in future, it is a vital market for [Redacted] and we hope to keep participating at it in future.

[Redacted]

Maria Nunez

Submission 19

D23-80039

From:
Sent:
To:
Subject:

[REDACTED]

Yes it would be great to have it back [REDACTED] and it would provide my opportunity [REDACTED]

[REDACTED]

Maria Nunez

Submission 20

D23-80254

From:
Sent:
To:
Subject:

Hello team,

We have regularly been attending this market for a very long time with

This market has helped us provide both in Gisborne and surrounding
Macedon areas and also many interstate visitors/tourists.

We are hoping this market carries on with the good work they are doing and always look forward to attend..
rain or shine.

It is one of the best markets we attend.

Maria Nunez

Submission 21

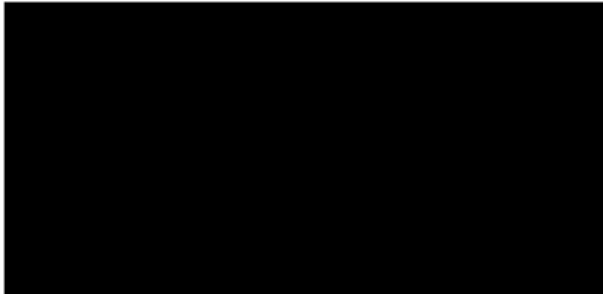
D23-80549

From:
Sent:
To:
Subject:

Hello,

We would like to acknowledge our support for Gisborne Olde Time Market & their permit application no. PLN/2004/429/A.

The market benefits both stallholders and our Gisborne community in providing an influx of people from out of town & it is the busiest Sunday of the month for surrounding cafes & restaurants. It provides business opportunities for stall holders and is always a wonderful community to be involved.





Maria Nunez

Submission 22

D23-80623

From:
Sent:
To:
Subject:



I am writing to support the permit application GREAT for the continuation of the Gisborne Olde Time Market. 
 support the application for the market. The market contributes greatly to
Gisborne and the community every month both financially and as a tourist attraction.



Maria Nunez

Submission 23

D23-80899

From:
Sent:
To:
Subject:

Dear Sir or Madam,

A black rectangular redaction box covering a single line of text in the email body.

Please let this amazing market continue running by approving their permit application no. PLN/2004/429/A
It is truly a great market for both Gisbourne local community and us,

I have only joined the market once so far and when I was there the weather was horrible, but despite the rain and hail, the market was still busy, the community still came out and supported the market. I believe that really shows how much the market means for the community.

Thank you so much for your support and consideration.



Maria Nunez

Submission 24

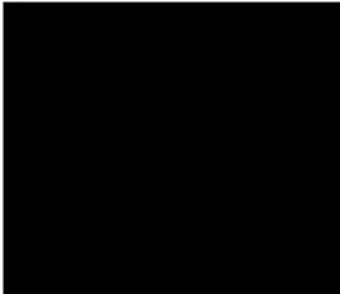
D23-80922

From:
Sent:
To:
Subject:

Dear Sir/Madam,

I write this email in support of the Application No. PLN/2004/429/A put forward by Gisborne Market Committee.

The Market provides an opportunity for the community to get together, have fun and raise funds to support local organisations and events such as the New Gisborne Scouts, The Bullengarook CFA and Gisborne Secondary College. Without events such as these there is little opportunity for grass root organisations to flourish and contribute to the community.



Maria Nunez

Submission 25

D23-81003

From:
Sent:
To:
Subject:

Hi,

[REDACTED] I am writing to express my support the permit application no. PLN/2004/429/A.

The Gisborne Olde Time Market is great for bringing business and growth to our community. I see the benefits it has to our community first hand, not only providing those within the market with business, but those businesses outside of the market as well.

It is such a well known event within our town that provides a sense of community that the people here love.



Submission 26

D23-81814

Maria Nunez

From:
Sent:
To:
Subject:



To Whom it may Concern

I would like to make a submission in support of Gisborne Olde Time Market's application to continue to run the Market on the first Sunday of each month.

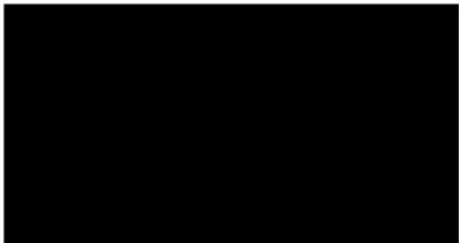


interacting with other [redacted] & [redacted]
Many [redacted] customers come from the local community, more from the wider community, others from further afield and also tourists who are just passing through, see the market and stop to enjoy their day. All of these patrons, stop, spend money, both at the market and also at the local shops and cafes. This is very good for your local economy.

This market has been operating for many years and in this time have supported many Community Groups and Events with the stall fees they receive from all of their Traders. This money would not be easy to replace by Council, Government or any other entity.

The Market Managers and Volunteers give up their day, getting up very early to be there and supervise the day. It is a credit to your community that you have so many dedicated people who make Market Day a joy for all who attend.

I hope that you will support their submission and grant them their application to continue their work in running the Market'





Macedon Ranges
Shire Council

Statutory Planning

Submission 27

D23-83225

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

Objection to a Planning Permit Application

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

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

Objector Details

Name/s*: [Redacted]

Organisation: [Redacted]

Phone: [Redacted]

Address: [Redacted]

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

Planning Permit Application Details

Application Number: PLN/ 2004/429/A

Property Address: Aitken and Hamiltn Streets Gisborne (GREAT ASSOC application)

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:

I am objecting to the inappropriate use of public land, and the Council misunderstanding about existing use rights. I believe the land in question is Crown land, and existing use rights can not be established over Crown land.

Specifically my objections are as follows:

1. The "explanatory notes" accompanying the application do not appear to have been published, and the details of the permit that is being amended have not been disclosed.
2. It is unclear who the owner of the land actually is. As these sections of Hamilton Street and Aitken Street formed part of the original main road through Gisborne, I believe it is a Crown road.
3. I do not believe existing use rights (for a non-transport use) can be established over a Crown road (or arterial road).
4. The area in question is currently in a TRZ2 zone (see attached excerpt from planning map), for which the proposal is a prohibited use. It is not a use "for a transport purpose and carried out by or on behalf of a relevant transport manager". The Council therefore does not have the power to approve the permit
5. The G.R.E.A.T Association has not submitted any financial information by which the income derived from the market activities can be assessed, or what distributions are made from these funds to charitable purposes. Such information should form part of any assessment undertaken by the Council. On-going reporting should be a condition of any permit issued, as presumably the Council is not allowing free-use of public space for commercial (non-charitable) gain.

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

OBJECTION TO PLN/2004/429/A -G.R.E.A.T Association



Maria Nunez

Submission 28

D23-83155

From:
Sent:
To:
Subject:

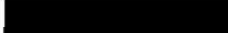


To council members,

I am writing in support of the Gisborne Olde Time Market permit application no. PLN/2004/429/A.

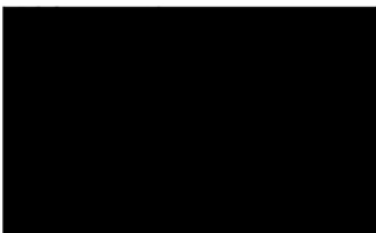
The Gisborne Olde Time Market has a long rich history both within the region and in supporting local community and volunteer groups and has been integral to the sustainability of many local community groups and activities, particularly local sporting groups which contribute an enormously important role in protecting the mental health of the children and teenage cohort involved.

It is a fact that in times of economic down turn, regional areas suffer more than any other community area, particularly in terms of 

In the current economic climate, community service groups are relying very heavily on donations from community members and community volunteer organisations. Market vendors and local traders also benefit from the  resilience the market offers.

If this support was no longer available through the activities of the Gisborne market it would be a complete disservice to many aspects of the local community economic and mental health sustainability. It would also undermine the council's own Community Vision Statement regarding "a connected community where people ... are empowered to contribute, creating a sense of belonging" and "prioritising and promoting the people, resources, services and our regional identity to ensure economic growth".

In consideration of these factors, I fully support the Gisborne Olde Time Market permit application, and would hope that council considers the application favourably due to the impact to the resilience and sustainability of the local and regional community. Approval of this permit would be consistent with, and maintain the integrity of, the council's stated Community Vision Statement regarding "our robust local economy" and "a collaborative commitment to inclusivity for all".



Maria Nunez

Submission 29

D23-83539

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

To whom it may concern,

I'd like to support Gisborne Market's application for a permit to continue the monthly Sunday market.

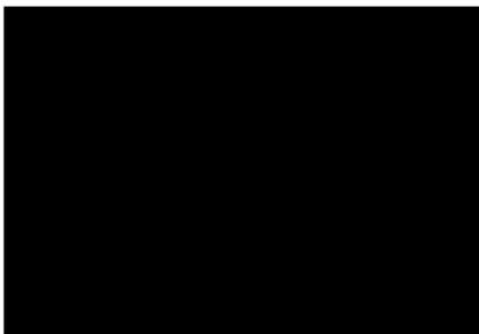
The market has been a successful and established community event in Gisborne for many years. The town comes alive, local traders benefit from the thousands of visitors to the market and the GREAT organisation, which is responsible for the market, is a generous supporter and contributor to the community, the absence of which would be sorely felt.

The traders at the market itself offer a diverse range of goods and products to visitors who are clearly enjoying the market environment. This market is a venue for start ups as well as established sellers of select and quality merchandise.

Many sellers got their start at Gisborne Market which is to say that the market has played its part in supporting local talent and small business.

The market is a gem in the range of activities which take place in the area and should have every support and encouragement to continue.

If I can help with any further feedback, please feel welcome to contact me.

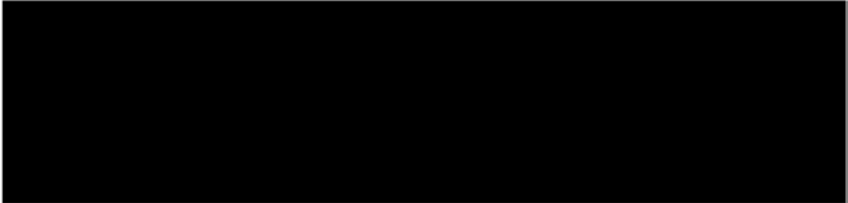


Submission 30

D23-82643

Maria Nunez

From:
Sent:
To:
Subject:



Hello,

I am writing to express my Support for Application Number PLN/2004/429/A - Gisborne Olde Time Farmers Market

Myself and my team support for the application number PLN/2004/429/A, which pertains to the Gisborne Olde Time Farmers Market.

 have witnessed firsthand the positive impact that this market has had on both locals and visitors to our area.

I firmly believe that renewing The Permit is essential for the continued growth and prosperity of our community.

The Gisborne Olde Time Farmers Market has become a cherished institution in our region, attracting a diverse range of vendors and visitors each month.

The market provides a unique platform for local farmers, artisans, and small business owners to showcase their goods and services.

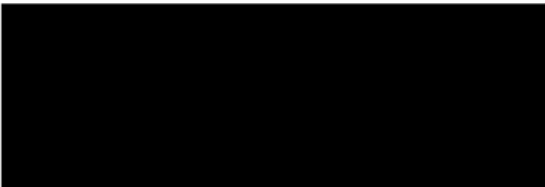
By offering a wide variety of fresh produce, handmade crafts, delicious food, and entertainment, the market has become a hub of activity that brings our community together.

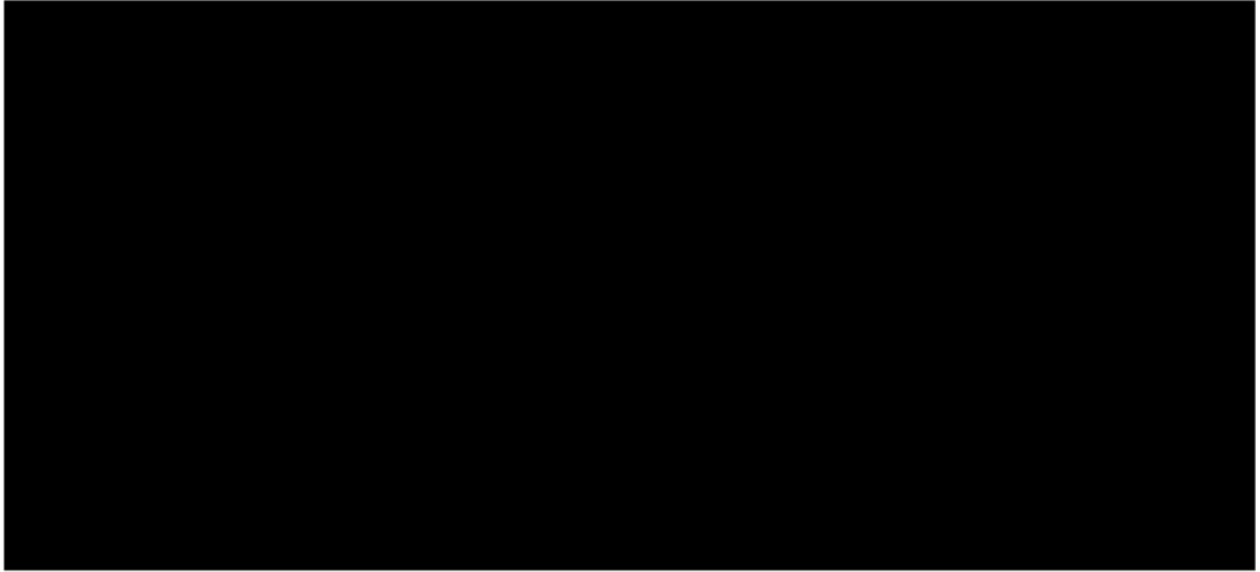
Additionally, the market enhances the overall appeal of our community, attracting visitors from near and far. Its unique atmosphere and authentic charm make Gisborne a destination of choice for those seeking an immersive experience of local culture.

Visitors to the market often extend their stay, exploring other local businesses and attractions, thus providing a much-needed boost to our tourism industry.

In conclusion, I urge you to support application number PLN/2004/429/A for the Gisborne Olde Time Farmers Market.

Thank you for your attention to this matter, and I trust that you will make a decision that is in the best interests of our community.





Maria Nunez

Submission 31

D23-81987

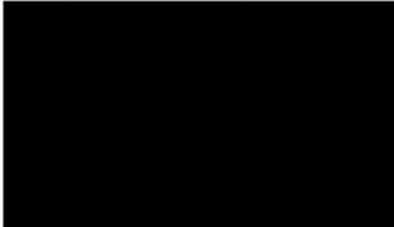
From:
Sent:
To:
Subject:

To whom it may Concern

We have been attending this market for over 20 years.

It needs to be supported as it is a great meeting place for people, stallholders, family & friends.

The committee has run one of the best markets in Australia for years & we look forward to the Gisborne Market running for many years to come.



Maria Nunez

Submission 32

D23-82979

From:
Sent:
To:
Subject:

To the Gisborne Councillors,

I am writing this email today to express why I love Gisborne Olde Time Market.

██████████ and have been attending the market for more ██████████ (not including the Covid years of closure).

██████████ and we love the surroundings and vibe of this lovely Community Market.

By attending the market we get to ██████████ local and visiting people. We have met some wonderful people and some are now good friends,

some are other ██████████ and some are customers of the market.

On market day the town is abuzz with people and all the shops that are open are busy. It is hard to get a seat at the local cafes.

I know some shops that normally don't open, open on the Sunday of the market. This shows that the people coming to town not only visit the market but also the shops.

I trust that the permit for the market will be granted so that the market will continue and all the funds that are raised will continue to support the local community.



Maria Nunez

Submission 33

D23-82981

From:
Sent:
To:
Subject:

Hello,

The market is a community event but also an event that brings customers from other local LGA's.

I speak to many [REDACTED] who tell me they look forward to attending the market every month.

I write this email in support of the market hoping it will continue.

Maria Nunez

Submission 34

D23-83579

From:
Sent:
To:
Subject:

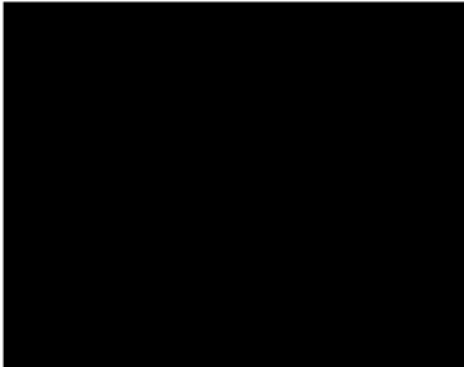
Hello team,

I just wanted to write to you about our beloved Gisborne Market. We've heard its future is under review by the council and so I wanted to let you know just how important it is to us.

[REDACTED] and it's one of the key factors in [REDACTED] all this time. The winter months are always a bit tricky to stay afloat and the Gisborne Market is our 'oasis' in the winter desert so to speak. With the exception of the fantastic Woodend Farmers Market, we've never come across a market that draws in such a large patronage over the winter months and creates such a vibrant atmosphere in the town.

In conclusion I would like to say that we adore this historical market, an icon of Gisborne, and lend our support to its future.

Thanks so much for your time & I hope you have a wonderful day!



Submission 35

D23-83466

Maria Nunez

From:
Sent:
To:
Subject:

[REDACTED] and in my opinion it is the best run and well organised market of its kind that I have the pleasure to attend. There is a community spirit that is absent in other markets that I attend. I know for a fact that some of [REDACTED] [REDACTED] from all their hard work but it's that community spirit that keeps them coming back, even though some days is not very pleasant, weather wise!
I often talk to locals who just come to walk around, have a bite to eat one then go home to their warm home. I think it is a monthly ritual.
[REDACTED]

Maria Nunez

Submission 36

D23-84329

From:
Sent:
To:
Cc:
Subject:



Dear Planning Officer,

Please be advised that [redacted] supports the application from the G.R.E.A.T. Association Inc. to expand the area available to them to operate the Gisborne Market.

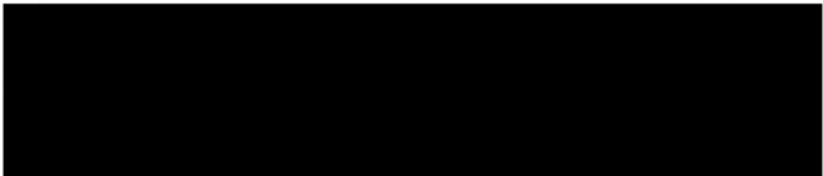
The market has developed a strong reputation over many years for the variety and quality of its stalls and it is an integral part of our community.

It's a great meeting place for locals to get together or sometimes just "bump into" each other for a chat. It provides a very positive experience for visitors from all over the Shire and outer metro Melbourne.

Managed and operated by volunteers, profits that are made by G.R.E.A.T. are donated to other volunteer groups in the Shire across a wide variety of endeavours, including Scouting. This financial support is highly appreciated by all.

In its picturesque setting and run by volunteers, we believe the Gisborne Market is an outstanding encapsulation of the core values of our community for all to enjoy and for visitors to see and appreciate.

We believe that this planning application should receive the strongest possible support from the Shire of Macedon Ranges.



Maria Nunez

Submission 37

D23-84426

From:
Sent:
To:
Subject:



To whom it may concern

[Redacted] add our support to the Gisborne Olde Time Market permit application number PLN/2004/429/A

This market is run by some very hard working volunteers that do a great job , the market has been going once a month for 40 years giving much needed funds to organizations in the greater Gisborne area It brings a lot of customers to Gisborne who shop at the market and then often finish of with coffee, brunch/ lunch at cafes .

[Redacted] we find it gives us social contact while also giving us a chance [Redacted]

We enjoy our time , the volunteers , [Redacted]

[Redacted] go towards Gisborne's organizations is very satisfying as well



Maria Nunez

Submission 38

D23-83797

From:
Sent:
To:
Subject:



Good afternoon,
I fully support the the above mentioned application.

The Gisborne Market supports many local institutions and services.
It also brings people to our town who also visit local businesses on the day.
Regards



Submission 39

D23-84540

Maria Nunez

From:
Sent:
To:
Subject:



We write in support of the application by the GREAT Association.
The Gisborne Market provides important Economic and Wellbeing benefits to the Gisborne community. Its current location is very important for the success of the market, it provides an excellent landscape for the market vibe, with the historic buildings being significant to the atmosphere.



Maria Nunez

Submission 40

D23-84022

From:
Sent:
To:
Subject:

To whom it may concern,

[REDACTED] at the Gisborne Olde Time Market, [REDACTED]

The market has always been a fantastic day out, and for many is a destination on the first Sunday of each month.

Not only has it helped my family to have a successful market close to home, but it supports so many others in the Gisborne community, too. Visitors spend a few hours strolling the market, and then often go on to have lunch in one of the local cafes, and to buy a few things from the quaint stores nearby.

The Gisborne Market is a well-established and much-loved part of the town, and both Gisborne and neighboring communities would be worse-off without it given the lack of tourism.

Thank you for your time,

[REDACTED]

Maria Nunez

Submission 41

D23-83959

From:
Sent:
To:
Subject:

Hi Team,

We are writing [REDACTED] of Macedon Ranges in support of application PLN/2004/429/A for Gisbourne Olde Time Market.

The Market brings business far and wide to the district supporting our township, local community and families.

It acts as a monthly reminder of community based vales and creates opportunities for young and old.



Submission 42

D23-85954

Maria Nunez

From:
Sent:
To:
Subject:



To whom it may concern,

I fully support the Gisborne Market application to continue to add vital support to promoting the city of Gisborne as well as providing financial support to various services assisting the community. We attend this market every month and also enjoy a stroll around the township supporting the businesses that trade as well as a weekend of accommodation away from home. This market brings many tourists and visitors to the area who would then recommend a visit to family and friends. Word of mouth is a wonderful thing. With out the lure of the market, I don't think we would have ever discovered Gisborne.



Maria Nunez

Submission 43

D23-86281

From:
Sent:
To:
Subject:

To Whom It May Concern

I have been a [REDACTED] Gisborne Olde Time Market for [REDACTED] which takes place on the first Sunday of each month.

During this period I have personally witnessed relationships made, regular visits by children and the neighbouring suburbs promoted by the many visitors who drop in.

I strongly support the application by the Committee for their permit and hope for your considerable response.

[REDACTED]

Submission 44

D23-86560

Maria Nunez

From:
Sent:
To:
Subject:



Hello,

I would like to express my support for the Gisborne Olde Time Market permit application.

We have been attending this market for many years and [REDACTED] it is a wonderful market that has engendered a spirit of community between stallholders and visitors alike. It attracts visitors from far away - we've even had interstate visitors who have come to the market because of its excellent reputation.

Many visitors have told us they come to the market for the social interaction. Over the years we have made many friends.

This market supports the local community and businesses by bringing in so many visitors, providing a meeting place for social interaction, and importantly, providing a place where people can relax and enjoy themselves. It is well managed by a caring and dedicated group of volunteers.

An excellent market that deserves to continue.



Maria Nunez

Submission 45

D23-86985

From:
Sent:
To:
Subject:

Dear Council,

I am mailing this to you in support of the permit application PLN/2004/429/A by the Gisborne Market Committee.

I hope that you will renew their permit and approve their amendments. This is one of the rare events attracting tourists to our town and generating much revenue for our community. As one of the local visitors I have been attending this market on every occasion and renewing acquaintances with some regular exhibitors for many years. I look forward to it every time and enjoy it.



Maria Nunez

Submission 46

D23-85969

From:
Sent:
To:
Cc:
Subject:



Hi to whom it may concern

The Gisbourne Market has such a great reputation that we have visitors from all over Victoria, I have customers that drive from Ballarat ,Bendigo,Geelong,Bairnsdale, they meet up with friends have coffee in Bakeries look around the shops then they go back tell there friends, I have had people that have been coming for years.The Market has really promoted Gisbourne on market day you can't get a park anywhere.It is such a great market for people to share there craft.We need this market in Gisbourne.



Submission 47

D23-87253

Maria Nunez

From:
Sent:
To:
Subject:



There should be no question relating to the Gisborne market continuing.

Gisborne is turning into a huge town and we have nothing to look forward to except the market each month.

The mrsc does nothing for the Gisborne community/south ward and we are contributing a huge amount in rates for the shire.

Leave the market be and so what if there is an influx of visitors coming in. These people spend money in some of the businesses around town.

One day a month doesn't hurt anyone if there is a bit of congestion and no parking slots left. Locals can walk down town instead of driving for one Sunday a month.

Contributions by GREAT to various organisations is such a bonus, Our family has always gone to the market and have had friends come for the day just for the market

Please keep the market going and stop the interference

Submission 48

D23-80908

Maria Nunez

From:
Sent:
To:
Subject:



To whom it may concern,

I strongly support Gisborne Olde Time Market permit application no. PLN/2004/429/A. This market is a integral part of the Gisborne and surrounding communities and brings many visitors to Gisborne. coming to this market, it is exceptionally well run with a great mix of stalls.



Maria Nunez

Submission 49

D23-87945

From:
Sent:
To:
Subject:**To Whom May Concern -**

[REDACTED] in support of the Gisborne Olde Time Market permit application. This much loved community event is in many ways the backbone of Gisborne and has contributed much needed funds to many local organisations such as the Lions Club Christmas Festival, Gisborne Food Bank and many others. The monthly market attracts tourists from all over Victoria and is a much anticipated event.

I think the value of this market in Gisborne is enormous, it does so much for tourism into Macedon Ranges, brings the community together and also helps boost local business. I therefore support the Market's application fully.

Maria Nunez

Submission 50

D23-87586

From:
Sent:
To:
Subject:

Categories:

I am writing in support of the application for renewal of the Gisborne Market permit and extension of the site.

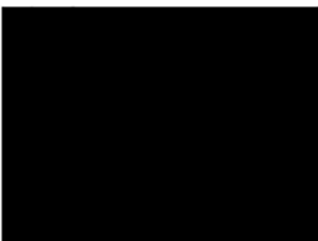
I am a regular visitor to the market and was very happy when it was reopened after the Covid lockdowns. I would like to see the market expanded to the size it was pre-Covid so that the variety of goods on offer can be increased. The current limited size and number of stalls leaves us with a smaller market which is less attractive to visitors.

The market is staffed by volunteers who freely give of their time to plan and run each market. Their efforts are greatly appreciated by shoppers who come from far and wide to enjoy what the market has to offer. I have friends who drive here from the city every market day to buy quality goods which they cannot get from their local shops. They enjoy the friendly atmosphere around the market area as well as meeting other market goers and eating at local restaurants.

By volunteering their time the market organisers ensure that there is money from the stall fees to support many aspects of Gisborne life and facilities. Local schools, clubs, service groups and festivals benefit from the money made by the market which is run on a not-for-profit basis. All the money from the market goes to local causes.

Gisborne is a very attractive place which city dwellers like to visit to get away from the noise and traffic which dominate city life. On market days they bring a lot of custom to the town's other shops and restaurants as well as visiting businesses in the vicinity. They come back to Gisborne on non-market days to enjoy our parks and gardens. After all the losses to local businesses during the Covid lockdowns we need to bring people to Gisborne and the market is an excellent attraction.

I frequently drive past the market site a couple of hours after the market has closed. I have noted how well the site is cleaned up and left tidy.



Maria Nunez

Submission 51

D23-88683

From:
Sent:
To:
Subject:



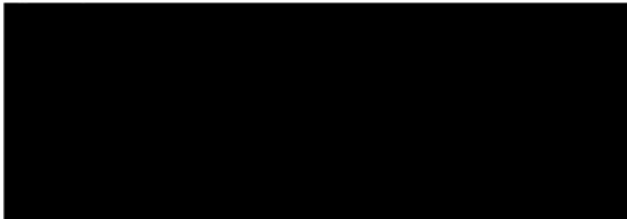
We write in support of keeping the Gisborne Market.



Maria Nunez

Submission 52

D23-93189

From:
Sent:
To:
Subject:

Over 40 years ago the Gisborne Ambulance Auxiliary started the market which raised hundreds of thousands of dollars to build an ambulance station and purchase life saving equipment . After 28 years the market was handed over to the GREAT ASSOCIATION who in turn have contributed much to community projects . Not only does the community benefit from the market but local businesses are busy on market day from the increased tourism . This most popular event should remain a feature for Gisborne



Maria Nunez

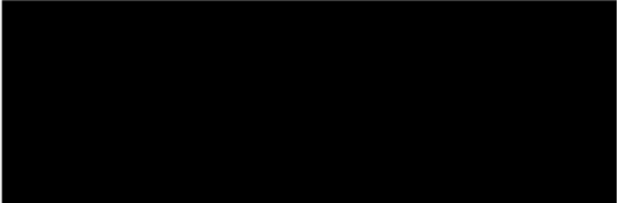
From:
Sent:
To:
Subject:



Categories: Planning

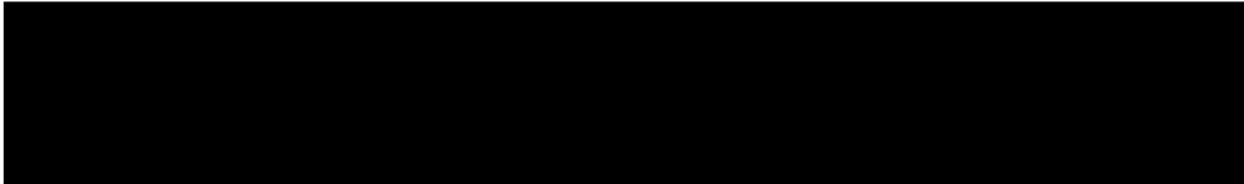
For the attention of the General Manager / Planning Manager / Planning Department

Application PLN/2022/417
Address 41 Hamilton Street Gisborne VIC 3437
Description Use & Development of a child care centre, demolition of part building and a reduction in the car parking requirement in a Heritage Overlay
Name of commenter
Address of commenter
Email of commenter



Comment

Although another child care facility is needed in the area. This location would cause an absolute safety, traffic and parking nightmare. The congestion in the town at peak times is all ready hard to navigate. I could definitely see people backed up to the roundabout. And people with small children crossing a busy road to park in the IGA carpark. Another application went in for a restaurant with reduced parking a few days earlier around the same location. Where are all these new parking spaces coming from?
It's really something to think about MRSC.
Thank you.




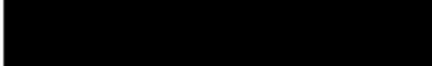
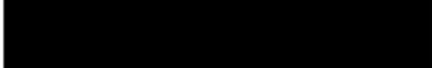
Maria Nunez

From:
Sent:
To:
Subject:



Categories: Planning

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

Application PLN/2022/417
 Address 41 Hamilton Street Gisborne VIC 3437
 Description Use & Development of a child care centre, demolition of part building and a reduction in the car parking requirement in a Heritage Overlay
 Name of commenter 
 Address of commenter 
 Email of commenter 

Comment

Agree with the above comments. The town centre at the moment is a nightmare during peak times and we do not need to add to the congestion especially with our young children. This is a heritage listed property one of the few we have left in the town and needs to be protected. This application should not be passed for many reasons. The MRSC need to start to listen to the rate payers and protecting the town against the terrible mismanagement so far. You only have to look at our creek which was a raging river in the last couple of weeks. Once All the development that is going ahead is completed our town will be a lake. But as usual we create the problems first then look for solutions once its too late. Open your eyes.





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

Objection to a Planning Permit Application

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

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

Objector Details

Name/s*: [Redacted]

Organisation: [Redacted]

Phone: [Redacted]

Address: [Redacted]

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

Planning Permit Application Details

Application Number: PLN/ 2022/417

Property Address: 41 Hamilton Street Gisborne

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:

I have no objection to a childcare centre being developed on this property but there is virtually no parking onsite for parents to drop off and collect their children. The intention is for the parents to utilise shared public parking. However the majority of this parking is across the other side of Hamilton Street.

Hamilton Street is very busy with people transiting through as well as converging on the shopping centre. While Prince St is used to access the schools at the top end, and the shops, petrol station and AAMI centre at the other end. There is high pedestrian usage by children after the school day. There is no active traffic management infrastructure at this intersection.

There has already been at least one pedestrian fatality and many vehicle collisions at the intersection. The traffic at 3.30pm on a school day is particularly hectic and this is the time when parents will start to collect their children which will further compound an increasingly dangerous situation.

Possible solutions: 1. Provision of more onsite parent parking and/or 2. Installation of Pedestrian Crossing on Hamilton St near No.41. and/or 3. Installation of on street inset parking on Prince St outside childcare centre.

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

SUBMISSION 7

PLN 2022/417

Planning Application (PLN/2022/417)

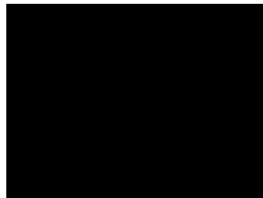
Childcare Centre, 41 Hamilton St, Gisborne.

Objection to planning application.

Points of reference

- Location is inappropriate, heavily commercialised location adjacent to residential zones.
- Parking will be an issue for attending parents.
- The corner of Hamilton and Prince Street has heavy and consistent traffic movement all day.
- Location is not suitable for parents and children to access safely.
- One pedestrian has been killed on this corner in the recent past.
- Both Hamilton and Prince Street funnel heavy traffic into Gisborne and Saint Brigid Primary Schools.
- Traffic congestion will increase along Prince Street to the detriment of resident parking and through traffic.

I cannot think of a more dangerous and inappropriate location for a child-minding centre.





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Objector Details

Name/s*: [Redacted]

Organisation: [Redacted]

Phone: [Redacted]

Address: [Redacted]

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Planning Permit Application Details

Application Number: PLN/ 2022/417

Property Address: 41 Hamilton Street Gisborne VIC

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Available to	Information provided
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The applicant for the planning permit and their representatives.	Copy showing objector name/s and address with other personal information redacted.
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.

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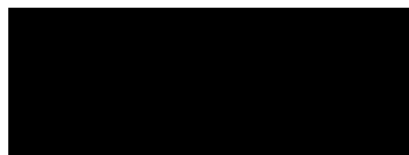
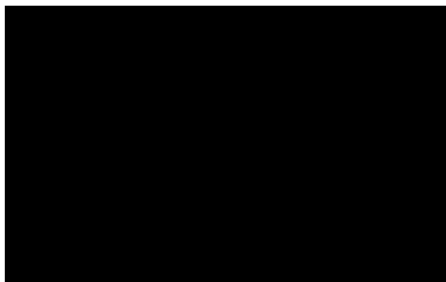
towns early history and also is the location for the towns war memorial. It is a small pocket reserve and deserves to be respected and given what happens on market day makes it a very sad place, there are great worn patches throughout the reserve from too much traffic caused mainly by the market. The massive majestic oak trees planted in this reserve over 160 years ago are at risk of compaction with so much traffic underneath them, I fear for what Howey reserve will look like if as a result of the market they die due to compaction and over usage.

Another concern is that the stall holders that have been allowed to use the footpath and grassed area behind the Court House are causing damage to the grass, the newly planted trees by parking vehicles on top of the trees and damaging them, they are also dumping used coffee grains on the grass and under the trees. This is highly irresponsible by the market operators for not monitoring stall - holders activities during and after the market. Does GREAT expect Council to clean up after them, Is GREAT that arrogant. Also, in relation to the food and coffee stalls on the grasses area behind the Court House, who decided to install external power points on this historical building so that market stall holders can use these power points to attach extension cords for access to power. Who allowed this and who pays for the electricity usage, I sincerely hope that it is not council or the Historical Society.

Another bone of contention are the flags near the corner of Aitken and Hamilton Streets, they are [REDACTED] They make the town look like a real estate housing development land grab. [REDACTED] and do not reflect the historic nature of this part of Gisborne where there are many components of the old historic Gisborne still exist.

In conclusion, I only found about this application from an advertisement that was placed in the March 2021 edition of the Gisborne Gazette. I am concerned that I could not find this application in our local newspapers or on Council's web page. I am concerned that "GREAT" advertised their own Planning application in their own magazine. I am concerned that I was not able to find this application on a council web page or in a newspaper as is the usual method of finding out. This is something that needs to be rectified.

Thank you for this opportunity to have a say.



CONFIDENTIAL



Application – 41 Hamilton Street, Gisborne (proposed child care centre)

1. Heritage Overlay – all conditions must be complied with.

The subject building is on a prominent corner, Prince and Hamilton Street as one enters from the west and seek full compliance with the requirements of the heritage overlay. We agree that the building should be repainted and have always wondered how such a historic building has been allowed to be painted bright pink!!

We have noted there is proposed demolition of part of the current building – this will be a test for Council's heritage protection!

2. Traffic management and parking matters

Application indicates there will be 22 staff at the child care centre, with no provision of onsite parking for staff, where are you proposing staff will park? – given the use of private cars is the most common form of transport in Gisborne.

We have observed teachers and other staff at Gisborne Primary School (corner on Prince and Fisher Street), park on both sides of during the day on Fisher Street (Prince to Goode Street) and along Prince Street – half way to Howey Street, from 8.00am to 4.30pm. Thus, parents during drop off and pick up tend to park in Prince Street (Fisher to Hamilton Street), often arriving up to 30 minutes before the end of school. Prince Street is narrow and regularly chocked when cars are parked on either side of the street. It is very congested and we have observed many near misses. We have also experienced cars driving across our nature strip as people are seeking somewhere to park, as well as aggressive driving at times. At present, Prince Street become effectively a single lane road, when cars are parked on each side and flow, relies on driver courtesy, which on occasions is not present.

Given the current congestion – let alone any further added with the proposed child care centre, we believe the council should give consideration to permanent parking restriction and making Prince Street a one-way street – from Fisher to Hamilton Street.

Given the traffic survey was undertaken on **Friday 22 April 2022**, the second day of term two for government schools in Victoria and the Friday immediately before the ANZAC Day long weekend where experience show us there is a significant decrease in number of cars/children attending schools. Given the numbers included in the report, I suggest the results of the traffic study are NOT representative of the normal traffic pattern along Prince and Hamilton Streets, and Gisborne more generally.

The Prince Street/Fisher Street intersection is dangerous as we have observed people travelling north/down Prince Street, failing to come to a complete stop at the intersection. Clear lines of sight

for drivers are often obscured by parked cars (which are commonly large 4-wheel drive vehicles) during school drop off and pick up times.

I have noted the application notes that the Hamilton/Fisher Street intersection is earmarked for an upgrade. Our question is what will this upgrade comprise and when is it proposed?

We have noted the Hamilton and Prince Street have been designated pedestrian and cycling routes within the Gisborne village centre – surely adding more parked cars along Prince Street (presumably this is where staff are expected to park in addition to parents undertaking drop off and pick up) will increase the hazards for cyclist – opening car doors, tight fits between parked and moving cars.

Two-way car cross over to the proposed centre, from Prince Street, will add further congestion to this corner, particularly close being so close to the actual intersection, arising to issues of tailbacks, as car around the corner from Hamilton Street – to gain entry to the proposed centre.

Hamilton Street is a significant link road between the Bacchus Marsh Road to the Melbourne Road, with large trucks and other significant vehicle movements through out all hours of the day.

3. Proposed removal of four mature trees from the site.

In the past few years, we have noticed the removal of at least 3 trees of significant size from the proposed site, all being 'diseased' or so we were advised when asked. Coincidentally the removal of these trees has facilitated additional car parking on the lawns around the building!

We are disappointed to read that the development proposes the removal of four mature trees from the site, yet another example of the removal of trees from the Gisborne landscape. The removal of these trees will add to the heat island effect on the site, as I assume the limited onsite parking proposed for the site will be bitumen/hard and reflective surfaces that will increase the ambient temperature of the limited outdoor space provided for the 98 children for whom the centre is planned. The trees nominated provide important habitat for native animals and birds – the Middy's magpies are a family of magpies who have many fans and friends in Gisborne.

We suggest there are ways to retain these trees, with detailed planning and carefully site management during the construction phase – it takes many decades to grow these beautiful trees that add so much character to our town, we need to protect them and plant more!!

The annual butchering of the Gisborne mature street trees, by power companies is a continuing threat to the tree cover in the Gisborne township. Council should priorities the protection of tree cover within the town ship, to provide shade and reduce the heat island effect. Given the Shire is keen to promote walking and cycling as active transport – the provision of safe footpaths , that are lit at night and shady during the summer days. We believe Council should work closely with power companied to start a program to underground power lines, within the township. This will also reduce the threat of fire during times of extreme heat.



Attention Rob Wallis.
 Macedon Ranges Shire Council.
 P. O. Box 151
 Kyneton VIC 3444.

MACEDON RANGES SC	
RECEIVED	
03 MAY 2023	
CRM.....	REG
BOX	ACTION

Dear Sir:

Re: Planning Application
 No PLN/2022/417.
 for 41 Hamilton St Gisborne.

I wish to lodge an objection against the issuing of a permit for the above planning application for 41 Hamilton St Gisborne to be turned into a child minding facility.

This property is situated on the corner of a very busy intersection of Pinee Street + Hamilton St. adjacent to a busy shopping centre. The traffic is increasing. Its impossible to get out of the driveway during the time between 2-30pm to 4pm due to the increased car activity generated by the school. You literally take your life in your hands. Even walking to the shops across the intersection the cars do not stop - Its an accident just waiting to happen.

Parking in and on Pinee St. is also increasing with people unable to find parking in the shopping centre. Cars park on both sides of the road and cars continually slow to let other cars pass on the narrow street and speed up to navigate the blocked road.

4
Cars are not only backed up from the intersection during peak hours, Hamilton St is backed up several blocks from the roundabout

People are finding it very difficult crossing the intersection. The cars do not stop. The pressure the extra traffic will place on the corner will be horrendous


Small children and traffic do not mix.

According to the proposal; approximately 100 children will be accommodated in the building and the noise generated by screaming children will impact on the nearby residential properties that with the increased traffic is not acceptable.

Apart from the above report I would like you to address the noise level that will impact on the nearby neighbours - No fence will be high enough to stop it.

- Children
- Rubbish collection
- Delivery trucks
- Car park noise
- Noise from cars parents & children in the street
- Car doors slamming increased traffic noise & general activity

I would like to suggest you find an alternate venue for the safety of our children not the centre of the Lyshorne shopping complex.



Maria Nunez

From:
Sent:
To:
Subject:



Dear MRSC,

Please accept my objection to the permit application for 41 Hamilton Street, Gisborne.

On reading the traffic report, and the requirement (on pages 19 and 20) for the requirement for 29 car parks to be supplied, yet in the planning report (page 21), it is claimed that only 21 car spaces are required. The permit goes on to propose only 12 car spaces. This is unacceptable in Gisborne, where car parking is already at breaking point.

The claims that it would be ok to just create spaces in the nature strips are not appropriate, firstly because this is another negative impact on public open space and township character, and secondly that it is a busy intersection where reversing into Hamilton or Prince Streets at a child care facility is neither safe or best practice.

Other businesses in the vicinity have been required to supply appropriate parking for their businesses, to allow a new business to waive car parking requirements is discriminatory and an unfair burden on those who have provided them.

The traffic flow around this area is greatly impacted by school traffic at drop-off and pick-up times, it is a congested part of Gisborne and adding this would exacerbate an already-difficult problem.





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

Objection to a Planning Permit Application

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

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

Objector Details

Name/s*: [Redacted]

Organisation: [Redacted]

Phone: [Redacted]

Address: [Redacted]

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

Planning Permit Application Details

Application Number: PLN/ 2022/417

Property Address: 41 Hamilton Street Gisborne VIC 3437

PRIVACY COLLECTION NOTICE

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

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

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

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

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

You can access Council's Privacy Policy at mrsc.vic.gov.au/privacy

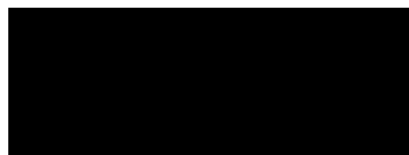
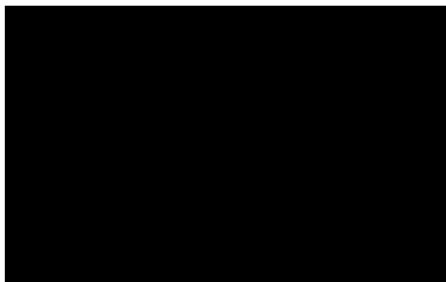
towns early history and also is the location for the towns war memorial. It is a small pocket reserve and deserves to be respected and given what happens on market day makes it a very sad place, there are great worn patches throughout the reserve from too much traffic caused mainly by the market. The massive majestic oak trees planted in this reserve over 160 years ago are at risk of compaction with so much traffic underneath them, I fear for what Howey reserve will look like if as a result of the market they die due to compaction and over usage.

Another concern is that the stall holders that have been allowed to use the footpath and grassed area behind the Court House are causing damage to the grass, the newly planted trees by parking vehicles on top of the trees and damaging them, they are also dumping used coffee grains on the grass and under the trees. This is highly irresponsible by the market operators for not monitoring stall - holders activities during and after the market. Does GREAT expect Council to clean up after them, Is GREAT that arrogant. Also, in relation to the food and coffee stalls on the grasses area behind the Court House, who decided to install external power points on this historical building so that market stall holders can use these power points to attach extension cords for access to power. Who allowed this and who pays for the electricity usage, I sincerely hope that it is not council or the Historical Society.

Another bone of contention are the flags near the corner of Aitken and Hamilton Streets, they are [REDACTED] They make the town look like a real estate housing development land grab. [REDACTED] and do not reflect the historic nature of this part of Gisborne where there are many components of the old historic Gisborne still exist.

In conclusion, I only found about this application from an advertisement that was placed in the March 2021 edition of the Gisborne Gazette. I am concerned that I could not find this application in our local newspapers or on Council's web page. I am concerned that "GREAT" advertised their own Planning application in their own magazine. I am concerned that I was not able to find this application on a council web page or in a newspaper as is the usual method of finding out. This is something that needs to be rectified.

Thank you for this opportunity to have a say.



Submission 10

D23-88414

OBJECTION TO PLANNING PERMIT APPLICATION PLN/2022/417
DEVELOPMENT OF A CHILD CARE CENTRE
41 HAMILTON STREET, GISBORNE
Submitted by [REDACTED]

1 Introduction

[REDACTED]

[REDACTED]

We are seriously perturbed by the potential impact that any noise from the proposed development may have on our professional and personal lives. We are concerned that both our professional careers and our right to quiet enjoyment of our home could be severely impacted by daily noise disturbance from:

- children playing and other activities in the outside play areas;
- parents/carers and staff parking in Prince Street, especially at the front of our property;
- general conversations between parents/carers and children and each other;
- car doors and boots slamming;
- car stereo systems playing in vehicles parking in Prince Street;
- movement of vehicles from the on-site car park and vehicles parked in Prince Street;
- deliveries and multiple waste collections per week; and,
- incursions, special event days, excursions and regular outings.

Whilst the noise from the above sources would be intermittent, it would be relentless. It would start in the early morning and continue throughout the day until early evening. [REDACTED]

[REDACTED] exposed to increased noise from on-street parking, vehicle movements and traffic congestion.

Importantly, we are of the opinion that an increase in traffic movement and on-street parking in Prince Street would:

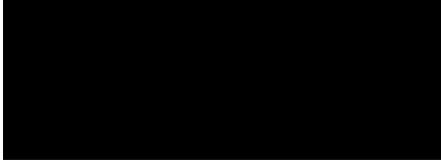
- increase traffic congestion;
- increase queuing and delays at the Hamilton Street intersection and in Hamilton Street itself;
- reduce traffic flow;
- reduce safety for motorists and pedestrians; and
- reduce livability for residents.

The Gisborne-Futures Phase 3 Report states that Council's primary role in relation to car parking is to "*ensure parking is provided through development using the planning scheme.*" (p. 123). We call upon the Macedon Ranges Shire Council (MRSC) to consider both the short-term and long-term implications of waiving car parking requirements.

If the Planning Application is approved, we strongly believe that the proposed child care centre would have a detrimental impact on the character and amenity of Prince Street as a residential street. Further, it would reduce livability and cause material detriment to ourselves and other residents.

In closing, the Gisborne-Futures Structure Plan estimated that three additional long-day child care centres would be needed to service Gisborne's forecast 2050 population. (p. 50). Yet, there are currently five other planning applications for child care centres in process for Gisborne.

In our opinion, the proposed child care centres at 55 Aitken Street and 22 Calthorpe Street are more suitable locations than the proposed development at 41 Hamilton Street. Further, the three proposed centres on Willowbank Road and Tasman Road are more conveniently located closer to housing developments.



2 Summary of Our Objection

The underlying premise to our objection is that the Planning Application, as presented, is an overdevelopment of the site at 41 Hamilton Street, Gisborne.

We oppose the Planning Application and submit that it should not be approved. Our reasons for our objection are summarised below.

2.1 Heritage Detail

- We feel that the building restoration looks like a new building built to look like an older building, rather than a restored heritage building.
- The Queen Anne features have been removed. For example, the fretwork, heavy verandah brackets, turned verandah posts, window frames, ridgeline detail, finials and the shape of the brickwork on the chimneys.
- Without these distinctive features, it is difficult to identify the building as an *“externally intact expression of the Queen Anne style of building”*.¹

2.2 Acoustic Report

- We believe it is not possible to conclusively state there will not be noise impacts or loss of amenity for residents that live near the proposed child care centre.
- The background noise level was not measured for a continuous period of at least five consecutive weekdays (Guideline for Child Care Centre Acoustic Assessment, Association of Australasian Acoustical Consultants).
- The details of the acoustic equipment were not included in the Acoustic Report.
- The measurement of background noise was carried out at a time that we believe was not the quietest time of the day.
- There was no comparison made between the measurements, the modelling results and the noise limits set in the Environment Protection Authority Noise Protocol.
- The assertion that compliance at one sensitive use means that other sensitive use locations will also comply.
- The recommendation that the acoustic fence be 1.8m high, rather than 2.1m high.
- On-street parking in Prince Street would be a significant source of noise emission that would cause loss of amenity to residents.
- Other noise considerations, such as mechanical plant and other activities/operation, were not considered in the Acoustic Report.
- The omission of an assessment of the impact of traffic noise on children in the northern play area fronting Hamilton Street.
- The reliance on on-street parking to accommodate the needs of the proposed centre shows that the site is overdeveloped.

2.3 Traffic Impact Assessment

- The proposed development does not provide adequate resources on-site to effectively service the needs of the proposed child care centre and as such is an overdevelopment of the site.

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- Traffic flow in Prince Street is not two-way at all times as it is affected by on-street parking, traffic congestion and queuing at the Hamilton Street intersection.
- The lack of on-site parking and a loading bay would:
 - Add to the existing traffic congestion in Prince Street and Hamilton Street.
 - Reduce the traffic flow in Prince Street.
 - Not enable easy and efficient use (Clause 18.02-4S, (MRPS), p. 134).
 - Not protect the role and function of Prince Street (Clause 18.02-4S, MRPS, p. 133).
 - Not protect the residential area from the effects of road congestion created by on-street parking (Clause 18.02-4S, MRPS, p. 134).
 - Not create a safe environment (Clause 18.02-4S, MRPS, p. 134).
 - Negatively impact the amenity of the local area, including the amenity of pedestrians and other road users (Clause 18.02-4S, MRPS, p. 134).
 - Hinder the efficient movement and delivery of goods (Clause 18.02-4S, MRPS, p. 134).
 - Increase commercial activity in a residential area.
- Staff, parents/carers and visitors who are not able to access the on-site parking would preferentially park in Prince Street.
- The additional parking needed for incursions, special events, excursions and regular outings would generate demand that also cannot be met by the proposed development.
- The lack of facilities for cyclists represents inadequate planning and would be a deterrent for staff to cycle to work (Clause 18.02-2S, MRPS, p. 131).
- The use of residential street parking for a commercial development is not appropriate and we have genuine concerns that Prince Street would become a pseudo, commercial car park.
- The lack of adequate facilities, such as parking, would negatively impact the amenity of residents and the amenity of Prince Street, which is primarily a residential street.
- Not all of the alternative on-street parking surveyed should be considered as an appropriate offset to the needs of the proposed development. 40% of the car spaces surveyed were in a General Residential 1 Zone.
- There are some significant differences in parking occupancy between the Traffic Impact Assessment survey, MRSC documents and our own observations/counts.
- The car parking survey for the Traffic Impact Assessment does not accurately reflect the availability of parking in the vicinity of the site and should not be relied upon to draw any conclusions about the availability of parking to counter the shortfall of the proposed development.

2.4 Waste Management

- It appears that food and organics waste would not be managed separately to general waste. Instead, it would up in landfill, which is in direct contrast to MRSC's waste management approach. We consider the inclusion of food and organic waste with general waste to be a major shortcoming of the WM Plan.
- The information provided on sanitary waste is inadequate. We urge MRSC to request further information on the quantity, collection, odour management and disposal of sanitary waste.
- The calculation on the total waste generated by the proposed child care centre may be an underestimation when compared to the formulas for child care centres published by the NSW EPA.
- The bin enclosure is located close to the residences on the southern boundary. We question if it could be relocated to reduce any potential noise impact on residents.
- Potential noise generated by the private waste contractor and cleaners has not been identified in the Noise Control section of the WM Plan or assessed in the Acoustic Report. We submit that these issues should be addressed.
- There appears to be inconsistencies between the bin collection frequency, the EPA recommended collection times and the need for the on-site car park to be empty. We question how waste collections will be managed to ensure adherence to the EPA schedule given the space limitations of the on-site car

Objection to Planning Application PLN/2022/417: Page 4

park? We submit that the space limitations create an operational issue for waste collection, which is indicative of the site being overdeveloped.

2.5 General Observations

Our general observations in relation to the Planning Application are that:

- A number of the supporting documents lack sufficient detail in key areas, such as the management of sanitary waste.
- Some of the documents do not cite references to support the information given. Without references to source documents and data, it is not possible to verify the information provided.
- Surveys, etc. should have been attached as appendices to enable scrutiny of the information given and the conclusions drawn.

2.6 Other Supporting Documents

We believe that there are omissions in the supporting documents provided. We feel the following reports need to be included as part of the Planning Application:

- Sustainability Management Plan incorporating details on aspects such as solar panels and solar batteries; greywater treatment system; rainwater tanks for water play and garden; landscaping; double glazing; FOGO recycling; composting to reduce food waste; emissions from plant (HVAC, kitchen extraction fans, bathroom extraction fans, etc.).
- Energy Efficiency and Energy Rating Assessment.
- Storm Water and Drainage Management Plan (Clause 53.18).
- Conversation Management Plan.
- Detailed Landscape Plan.

3 Observations and Questions about Drawings and Plans

3.1 General Observations

- The disabled parking bay and shared area are reversed on some plans, namely: Proposed Site Plan A, Proposed Site Plan B, Landscape Concept Plan and Swept Path Diagrams (Appendix A, Traffic Impact Assessment).
- The footpath from the new concrete footpath on Prince Street to the entry is not shown on the Proposed Site Plan A or B, the Design Response Plan, or the Proposed Roof Plan. The new footpath is only shown on the Landscape Concept Plan.
- The plans do not appear to show the location of any plant or equipment, such as HVAC system, hot water system, extraction fans, exhaust fans, solar panels and batteries, etc.
- Not all of the provided plans appear to be up to date as most are dated July 2022.

3.2 Proposed Site Plan: Revision B

- The location of a fence separating the southern outside play area from the car park area is unclear. There is a line on the plan but it seems to be a dimension. Also, there is an arrow next to the words 1.8 H fence but it does not clearly show the location of the said fence.
- We have concerns about safe egress from the building and from the northern and southern outside play areas should there ever be the need to evacuate the centre.

The only exit path to an open assembly area appears to be via the front door at the Entry, which does provide exit paths to the carpark and/or to Prince Street. The other doors open to either the northern or southern outside play areas, either directly or via the Amenities areas. However, there does not appear to be any gates in the fencing surrounding the northern play area and the location of fencing and gates is unclear in relation to the southern play area. The lack of gates begs the question: how the children and staff would be evacuated to a safe, open assembly area?

- We note the Response to Request for Further Information, states that, as required by MRSC, there is a 1.52m setback to enable the movement of people along the boundary. It appears that the narrowest distance from the corner of the building to the western boundary fence is less than 1.52m, however, this maybe because the plan is not to scale.
- We question if the outside play areas provide adequate privacy for the children. As the front fence is transparent, could people in the street or parked on the northern side of Hamilton Street see the children playing? Further, could people on the [REDACTED]
[REDACTED]
- The new acoustic fencing does not appear to run the full length of the southern boundary, potentially impacting the acoustic reduction for the residence [REDACTED]
- The plan shows that the Barn (Ex Outbuilding) will be restored, with new decking surrounding it. However, there does not appear to be any information in the plans/drawings or supporting documents that details if the building would have a specific purpose, such as a stage for musical concerts, drama performances or other similar activities.

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3.3 Landscape Concept Plan

- The plan shows the new tree canopy overhanging the footpath in Prince Street and Hamilton Street as well as the driveway [REDACTED] s the plan an accurate representation of the new tree growth? Is it permissible for the proposed centre's landscaping to encroach on public land and private property? Are MRSC and residents expected to maintain the tree growth on their land?
- The planting along Prince Street seems to be quite narrow. Without a detailed Landscaping Plan, it is difficult to envisage if the planting will minimise the visual impact of the car park.

3.4 Elevations Drawing (including Development Summary)

- The Development Summary shows that the proposed development meets the required external play for the capacity of the proposed centre. However, we note the requirement is 686m² and the external play area is 778m². We query if this calculation was made after the latest revisions were made to the plans as the Development Summary is dated July 2022. Also, does the external play area include the non-usable area between the building and the western boundary fence?
- The northern outside play area will concentrate the children into a very, small area and we query if this would increase the noise from the children playing.

3.5 Rendered Drawings of Proposed Development

- On View 1 of the rendered drawings, the southern boundary fence appears to be the 1.8m high acoustic fence referred to in the Acoustic Report. We surmise that the fence would meet the 'footpath' on the western side of Prince Street.

We are concerned that the height of the acoustic fence may be block the view for driver's leaving the car park. Maximum visibility is important because the school students who use the path are often walking in groups, talking and engaged with their peers or wearing headphones. Hence, they are not necessarily tuned into their surroundings or watchful of cars exiting driveways. We submit that visibility should be examined and measures taken to ensure drivers can safely see any pedestrians using the western 'footpath' on Prince Street.

3.6 HERITAGE – Rendered Drawings of Proposed Development & Landscape Concept Plan

- We recognise a child care centre requires fencing for safety reasons. However, we feel that the fencing makes the heritage section of the building not as visually accessible to the public realm. (Rendered Drawings)
- We feel that the building restoration looks like a new building built to look like an older building, rather than a restored heritage building. Perhaps, a more traditional colour scheme in keeping with the era of the building may help. (Rendered Drawings)

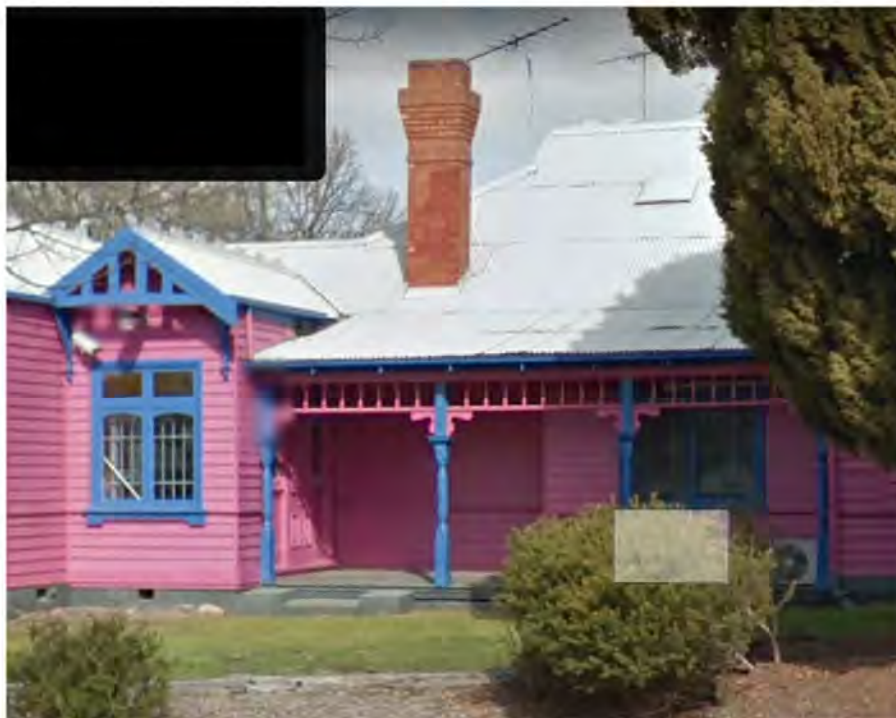
- The Queen Anne features have been removed. For example, the fretwork, heavy verandah brackets, turned verandah posts, window frames, ridgeline detail, finials and the shape of the brickwork on the chimney. (Rendered Drawings)

Figure 1: Sketch of heritage building at 41 Hamilton Street, Gisborne



Source: Gisborne & Mount Macedon Districts Historical Society, original source unknown, undated.

Figure 2: Photo of northern frontage of heritage building at 41 Hamilton Street, Gisborne



Source: Google.

Without these distinctive features, it is difficult to identify the building as an “externally intact expression of the Queen Anne style of building”.²

- The rendered drawings of the building restoration do not include a version with the landscaping at full growth. Would any of the landscaping block the view of the heritage features of the building from any angle when viewed from the street?



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- Until such time as the new trees grow sufficiently to provide shade, would there be shade structures erected in the play areas? Would any shade structures in the northern outside play area block the view of heritage features of the building from any angle when viewed from the street? (Landscape Concept Plan).
- In the northern outside play area, the plan shows a central area designated for play equipment. Would any of the play equipment block the view of the heritage features of the building from any angle when viewed from the street? (Landscape Concept Plan)
- In the Response to Further Information, the Applicant states that a Conservation Management Plan and a Detailed Landscape Plan can be provided as conditions of the permit. We question why after and not before? We assume the plans would include details, such as the restoration or replacement of the fretwork, verandah posts, etc. as well as the shade structures and play equipment noted above. What recourse would MRSC have if, as the responsible authority, they did not agree with either of the plans, or if the plans were not followed?

4 Acoustic Report for Town Planning Application

4.1 General Observations about Acoustic Report

The Acoustic Report for Town Planning Application (DOC REF: V1250-01-P Acoustic Report (R1)) was

Habitats.

As such, we would expect that the [REDACTED] would have followed and adhered to the ACCC Guideline for Child Care Centre Acoustic Assessment, Version 3³ (AAAC Guideline) to prepare the Acoustic Report. Consequently, we have based our comments on the Acoustic Report on the AAAC Guideline.

The AAAC Guideline recommends that the following noise criteria should be included in an acoustic assessment of a child care centre:

- Outdoor Play Area;
- Indoor Play;
- Mechanical Plant;
- Pick Up and Drop Off of Children;
- Other Activities/ Operations; and
- Sleep Disturbance.

We note that these noise criteria have not been addressed in the Acoustic Report:

- Indoor Play;
- Mechanical Plant; and
- Other Activities/Operation.

Further, the AAAC Guideline also cites that noise emission into commercial properties should be measured and considered in the acoustic assessment. However, the noise emission levels relative to the commercial businesses [REDACTED]

4.2 Response to Acoustic Report

4.2.1 Introduction (1, Page 3)

The AAAC Guideline recognises that there will be a conflict between the noise produced by a child care centre when it is introduced into the proximity of an existing residential neighbourhood.

The “competing requirements of locating accessible child care centres in residential neighbourhoods, providing generous and unencumbered outdoor spaces for children to enjoy their activities and the right of nearby neighbours to a reasonable acoustic environment are potentially at conflict and require a considered approach to a child care centre’s planning.” (p. 4).

The two objectives of the AAAC Guideline in relation to noise generation inter alia are:

- *“To protect the reasonable acoustic privacy of nearby residents in their dwellings and private open spaces; (p. 4).*
- *To provide noise goals and noise control recommendations to ensure that a child care centre in a residential area does not generate unacceptable noise levels to adversely impact on residents within adjoining properties and other properties close to the site.” (p. 4).*

[REDACTED]

Objection to Planning Application PLN/2022/417: Page 10

However, there is a third objective in the ACCC Guideline which relates to the impact of environmental noise on children, namely:

- *“To protect children from excessive noise which may be experienced due to the close proximity to high noise environments, including busy roads, aircraft or rail operations, and commercial and industrial premises” (p. 4).*

Nevertheless, this last objective is not addressed in the Acoustic Report.

4.2.2 Subject Land Use (2, Page 3)

We question the assertion that compliance at one sensitive use means that other residences nearby will also comply and will therefore not be impacted by noise. Our lived experience of noise from local commercial businesses is very different from this assertion.

[REDACTED] in the street. As such, we are regularly disturbed by music and patron noise from a local café and a local hotel, even when our neighbours may not be. As we have experienced, noise rises and we are worried that ourselves and other residences also [REDACTED] than the site would be disturbed by noise from the proposed child care centre.

Furthermore, we can clearly hear noise from the primary school in [REDACTED] when children are playing in the school yard. The design and layout of the external play areas at the Gisborne Primary School means that the children are dispersed around the grounds during break times. Although the children are not congregated in one location, the noise travels down Prince Street and reaches us clearly. Conversely, the children in the northern play area will be concentrated in a small area and we query if concentration has the potential to generate higher levels of noise emission.

It is our understanding that noise from child care centres is the source of many noise complaints to MRSC. We find this particularly concerning as we presume that acoustic assessment reports were required as part of the planning process for many of the existing child care centres in the Macedon Ranges. For us, it raises questions about the reliability of the acoustic modelling used and any noise attenuation measures that were installed for centres which have been the subject of complaints.

Should the development be approved, a further concern is that the Acoustic Report does not recommend noise monitoring or compliance testing post-opening. This poses the question about retrospective changes if excessive noise does prove to be a problem. Our experience is that the only recourse open to residents would be intervention and action from MRSC or the Environment Protection Authority. Unfortunately, we know from our current situation dealing with noise from a local café and hotel, that it is a long, frustrating and fruitless process, often with no resolution. In the meantime, we have to live with almost weekly noise disturbance which has caused us material detriment and affected our health and well-being.

4.2.3 Site Inspection (3, Page 4)

The Acoustic Report states that a site inspection was carried out for a period of one hour on the 2 December 2022 to determine background noise levels. This measurement set the baseline measurement from which all other limits were determined. The type, part number and calibration status of the measurement equipment; the height of the logger off the ground; and, the qualifications of the Tester were not provided in the Acoustic Report, making the measurement untraceable and not valid for reporting purposes.

Further, only one measurement series was made in one location with a level of 42dB(A), L90 recorded. The location was the southwest corner of the site. The methodology used in the determination of background noise was not consistent with the AAAC Guideline as the noise measurement was only taken for an hour from 12:00 PM to 1:00 PM (1 hour). The AAAC Guideline recommends:

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4 Acoustic Report for Town Planning Application

4.1 General Observations about Acoustic Report

The Acoustic Report for Town Planning Application (DOC REF: V1250-01-P Acoustic Report (R1)) was

Habitats.

As such, we would expect that the [REDACTED] would have followed and adhered to the ACCC Guideline for Child Care Centre Acoustic Assessment, Version 3³ (AAAC Guideline) to prepare the Acoustic Report. Consequently, we have based our comments on the Acoustic Report on the AAAC Guideline.

The AAAC Guideline recommends that the following noise criteria should be included in an acoustic assessment of a child care centre:

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- Pick Up and Drop Off of Children;
- Other Activities/ Operations; and
- Sleep Disturbance.

We note that these noise criteria have not been addressed in the Acoustic Report:

- Indoor Play;
- Mechanical Plant; and
- Other Activities/Operation.

Further, the AAAC Guideline also cites that noise emission into commercial properties should be measured and considered in the acoustic assessment. However, the noise emission levels relative to the commercial businesses [REDACTED]

4.2 Response to Acoustic Report

4.2.1 Introduction (1, Page 3)

The AAAC Guideline recognises that there will be a conflict between the noise produced by a child care centre when it is introduced into the proximity of an existing residential neighbourhood.

The “competing requirements of locating accessible child care centres in residential neighbourhoods, providing generous and unencumbered outdoor spaces for children to enjoy their activities and the right of nearby neighbours to a reasonable acoustic environment are potentially at conflict and require a considered approach to a child care centre’s planning.” (p. 4).

The two objectives of the AAAC Guideline in relation to noise generation inter alia are:

- *“To protect the reasonable acoustic privacy of nearby residents in their dwellings and private open spaces; (p. 4).*
- *To provide noise goals and noise control recommendations to ensure that a child care centre in a residential area does not generate unacceptable noise levels to adversely impact on residents within adjoining properties and other properties close to the site.” (p. 4).*

[REDACTED]

Objection to Planning Application PLN/2022/417: Page 10

The Acoustic Report cites that “where an application can meet the upper noise targets of the AAAC Guideline (i.e., background noise + 10 dB), it is typically viewed as being an appropriate response in minimizing noise impacts.” (p. 6). Yet, the AAAC Guideline specifies that the +10 dB above noise level is only applicable when outdoor play is limited to no more than four hours total per day (p. 6). In cases where outdoor play exceeds four hours, the outdoor play area noise level shall not exceed the background noise level by more +5 db. The Acoustic Report does not indicate if the proposed development would meet the less than four or more than four hours of outdoor play per day.

Additionally, the Acoustic Report refers out to modelling undertaken by the Consultants; however, no information is provided to identify the model, its use or veracity. This is contrary to the AAAC Guideline and consequently we submit that no credence can be placed on the results of an undocumented model. Therefore, we submit that the noise levels presented in the Acoustic Report cannot be relied upon to ensure that the noise amenity of the residential neighborhood will not be impacted by the proposed development.

Acoustic screening along the southern border of the proposed development is presented as a solution to the excessive noise identified by the model results. The height of the acoustic fence is given as 1.8m, which is below the 2.1 m of the existing timber fence. The AAAC Guideline recommends a height from 1.8m to 2.1m with resultant sound reductions of 6 dB to 10 dB. Therefore, in order to maximise the effectiveness of the acoustic fence we submit that it should be constructed to 2.1m to increase the attenuation.

Finally, on the Proposed Site Plan: Revision B, the existing Barn is shown with new decking. We have been unable to locate any information on the planned uses of the building and/or the decking. We query if the Barn may be used as a stage for activities, such as musical concerts or stage performances. If so, we question how would the noise impact would be calculated for these or similar scenarios? How would it be determined if the noise attenuation of the fence would be adequate in these situations?

4.2.6 Traffic Noise (4.3, Page 7)

As noted above, general traffic noise can be expected to increase due to the children being dropped off and picked up. Again, we note that a model has been used by the Consultant to calculate the noise levels but no details of the modelling have been provided to determine its veracity or replicate its findings.

We acknowledge that the acoustic fence may mitigate the noise from vehicle movements in and out of the on-site car park. However, as the on-site parking is inadequate, both parents/carers and staff would have use to off-site parking. We are of opinion that for convenience, most of the staff and parents/carers would park in the residential section of Prince Street.

We know that it is not possible to mitigate noise from on-street parking. However, for each drop off and pick there would be noise from car doors and boots slamming, car stereo systems, and parents and children chatting. The Acoustic Report estimates 60 vehicle movements per hour for drop offs and pick ups, which may not be excessive in a commercial or retail area. However, in a residential area that number of vehicle movements with accompanying noise translates to significant disruption.

Hence, we strongly believe that the noise impact of on-street parking to residents in Prince Street needs to be considered as it has the potential to significantly impact the right of residents to quiet enjoyment of their properties. Further, we reiterate that the reliance on site-street parking to accommodate the needs of the proposed centre shows that the site is overdeveloped.

4.2.7 Sleep Disturbance (4.4, Page 7)

The Acoustic Report references a ‘Sleep Disturbance’ criterion from NSW Road Traffic Policy; however, the policy is not adequately referenced. Therefore, it cannot be verified as being applicable to this situation.

Once again, modelling is referred to; however, as previously noted, no reference to the model used has been given.

As a long-day child care centre, the proposed hours of operation are 6:30 AM to 6:30 PM so staff and parents/carers would begin arriving prior to 7:00 AM, the end of the sensitive 'night' period. Again, we understand that it is not possible to mitigate the noise generated from on-street parking. Nevertheless, we argue that the disruption to residents from on-street parking and multiple waste collection per week should not be discounted.

4.2.8 Other Noise Emission

As mentioned earlier, the Acoustic Report does not include consideration of the following criteria from the AAAC Guideline:

- Indoor Play;
- Mechanical Plant (e.g., HVAC, extraction and exhaust fans); and
- Other Activities/Operation (e.g., deliveries, cleaning, incursions, excursions).

The Acoustic Report does not include an assessment of the noise impacts from traffic on Hamilton Street on children playing in the northern play area and, possibly using the front room in the centre. The Gisborne-Futures Traffic and Transport Recommendations Report (2020) shows that in 2018, the weekday traffic flow on Hamilton Street, between Aitken Street and Brantome Street, was 10,724 vehicles per day, including 6% heavy vehicle traffic. That 6% translates to 643 heavy vehicles, most of which would pass the proposed centre heading to and from the Bacchus Marsh – Gisborne Road. Of course, the number of vehicles passing the site has increased since 2018 and will continue to increase into the future, unless and until there is an alternative route to redirect through truck traffic from the town centre. Additionally, we question not only the impact of noise but also of air pollutants on the children playing so close to Hamilton Street.

4.3 Conclusions: Acoustic Report

4.3.1 Recommendations and Conclusion (5, Page 8)

We admit that we do not fully comprehend the complexities of acoustic engineering. However, we do understand that the conclusions and recommendations of the Consultant are reliant upon predictive computer modelling, which is not detailed in the Acoustic Report.

Hence, we submit that it is not possible to conclusively state there will not be noise impacts or loss of amenity for residents that live near the proposed child care centre. We have serious reservations about the following issues in relation to the proposed development:

- The background noise level was not measured for a continuous period of at least five consecutive weekdays (AAAC Guideline).
- The details of the acoustic equipment were not included in the Acoustic Report (AAAC Guideline).
- The measurement of background noise was carried out at a time that we believe was not the quietest time of the day.
- There was no comparison made between the measurements, the modelling results and the noise limits set in the EPA Noise Protocol.
- The assertion that compliance at one sensitive use means that other sensitive use locations will also comply.
- The recommendation that the acoustic fence be 1.8m high, rather than 2.1m high.
- On-street parking in Prince Street would be a significant source of noise emission that would cause loss of amenity to residents.

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- Other noise considerations, such as mechanical plant and other activities/operation, were not considered in the Acoustic Report.
- The omission of an assessment of the impact of traffic noise on children in the northern play area fronting Hamilton Street.
- The reliance on on-street parking to accommodate the needs of the proposed centre shows that the site is overdeveloped.

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4 Acoustic Report for Town Planning Application

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We note that these noise criteria have not been addressed in the Acoustic Report:

- Indoor Play;
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Further, the AAAC Guideline also cites that noise emission into commercial properties should be measured and considered in the acoustic assessment. However, the noise emission levels relative to the commercial businesses [REDACTED]

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[REDACTED]

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5.2.6 Development Proposal (4, Page 15)

In their Response to Request for Further Information, Point 19, the Applicant states that the development proposal includes an additional two on-street car spaces provided by the removal of the crossover in Hamilton Street. However, the Proposed Site Plan shows only one parking space replacing the Hamilton Street crossover. The other additional space is in Hamilton Street, to the east of the existing car spaces. According to the supporting documents, it does not appear that MRSC has approved these additional car spaces.

As noted above, the Gisborne-Futures Traffic & Transport Report recommends that an upgrade to a roundabout at the Hamilton and Prince Streets intersection should be investigated. We submit that this upgrade, if approved, may require the removal of some in-verge parking. Therefore, potentially impacting the viability of the additional car space in Hamilton Street to the east of the existing car spaces.

With respect to pedestrian access to the site, the closest pedestrian crossing on Hamilton Street is on the east side of the intersection with Brantome Street. Currently, there is a concrete footpath on the east side of Prince Street, between Hamilton Street and Fisher Street. However, the 'footpath' on the west side of Prince Street is basically non-existent. In some parts, pedestrians have worn a rough trail but in others there is no distinguishable path.

Whilst the 'footpath' may not pose any issues for school-aged children, who are frequent users, it is a difficult path for older people and people with mobility issues to use due to trip hazards and the instability of the surface. In wet weather, the western 'footpath' becomes even more hazardous as pedestrians have to walk on wet, slippery grass and through mud. We suggest that this 'footpath' would also be difficult for parents and carers to negotiate with prams, whilst possibly also managing a toddler.

Based on personal experience [REDACTED] the western 'footpath' is not safe or comfortable to use. As explained above, it is also not accessible to vehicles that use footpaths, including wheelchairs, prams and scooters as per Clause 18.02-1s of the MRPS. Unfortunately, the western 'footpath' is not marked for improvement in the MRSC's current Footpath Plan so it will not be reviewed for another three years.

We trust that the Applicant would be responsible for funding and constructing the new, concrete footpath to MRSC requirements. From the documents provided it seems that the new path would join the existing concrete path in Hamilton Street. We note there is not a pram ramp at either end of the western intersection of Prince Street and Hamilton Street. Furthermore, we draw your attention to Point 21 of the Applicant's Response to Request for Further Information which refers to pedestrian access and pram ramps. The response from the Applicant is confusing as the Prince and Hamilton Streets intersection is not a T-intersection.

5.2.7 Loading (6, Page 17)

We expect there would be regular deliveries of goods, such as food and nappies. Given that the demand for parking has not been met by the proposed development, there would be limited opportunity for smaller delivery vehicles to use the on-site parking. The limited space on-site will not allow delivery vehicles to manoeuvre and leave the site in a forward direction. This limitation means that smaller delivery vehicles would either have to reverse out of the site or park in Prince Street. Larger vehicles would have no choice but to park in Prince Street.

On a daily basis, vehicles park on the eastern side of Prince Street from the intersection to the driveway at [REDACTED]. Unfortunately, vehicles often park closer than the legally required 10 metres from an

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[REDACTED]

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and Brantome Street, offers unrestricted parking but this parking is consistently used by customers and staff of businesses in this area.

We have also observed the same patterns with the unrestricted parking in Goode Street, between Hamilton Street and Robertson Street. We think that the users of these unrestricted parking spaces are staff, and customers, from the businesses in the Nexus Business Centre. Our observations are consistent with the findings of the GMNS which reports an average occupancy of 96% and a peak occupancy of 100% on the Thursday surveyed, compared to an occupancy of 18% and 20%, respectively, on the Saturday surveyed. (p. 70).

Given the growth in staff numbers for businesses in the Nexus Business Centre, such as Suncorp and Westwind Energy, we propose that the utilisation of both unrestricted and time limited parking in this area has increased since 2016. Moreover, we predict there will be even more pressure on the parking in Goode Street, and surrounding streets, once the Matrix Imaging Centre opens as demand will be generated by both their staff and customers.

Hence, we believe that staff members, and parents/carers and visitors, who are not able to park on-site will choose to park in the residential area of Prince Street. Most likely, as close as possible to the proposed centre, in preference to looking for parking in these other areas. Further, we submit that staff, parents/carers and visitors using on-street parking in Prince Street would create traffic congestion and impact traffic flow as detailed below.

Prince Street does not have in-verge parking, like Brantome Street, and it is slightly narrower than Goode Street, which creates problems with on-street parking, traffic congestion and traffic flow. When vehicles park on the street, it can reduce the traffic movement to one direction past the parked vehicles. However, when there are vehicles parked on both sides of the street, traffic flow is only possible in one direction, effectively reducing the speed to walking pace to ensure drivers can pass safely.

If there are a lot of cars parked on both sides of the street, drivers have to transverse the street by literally leapfrogging from one driveway to another. It can be very frustrating and quite dangerous if vehicles are parked too close to driveways, not parked close to the kerb or there are larger vehicles parked on the street. For residents, it makes entering and leaving their property dangerous because visibility and manoeuvring space and distance are noticeably reduced.

Additionally, when vehicles are parked closed to the intersection with Hamilton Street or Fisher Street, it causes queuing at the intersection as it slows traffic flow and traffic banks up/down Prince Street. This problem occurs not only at school pick up time but happens whenever vehicles are parked on both sides of Prince Street, which is now a common occurrence. Please refer to Appendix A of this document for photos.

We have serious concerns that the residential section of Prince Street would become a pseudo car park for the proposed centre, which is after all a commercial business. With reference to the commercial use of residential on-street parking, we defer to Planning Practice Note 22 which states:

“Commercial development should avoid relying on residential streets for car parking unless this can be appropriately managed with signs or meters and that residents’ car parking needs can still be met”. (p. 4).

With respect to the car parking needs of residents, we purchased our home almost 30 years ago and over that time we have witnessed many changes that have impacted parking in Prince Street. Many of the units and multi-dwelling blocks in Prince Street are older buildings which have only have a car space, carport or garage for one car. Initially, many of the residents living in the street then were older people, many of whom did not have cars. Over time, the demographic has changed to younger people, including couples and people sharing accommodation, and consequently there has been a significant increase in the number of residents owning cars.

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off/pick up multiple children, let us assume that 80 cars need to park somewhere.

In both peak periods that means 80 cars using off-street parking, as the on-site parking is being used by staff. As we discuss elsewhere in this document, we strongly believe that most of those cars would end up using residential parking in Prince Street.

The TIA Report purports that the proposed centre would not be a standalone destination as parents/carers would combine their visit with other activities in the Gisborne town centre. However, we think this claim should be not be taken at face value for these reasons:

- In section 8.2.2 Parents of the TIA Report, it is stated that as a long-day child care centre, the proposed development would largely cater to working parents, with a significant proportion of children being dropped off before 8:00 AM and picked up after 4:00 PM. We suggest that parents/carers on their way to work are unlikely to combine the drop off with another activity. On the way home from work, any other activity would be likely completed prior to picking up the children. In this case, we submit that the most likely scenario would be for the parent/carer to still park at child care or in Prince Street, rather than cross Hamilton Street with a pram and/or young child(ren).
- Parents/carers parking on-site whilst they visit the Gisborne town centre would inconvenience other parents/carers and staff. Also, with tandem car spaces a parent/carer could block in a staff member at the end of their shift.
- Some parents/carers may park and walk across to the town centre. However, parents/carers doing food shopping are more likely to drop off their children and drive to the supermarket, rather than have to negotiate Hamilton Street with a shopping trolley or lots of bags.

5.2.13 Review of Car Parking Provision (8.4, Page 21)

As stated in the TIA Report, Clause 52.06 of the Planning Scheme allows the availability of alternative car parking to be considered when a development proposal is assessed by MRSC. To this end, Trans Traffic Survey conducted a one-day survey on Thursday 28 April 2022, from 7:00 AM to 7:00 PM.

We question the result of the survey because of the:

- sample size;
- timing of the survey;
- parking availability in residential versus commercial zoning;
- differences in parking occupancy data; and
- availability of parking versus suitability.

Sample Size

We believe a one-day survey is a very small sample size and only included a total of 216 data collection points. The size of the sample was confounded by the time of the survey.

Timing of the Survey

We question the usefulness of a survey conducted when Victoria was still recovering from COVID-19. Most restrictions were removed at 11:59 PM on Friday 22 April 2022. Even so, Victorians were legally required to isolate after a positive COVID-19 diagnosis. Also, the Department of Health was still issuing daily media releases on COVID case numbers. On the day of the survey, there were 52,031 active COVID cases in

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[REDACTED]

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Table 1: Breakdown of car parking spaces in General Residential 1 Zone compared to Commercial 1 Zone.

Zone	Street	Section	Side of Street	Number of Spaces/Supply
General Residential 1	Goode Street	Lyell to Hamilton	West	13
		Hamilton to Fisher	West	18
			East *	10
	Prince Street	Hamilton to Fisher	West **	18
			East ***	12
	Hamilton Street	Goode to Stephen	North	12
			South	16
Total Number of Parking Spaces in General Residential 1 Zone				99
% of Parking Spaces in General Residential 1 Zone				40%
Commercial 1 & Other	Goode Street	Robertson to Lyell	West	17
			East	22
		Lyell to Hamilton	East	21
			Hamilton to Fisher	East ****
	Prince Street	Robertson to Hamilton	West	24
			East	19
	Hamilton Street	Goode to Prince	North	8
			South	7
		Prince to Brantome	North	5
			South	16
	Total Number of Parking Spaces in Commercial 1 Zone			
% of Parking Spaces in Commercial 1 & Other Zones				60%
Total Number of Parking Spaces Surveyed for the TIA Report				242

* We have deducted four parking spaces in the C1Z area adjacent to the Hamilton Street Veterinary Clinic.

** The supply count for this section includes parking spaces in the C1Z area adjacent to the site.

*** The supply count for this section includes parking spaces in the C1Z area opposite the site from Hamilton Street up and including 27 Prince Street.

**** These are the four spaces adjacent to the Hamilton Street Veterinary Clinic.

Differences in Parking Occupancy Data

There are some differences in parking occupancy between the TIA Report, MRSC documents and our own observations/counts. Differences between the TIA parking survey and the GMNS are shown at Table 2:

Table 2: Comparison of TIA Car Parking Survey and Gisborne Movement Network Study (2016)

TIA Car Parking Survey (Appendix B)			Gisborne Movement Network Study (Table 7-1)				
No. Spaces	Average Occupancy (Thursday)	Maximum Occupancy (Thursday)	No. Spaces	Average Occupancy (Thursday)	Average Occupancy (Friday)	Peak Occupancy (Thursday)	Peak Occupancy (Friday)
Hamilton Street, between Prince Street and Brantome Street (both sides of the street)							
21	6 29%	15 71%	20	8.2 41%	13 63%	10 50%	16 80%
Goode Street, between Robertson Street and Hamilton Street (both sides of the street)							
76	4.4 6%	31 41%	76	74 96%	69 91%	76 100%	72 95%
Prince Street, between Robertson Street and Hamilton Street (both sides of the street)							
43	14.75 34%	41 95%	43	21 48%	21 48%	28 65%	27 63%

- The TIA Car Parking Survey was conducted for one day on Thursday 28 April 2022. The Gisborne Movement Network Survey was conducted over three days, namely: Thursday 4 December, Friday 5 December and Saturday 6 December 2014. We have not reported the Saturday results as these are not relevant to the proposed development.
- The GMNS survey was conducted in 2014. Given the population growth in Gisborne, it would be reasonable to assume that the average and peak occupancy rates would have increased in all areas in 8.5 years.
- The differences in data for Goode Street may be explained by the post COVID-19 timing of the TIA survey.
- It is our experience that both the average and maximum/peak occupancy rates in Prince Street are higher than reported in the TIA survey or the GMNS report.
- Goode Street and Prince Street, south of Hamilton Street and Hamilton Street, between Goode Street and Prince Street, were not surveyed for the GNMS.

Our observations and experience of parking in these streets is detailed below.

[REDACTED] [REDACTED]
t [REDACTED] Our lived experience of the parking demand and occupancy in Prince Street and Hamilton Street is vastly different to the figures recorded by the survey. For example, the survey reported four cars parked in Prince Street, between Fisher Street and Hamilton Street, at 3:00 PM on a Thursday afternoon (Appendix B of the TIA Report). The only time we can remember there being so few cars in the street at school time would be during school holidays or during lockdowns. Anyone who has tried to negotiate Prince Street around 3:00 PM on a weekday knows that cars park on both sides of the road, often too close to the Fisher Street intersection and too close to driveways and other cars. Most local residents avoid Prince Street, Fisher Street and Brantome Street at school times because the traffic congestion and parking problems are well-known issues.

During May, I conducted a few informal, random counts of cars parked in Prince Street at school pick up time and the count ranged from 12 to 25 (Appendix A of this report). For example, on Thursday 25 May 2023, at approximately 3:15 PM, there were 18 cars parked in the street. However, it was raining and there were cars parked everywhere, trying to get as close to the school as possible. One car was parked at the driveway of the Manse on the corner of Prince and Fisher Streets and one car was parked completely across the driveway of the house on the adjacent corner. There were cars parked far too close together (Appendix A of this document) and cars not parked in marked bays with their rear end jutting into the street. It was nothing short of chaotic.

By 3:25 PM, I was in our driveway trying to get out onto Prince Street and had to wait for approximately 25 cars to pass before I could safely reverse. Cars were queued from the intersection at Hamilton Street past our driveway. It took me approximately 15 minutes to leave my property and get to the service station at the end of the street. Luckily, there were no cars parked on the east side of the street near the intersection, otherwise any traffic wanting to turn into Prince Street would have banked up traffic heading west on Hamilton Street. By 3:47 PM, the cars travelling east on Hamilton Street were banked up from the Aitken Street roundabout past the empty block next to Middy's. It is not unusual for traffic congestion like this to occur in Prince Street and Hamilton Street when the Gisborne town centre is busy. We submit that adding parents/carers picking up children to the mix would magnify existing parking, traffic flow and traffic congestion problems. This pattern of traffic congestion is also relevant to the discussion about Traffic Generation and Traffic Impact addressed later in this document.

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Our experience is that the parking spaces on the south side of Hamilton Street, between Goode Street and Prince Street, are generally occupied on weekdays. We suggest that these spaces are used by workers from nearby businesses. In contrast, the TIA Car Parking Survey recorded an average occupancy and a maximum occupancy of 0. However, we do agree with the TIA survey results for the north side of Hamilton Street. The in-veerge parking spaces are not often occupied and we assume this is because people do not know the parking spaces are there.

For the TIA survey, Hamilton Street, between Stephen Street and Goode Street was surveyed. The survey reported an average occupancy of 0.6 cars and a maximum occupancy of 4 cars. The results show cars parked on both sides of the street. Once again, we cannot recall ever seeing cars parked on the south side of Hamilton Street. Also, we suggest that it would not be safe for parents/carers to park on the south side, especially given the number of west-bound heavy vehicles on Hamilton Street. The survey is not clear but we surmise the cars observed on the north side may have been parked in the service road, in front of the residential properties.

We conclude that the differences in data demonstrate that the TIA car parking survey should not be relied upon to draw any conclusions about the availability of parking to counter the shortfall of the proposed development.

Availability of Parking Versus Suitability

We believe that some of the areas surveyed are not a suitable alternative for parents/carers wanting to drop off or pick up young children. For example, we doubt most parents/carers would want to walk a pram and/or a young child from a car park near the CFA building to the proposed centre, especially on the way to/from work or during inclement weather.

Parents want parking that is close, convenient and easily accessible. We restate our firm belief that parents/carers, staff and visitors would park as close to the centre as possible. In reality that would see people using the residential area of Prince Street for parking associated with a commercial business. Hence, we argue that just because parking spaces have been included in the survey does not mean the spaces are suitable to the needs of parents and carers or that the parking would be used by parents/carers.

Conclusion

We submit that the data depicted in Figure 15 and Figure 16 of the TIA Report does not accurately reflect the availability of parking in the vicinity of the site. We have based this conclusion on the probable impact of COVID-19 on the counts for the TIA Parking Survey; the discrepancy between MRSC's own documents and the Parking Survey; and, our daily observations and experience.

Our thoughts on the conclusions presented in the TIA Report to justify the shortfall are:

- *"Cars will not be parked for long, resulting in a high turnover of spaces which provides ample opportunities for other vehicles to park close to their destinations."* (p. 23).

High turnover generates noise and disturbs residents. It would also amplify traffic problems in Prince Street, such as reduced traffic flow, traffic congestion, queuing and delays.

- *"Some parents/carers may choose to park within Gisborne centre as part of another trip, reducing the reliance on on-street parking in favour of off-street car parks"*. (p. 23).

In our opinion, it is unlikely that parents/carers will park in off-street parking and then have to cross Hamilton Street with a pram and/or young children, especially in inclement weather. We think it is more likely that, for convenience, parents/carers will park in Prince Street and then walk across to the Gisborne centre after dropping off their child(ren). Alternatively, they would park in the on-site car park

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4 Acoustic Report for Town Planning Application

4.1 General Observations about Acoustic Report

The Acoustic Report for Town Planning Application (DOC REF: V1250-01-P Acoustic Report (R1)) was

Habitats.

As such, we would expect that the [REDACTED] would have followed and adhered to the ACCC Guideline for Child Care Centre Acoustic Assessment, Version 3³ (AAAC Guideline) to prepare the Acoustic Report. Consequently, we have based our comments on the Acoustic Report on the AAAC Guideline.

The AAAC Guideline recommends that the following noise criteria should be included in an acoustic assessment of a child care centre:

- Outdoor Play Area;
- Indoor Play;
- Mechanical Plant;
- Pick Up and Drop Off of Children;
- Other Activities/ Operations; and
- Sleep Disturbance.

We note that these noise criteria have not been addressed in the Acoustic Report:

- Indoor Play;
- Mechanical Plant; and
- Other Activities/Operation.

Further, the AAAC Guideline also cites that noise emission into commercial properties should be measured and considered in the acoustic assessment. However, the noise emission levels relative to the commercial businesses [REDACTED]

4.2 Response to Acoustic Report

4.2.1 Introduction (1, Page 3)

The AAAC Guideline recognises that there will be a conflict between the noise produced by a child care centre when it is introduced into the proximity of an existing residential neighbourhood.

The “competing requirements of locating accessible child care centres in residential neighbourhoods, providing generous and unencumbered outdoor spaces for children to enjoy their activities and the right of nearby neighbours to a reasonable acoustic environment are potentially at conflict and require a considered approach to a child care centre’s planning.” (p. 4).

The two objectives of the AAAC Guideline in relation to noise generation inter alia are:

- *“To protect the reasonable acoustic privacy of nearby residents in their dwellings and private open spaces; (p. 4).*
- *To provide noise goals and noise control recommendations to ensure that a child care centre in a residential area does not generate unacceptable noise levels to adversely impact on residents within adjoining properties and other properties close to the site.” (p. 4).*

[REDACTED]

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- The two child care centres that were examined are both located on arterial roads in metropolitan Melbourne.¹¹ Of course, the vehicle movements associated with these child care centres are a drop in a bucket.
- In comparison, Prince Street is a quiet, residential street that currently experiences problems with on-street parking; reduced traffic flow due to on-street parking; traffic congestion; and, queuing at the Hamilton Street intersection.
- No traffic counts or turning movement surveys were conducted for Hamilton Street or Prince Street.
- We understand the concept of inbound and outbound movements. However, we cannot reconcile the figures for vehicle movements given the number of children at the centres.

As residents, we are most concerned with the total number of additional vehicle movements on the amenity of Prince Street. Our earlier estimate of 80 cars picking up and dropping off children equates to a total of 160 inbound and outbound vehicle movements in the morning and again in the afternoon. If we assume that most of the children are dropped off between 6:30 AM and 9:30 AM or 7:00 AM – 10:00 AM and picked up between 3:30 PM and 6:30 PM or 3:00 PM to 6:00PM, there would be a minimum of 53 additional vehicle movements per hour for six hours of the day.

When you add in staff vehicle movements for 17 staff,¹² the number of vehicle movements increases to 177 in the morning and in the afternoon, or 59 vehicle movements per hour during morning and afternoon peak periods.

- This figure of 59 vehicle movements is congruent with the 60 vehicle movements per hour used as the basis for the traffic noise assessment in the Acoustic Report.¹³
- Within these drop off and pick up times, we presume that there would be a peak time as suggested in the TIA Report. The above times include the traditional peak times in the morning and the afternoon. The morning peak corresponds to people starting work, school drop off time and retail stores opening. From our experience, there are two afternoon peaks in Gisborne: the first around school pick up time and the second at closing time for businesses and retail stores.
- The afternoon peak times already cause traffic problems in Prince Street and Hamilton Street as detailed elsewhere in this document. The proposed development would exacerbate these problems, particularly in Prince Street and at the intersection with Hamilton Street.

5.2.16 Traffic – Diverted Trips (9.1.1, Page 25)

Diverted trips may decrease the overall demand on the road network. However, these trips would still increase the amount of traffic in Prince Street and the associated problems detailed elsewhere in this document.

¹¹ VicRoads Maps, <https://www.vicroads.vic.gov.au/traffic-and-road-use/road-network-and-performance/maps-of-declared-roads> [Accessed online: 4 June 2023].

¹² Maximum 22 staff x 0.8 car spaces = 17 staff driving cars, as per the calculation proposed in the TIA Report.

¹³ Enfield Acoustics P/L. (2023). *Acoustic Report for Town Planning Application*.

5.2.17 Anticipated Traffic Generation (9.1.2, Page 25)

The proposed development would generate traffic in Prince Street and Hamilton Street. Based on our calculation above, there would be an additional 59 vehicle movements per hour during the morning and afternoon peaks, or 344 additional vehicle movements per day in a primarily residential street.

5.2.18 Traffic Impact (9.2, Page 25)

Regardless of the number of additional vehicle movements per day, we strongly contest the statement in the TIA Report that:

“it is expected that any increase in traffic will be indiscernible from everyday variations, and unlikely to cause any meaningful change in queues, delays or congestion in the precinct”. (p. 25).

We have attempted to detail the already existing problems with queuing, delays and traffic congestion in Prince Street and Hamilton Street. Any additional traffic from the proposed development will exacerbate these problems.

Whilst the impact in engineering terms may be very low, the impact in livability terms for residents in Prince Street will be very high. Similarly, an increase in on-street parking in Prince Street will:

- increase traffic congestion;
- increase queuing and delays;
- reduce traffic flow;
- reduce safety for motorists and pedestrians; and
- reduce livability for residents.

5.2.19 Response to Requests for Further Information (10, Page 26)

We submit that the Applicant’s reliance on-street parking to meet the demand from staff, parents/carers and other people indicates that the site is over-developed.

We do not believe the provision of parking is appropriate because of the reasons stated herein. Our primary concern is that the residential area of Prince Street would become a defacto, commercial car park.

We find the second item about pedestrian access to be confusing. No explanation or data has been given to support the claim that *“most pedestrians would approach the Subject Site from Hamilton Street, which is the higher order road.”*

5.3 Conclusions: Traffic Impact Assessment

5.3.1 Conclusions (11, Page 27)

We do not agree with the conclusions drawn with respect to the parking and traffic for these reasons:

- The proposed development does not provide adequate resources on-site to effectively service the needs of a childcare centre and as such is an overdevelopment of the site.
- Traffic flow in Prince Street is not two-way at all times as it is affected by on-street parking on both sides and queuing at the Hamilton Street intersection. Any increase in on-street parking would:
 - increase traffic congestion;
 - increase queuing and delays;
 - reduce traffic flow;
 - reduce safety for motorists and pedestrians; and

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- reduce livability for residents.
- The lack of on-site parking and a loading bay would:
 - Add to the existing traffic congestion in Prince Street and Hamilton Street.
 - Reduce the traffic flow in Prince Street.
 - Not enable easy and efficient use (Clause 18.02-4S, (MRPS), p. 134).
 - Not protect the role and function of Prince Street (Clause 18.02-4S, MRPS, p. 133).
 - Not protect the residential area from the effects of road congestion created by on-street parking (Clause 18.02-4S, MRPS, p. 134).
 - Not create a safe environment (Clause 18.02-4S, MRPS, p. 134).
 - Negatively impact the amenity of the local area, including the amenity of pedestrians and other road users (Clause 18.02-4S, MRPS, p. 134).
 - Hinder the efficient movement and delivery of goods (Clause 18.02-4S, MRPS, p. 134).
 - Increase commercial activity in a residential area.
- Staff, parents/carers and visitors unable to access the on-site parking would preferentially park in Prince Street.
- The additional parking needed for incursions, special events, excursions and regular outings would generate demand that also cannot be met by the proposed development.
- The lack of facilities for cyclists represents inadequate planning and would be a deterrent for staff to cycle to work (Clause 18.02-2S, MRPS, p. 131).
- The use of residential street parking for a commercial development is not appropriate and we have genuine concerns that Prince Street would become a pseudo, commercial car park.
- The lack of adequate facilities, such as parking, would negatively impact the amenity of residents and the amenity of Prince Street, which is primarily a residential street.

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6 Waste Management Plan

6.1 General Observations About Waste Management Plan

The Waste Management Plan (220280WM001A-F), hereafter referred to as the WM Plan, [REDACTED]

[REDACTED] Our general observations and comments on the WM Plan are:

- The document seems to be a template and not a functional plan endorsed by the Applicant. For example, some statements are 'shall' and 'will' and some are 'should' suggestions.
- Information sources are cited without accurate references being provided to enable the references to be located and consulted.
- There are no definitions of terms, such as waste stream and sanitary waste.
- We question if there is not data or resources available that are specific to waste management in child care centres.

6.2 Response to Waste Management Plan

6.2.1 Waste Management (3.2)

The WM Plan proposes that a private contractor would manage all waste streams but the exact nature of these streams is unclear. We are assuming that general waste, recycling and sanitary waste are separate streams. If so, there is very little information provided on the management of sanitary waste, despite MRSC asking "how waste and recycling is to be managed and collected."¹⁴

As the proposed centre caters for children from 0 – 5 years of age, we expect that waste from disposable nappies and baby wipes would be a significant component of the total waste generated by the proposed centre. Yet, there are only two sentences devoted to Sanitary Waste in the WM Plan. We believe the information provided on sanitary waste lacks detail and, therefore, does meet MRSC's request as noted above.

The bin storage enclosure is to be located on-site, south-west of the car park. This location is close to the southern boundary with the residences at 26 Prince Street, specifically Units 1 and 2. A further observation is that there does not appear to be access from the kitchen directly to the bin enclosure. Rather, staff would have to walk the rubbish and recyclables through the building and out the entrance at Reception.

We assume there would be noise generated when staff access the enclosure and the bins, including the gate being opened and closed and the rubbish being emptied into the bins (especially from glass). Additionally, the private contractor would produce noise when the waste collection truck arrives; props the truck in the car park; wheels the bins to the truck; lifts, empties and lowers the bins; and, then wheels the bins back to the enclosure. Given the number of bins required and assuming multiple collections for the different types of bins, this routine would be repeated several times per week. Hence, we question if the bin enclosure could be relocated to reduce any potential noise impact on residents living along the southern boundary.

Further, the WP Plan states that waste collection would have to occur outside of business hours to ensure the car park is empty. As the proposed development is for a long-day child care centre, the hours of business would be 6:30 AM to 6:30 PM, or similar. We also expect that the cleaners would be on-site outside of business hours and would also generate noise when emptying rubbish. Please refer to our comments in relation to 6.2.10 Noise Control later in this document. We note that the Acoustic Report does not address noise from waste collection or cleaning.

¹⁴ Human Habitats. (2023) *Letter: Response to Request for Further Information*, p.3

6.2.2 Garbage and Recycling (4.1)

There are no definitions given for garbage, recycling and sanitary waste. Also, there is no mention of food and organic waste and sanitary waste being managed as separate streams.

Therefore, we have presumed that:

- Garbage would include both general waste, soft plastics, non-recyclable plastics and food and organics waste.
- Recycling would be commingled and include paper, cardboard, recyclable plastics and glass (as per Page 8 of the WP Plan).
- Sanitary waste would include disposable nappies and baby wipes.

As supporters of MRSC's FOGO scheme, it is disappointing that food and organic waste appears to be included with garbage/general waste, which we understand would end up in landfill. We submit that food and organic waste would be a significant contributor to the waste generated by the proposed centre given that in NSW food waste accounts for 28% of the average waste bin of a typical child care centre or preschool.¹⁵ This estimate is based on a typical waste bin in a preschool or child care centre and includes paper, cardboard, plastics, commingled recycling and other. Recyclable waste makes up approximately 29% and other waste the remaining 43%.

Our observations on the waste collection information sourced from other child care centres in the WM Plan are:

- A sample size of four centres is very small.
- The centres are all smaller centres with 30, 45, 50 and 70 children, compared to the proposed 98 children for the proposed development.
- There appears to be no data on sanitary waste detailed in the WM Plan.
 - Is sanitary waste included in the data provided at Table 2: Expected Waste Generation – Child Care Centre? If it is, it should be noted and if not, we suggest that information on the amount of sanitary waste should be detailed in the WM Plan.
- Table 1: Bin Provision and Collection Frequencies – Childcare Centre does not mention if the centres listed are long-day child care centres, nor does it breakdown the ages of the children or the number of children in each group.
- The impact of the age of the children on the waste produced is not mentioned.
 - We presume that the amount and type of waste may differ depending on the number of children in different age groups. For example, more sanitary waste for babies and toddlers versus more food waste and paper/cardboard waste for older children.
- It is unclear if the garbage from the centres in Table 1 includes general waste and food or organic waste and if recycling includes commingled recyclables.

Table 2 concludes that the proposed centre would generate 1,470 litres of garbage and 588 litres of recycling, giving a combined total of 2,058 litres of waste per week. Given this figure and the number of bins required, surely it would be possible to separate general waste from food and organics waste? If separated, 29,965 litres per year of food waste¹⁶ would be diverted from landfill and, importantly, would mirror MRSC's own FOGO program and goals for waste management.

¹⁵ NSW Environment Protection Authority. (Date Unknown). *Reducing business waste – preschools and childcare centres*. Downloaded from www.wastewarriors.com.au/assets/bintrim-preschools-childcare-centres-factsheet-160774.pdf [Accessed online: 20 May 2023].

¹⁶ Our calculations are 2,058 litres of garbage per week x 52 = 107,016 litres annually. Food waste = 28% of 107,016 litres = 29,965 litres or 576 litres per week.

The estimated total waste for the proposed centre may be an underestimation according to the NSW EPA which states that:

“Each year a typical childcare centre or preschool generates up to 7.25m³ of waste per employee or 0.26m³ of waste for 1m² of floor space”. (p. 1).

Based on the NSW stats, we calculate that the proposed centre would generate 159,500 litres of waste per year, or 3,067 litres per week based on the number of staff calculation or 193,128 litres per year or 3,714 litres per week, using the floor space calculation.¹⁷

6.2.3 Sanitary Waste (4.3.2)

We are of the opinion that the information provided on sanitary waste is inadequate. We urge MRSC to request further information on the quantity, collection, management and disposal of sanitary waste.

6.2.4 Bin Provisions (5.1, Page 7)

The Bin Provisions section makes no mention of sanitary waste and we believe this omission needs to be rectified.

Table 3: Bin Provision in the WM Plan notes that two bins would be required for garbage. If general waste was managed separately to food and organic waste, the bin sizes could be adjusted to adequately cope with both types of waste. Although we oppose the grant of a permit, should approval be given, we ask that MRSC require garbage and food and organic waste to be managed separately.

The note under Table 3: Bin Provision states that the total bin capacity for garbage is less than the calculated amount of waste and that some compaction may be required. We assume that such compaction would be manually carried out by staff when they place more rubbish in the bin and would not be mechanical compaction at the time of collection. Mechanical compaction would, of course, generate more noise and disturbance to nearby residents.

6.2.5 Bin Storage (5.2, Page 8)

With regards to the location of the bin storage room, we reiterate our earlier comment that we believe it is too close to nearby residents.

There is no recommendation that the bin storage room should have appropriate sound-proofing and it does not mention if it has appropriate plumbing and drainage for cleaning.

Figure 3: Bin Storage Room Layout confirms that food and organic waste would be mixed with general waste. We view food and organic waste being sent to landfill as a major shortcoming of the WM Plan.

Once again, no mention is made of sanitary waste and no details are given on its storage location, expected total weight/volume or collection frequency. We consider the lack of information on sanitary waste to be another major shortcoming of the WM Plan.

6.2.6 Bin Collection (5.3, Page 8)

The swept path diagrams appear to assume that vehicles would not be parked on both sides of Prince Street. In practice, vehicles do park on both sides of the street and, as these vehicles primarily belong to

¹⁷ Our workings for the staff calculation are $22 \text{ staff} \times 7.25\text{m}^3 = 159.5\text{m}^3 \times 1,000 = 159,500 \text{ litres}/52$). For the floor space calculation are calculations are based on the information in the Development Summary. The existing floor area is 290m^2 and the new floor area is 452.8m^2 , giving a total floor area of 742.8m^2 which equates to $193,128 \text{ litres per year}$ or $3,714 \text{ litres per week}$ ($742.8\text{m}^2 \times 0.26\text{m}^3 = 193.128\text{m}^3 \times 1,000 = 193,128 \text{ litres}/52$). These figures and calculations are illustrative only as we cannot be certain that our estimates about the number of staff (22) or total floor area (742.8m^2) are correct.

residents, can be parked there overnight. We also note that the exit diagram shows the sweep path is in part outside the concrete driveway and, therefore, may encroach the nature strip.

Further, the entry diagram shows the truck entering the driveway from the southern end of Prince Street, past residences, instead of from the northern end in order to reduce noise disturbance for residents. We submit that this is far from ideal, especially for multiple waste collections per week.

6.2.7 Bin Cleaning (5.4, Page 8)

There is no bin cleaning area noted on the drawings of the site.

6.2.8 Best Practice Waste Management (6.1, Page 9)

Surely, Best Practice Waste Management would include managing general waste separately from food and organic waste?

We trust that commingled recyclables can be sorted and processed appropriately by any private contractor. We note that no mention is made of soft plastics recycling even though MRSC offer this service.

6.2.9 Bin Usage (6.2, Page 10)

We anticipate that the cleaners would be on-site outside of business hours and there may be some noise associated with their duties. For example, the opening and closing of the gate, opening and closing of the bin lids and the disposal of glass bottles and containers.

Noise emissions from operations, such as cleaning and laundry, have not been considered in the WM Plan or addressed in the Acoustic Report.

6.2.10 Noise Control (6.4, Page 10)

There appears to be a contradiction in the WM Plan in relation to bin collection. As there would be bins for general waste and for commingled recycling, we presume that the same waste collection truck would not be able to collect both waste streams in the same trip. Therefore, we believe that there would have to be multiple bin collections per week.

The WM Plan states that waste collection should follow the EPA recommendations so collections occurring more than once a week should be restricted to 7:00 AM to 6:00 PM. However, the WM Plan also specifies that "*Waste collection will occur outside of business hours to ensure that the car park is empty*" (p. 5). Therein lies the problem as the proposed centre would open at 6:30 AM so it is reasonable to think that the car park would not be empty after 7:00 AM. We then question how the waste collection could occur after 7:00 AM if the on-site car park is not empty?

Also, there is no mention of any noise from the actual process of the private contractor collecting the waste, as outlined earlier. We know that the weekly waste collection trucks(s) regularly wakes us but the monthly glass collection always does.

We again raise the question of noise from staff and cleaners emptying rubbish due to the location of the bin storage room being close to residences. Further to this, we reiterate that noise emissions from operations, such as waste collection and cleaning, have not been assessed in the Acoustic Report.

6.2.11 Staff Information (6.5, Page 11)

The WM Plan states that staff should be given a copy of the WM Plan. Our observation is that the WM Plan, as presented, is not a functional plan as it includes operational information that will vary dependent upon the contractor used.

We further submit that the WM Plan is incomplete and has a number of shortcomings, including the lack of detail about sanitary waste and the confusion around bin collection schedules and times.

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6.3 Conclusions: Waste Management Plan

We have the following concerns about the WM Plan:

- It appears that food and organics waste would not be managed separately to general waste. Instead, it would up in landfill, which is in direct contrast to MRSC's waste management approach. We consider the inclusion of food and organic waste with general waste to be a major shortcoming of the WM Plan.
- The information provided on sanitary waste is inadequate. We urge MRSC to request further information on the quantity, collection, odour management and disposal of sanitary waste.
- The calculation on the total waste generated by the proposed centre may be an underestimation when compared to the formulas for child care centres published by the NSW EPA.
- The bin enclosure is located close to the residences on the southern boundary. We question if it could be relocated to reduce any potential noise impact on residents.
- Potential noise generated by the private waste contractor and cleaners has not been identified in the Noise Control section of the WM Plan or assessed in the Acoustic Report. We submit that these issues should be addressed.
- There appears to be inconsistencies between the bin collection frequency, the EPA recommended collection times and the need for the on-site car park to be empty. We question how waste collections will be managed to ensure adherence to the EPA schedule given the space limitations of the on-site car park? We submit that the space limitations create an operational issue for waste collection, which is indicative of the site being overdeveloped.

APPENDIX A**Photos of On-Street Parking on Prince Street**

This information highlights parking and traffic problems in Prince Street around school pick up time:

- From late April to late May 2023, we conducted informal, random counts of cars parked in Prince Street. The number of cars ranged from 12 to 25 cars.
- On Friday 28 April 2023, at 3:00 PM, there were 21 cars parked in Prince Street. Many of these cars were parked for longer than 1 hour.
- On Monday 1 May 2023, at 2:30 PM, there were 12 cars parked in Prince Street; most of these belonged to residents.
- On Wednesday 24 May 2023, at 3:15 PM, the count was 21 vehicles. These vehicles belonged to residents and visitors as well as parents/carers picking up children from the primary school.
- On Thursday 25 May 2023, at approximately 3:15 PM, there were 18 cars parked in Prince Street. It was raining and parents/carers were trying to get as close to the school as possible. One car was parked up to the driveway of the Manse on the corner of Prince Street and Fisher Street and one car was parked completely across the driveway of the house on the adjacent corner. There were cars parked far too close together, as shown below, and cars not parked in marked bays with their rear end jutting into the street. It was nothing short of chaotic.

By 3:25 PM, I was in our driveway trying to get out onto Prince Street and had to wait for approximately 25 cars to pass before I could safely reverse. Cars were queued from the intersection at Hamilton Street past our driveway. It took me approximately 15 minutes to leave our property and turn into the service station at the end of Prince Street. Luckily, there were no cars parked on the east side of the street near the intersection, otherwise any traffic wanting to turn into Prince Street would have caused traffic heading west on Hamilton Street to queue up behind the turning vehicle.

By 3:47 PM, the vehicles travelling east on Hamilton Street were banked up from the Aitken Street roundabout, past the empty block next to Middy's. It is not unusual for traffic congestion like this to occur in Prince Street and Hamilton Street when the Gisborne town centre is busy.

The photos below were taken on random days to illustrate some of the issues with parking, traffic flow and traffic congestion in Prince Street and are by no means a comprehensive record.

Our random surveys and these photos differ significantly from the survey results in the TIA Report. The TIA Car Parking Survey reports an average occupancy of 1.1 and 2.3 for the west side and east side of Prince Street, respectively. The maximum occupancy is recorded as 3 and 4, respectively.

Series 1: Friday 14 April, Tuesday 2 May and Friday 5 May 2023.

Photo 1: Cars parked on the east side of Prince Street. (Photo taken on Friday 14 April 2023, at 3:19 PM).



Please note that there was a car parked illegally behind the white ute, very close to the intersection. The photo shows that we have to be on the wrong side of the road to enter Prince Street from turning left at Hamilton Street. Again, this is a regular occurrence. If there are cars parked on the west side of the street or if there is a car(s) at the intersection, it can cause traffic congestion as the driver entering Prince Street has to wait for the cars to exit the intersection. When this happens, it causes congestion at the intersection and can bank up traffic in Hamilton Street.

Photo 2: Car parked on the east side of Prince Street, close to the Hamilton Street intersection. (Photo taken on Friday 5 May 2023, at 10:38 AM).



Vehicles parking close to the intersection is not uncommon, which causes traffic congestion on both Prince Street and Hamilton Street.

Photo 3: There is a car parked behind the car marked with a red dot.
 (Photo taken on Tuesday 2 May 2023, at 4:06 PM).



The car is parked illegally as it is not 10 metres from the intersection and is opposite the continuous white line. Unfortunately, it is not uncommon for drivers to park close to the Prince and Hamilton Street intersection. As pictured, when vehicles park on both sides of the street, drivers have to leapfrog from driveway to driveway.

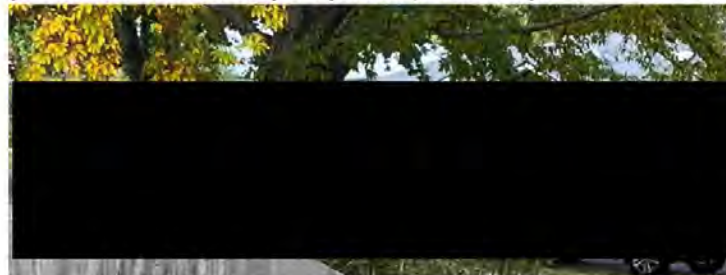
Series 2: Wednesday 26 April 2023

This series of photos shows cars parked on the east side of Prince Street from the Hamilton Street intersection to the Fisher Street intersection.

Photo 4: Cars parked on the east side of Prince Street.
 (Photo taken on Wednesday 26 April 2023, at 4:37 PM).



Photo 5: Cars parked on the east side of Prince Street.
 (Photo taken on Wednesday 26 April 2023, at 4:37 PM).



**Photo 6: Cars parked on the east side of Prince Street.
(Photo taken on Wednesday 26 April 2023, at 4:38 PM).**



Photo 7: Cars parked on the east side of Prince Street. (Photo taken Wednesday 26 April 2023, at 4:39 PM).



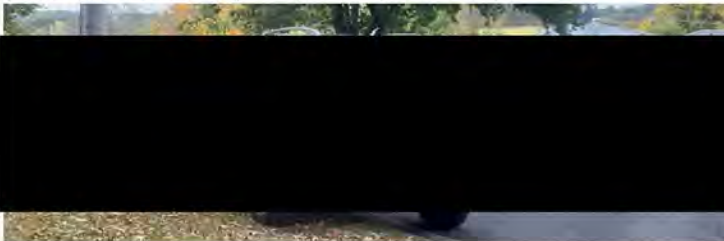
Photo 8: Cars parked on the east side of Prince Street. (Photo taken Wednesday 26 April 2023, at 4:39 PM).



**Photo 9: Cars parked on the west side of Prince Street.
(Photo taken on Wednesday 26 April 2023, at 4:39 PM).**



**Photo 10: Parked car straddling the kerb in Prince Street.
(Photo taken Wednesday 26 April 2023, at 4:40 PM).**



Drivers park like this to give more space between their car and cars parking directly opposite or cars passing each.

Series 3: Tuesday 2 May 2023

This series of photos shows cars and a truck parked on both sides of Prince Street.

Photo 11: Cars parked on eastern side of Prince Street.
(Photo taken on Tuesday 2 May 2023, at 2:24 PM).



Photo 12: Cars and truck parked in Prince Street.
(Photo taken on Tuesday 2 May 2023, at 2:24 PM).



When larger vehicles, such as SUVs, larger vans, trucks or vehicles with trailers, park on either side of Prince Street, the traffic can also be reduced to one direction. Even when cars are only parked on one side of the street, many drivers will stop and wait for oncoming traffic to pass before proceeding.

Photo 13: Cars parked in Prince Street near Fisher Street.
(Photo taken on Tuesday 2 May 2023, at 2:24 PM).

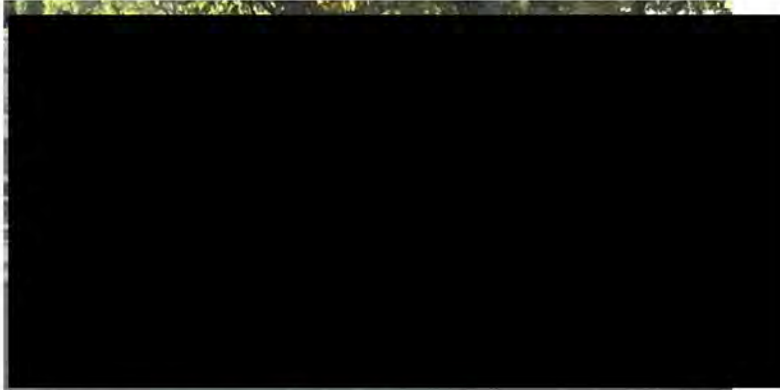


Photo 14: Cars parked in Prince Street, looking towards Hamilton Street.
(Photo taken on Tuesday 2 May 2023, at 4:04 PM).



The cars on the west side are parked down to 26 Prince Street, which is the address adjacent to the site. This photo, taken after the school rush, clearly illustrates that Prince Street is busier than depicted in the Car Parking Survey results reported in the TIA Report.

Photo 15: Cars and truck parked on eastern side of Prince Street.
(Photo taken on Wednesday 26 April 2023, at 4:05 PM).



Series 4: Thursday 25 May 2023

Photo 16: Cars parked too close together in Prince Street at school pick up time.
(Photo taken on Thursday 25 May 2023, at 3:29 PM).



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Town Planning People

Town Planning Report

For

**Use and Development of land for a
second dwelling and associated
outbuilding**

At

90 Weatherly Road, Bolinda

Date: February 2023

Report Rev: Rev 01

Job Ref: 108-22

Prepared by: RF

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Town Planning People

Advertised

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1. EXECUTIVE SUMMARY

This town planning report has been prepared on behalf of the permit applicant, Mary Biggerstaff, and landowner and business owner, Martin Mizzi, in relation to PLN/2022/353 for the *Use and Development of Land for a Second Dwelling and Associated Outbuilding*.

This report is provided in response to Council’s Request for Further Information dated 01 September 2022 seeking for a response to particular Clauses of the Macedon Ranges Planning Scheme. For completeness, this Town Planning Report provides an assessment of the proposal and the wider Planning Scheme.

Please note that it is acknowledged that the proposal and application regards Lot 1 PS 837821Q and 90 Weatherly Road, Bolinda. However, the dwelling is proposed as an expansion of the Kalimnah Farm – an existing, successful equine business - also incorporates Lot 2, PS837821 at 94 Weatherly Road, Bolinda. As such, the town planning submission seeks to restrict relevant discussion to 90 Weatherly Road however discussion does include 94 Weatherly Road as part of business and operation discussions.

The particulars of the site are as follows:

The Site	
Site Address	90 Weatherly Road, Bolinda
Site Details	Lot 1, PS 837821Q
Restrictions on Title / Easements	n/a
Site Area	3.270 ha
Planning Matters	
Planning Zone(s)	Clause 35.07 Farming Zone
Planning Overlay(s)	n/a
Permit Trigger(s)	<ul style="list-style-type: none"> • Clause 35.07-1 Table of Uses of the Farming Zone for the use of land for a second dwelling • Clause 35.07-4 Buildings and Works of the Farming Zone for works associated with a Section 2 Use (Dwelling) • Clause 35.07-4 Buildings and Works of the Farming Zone for works associated with an outbuilding associated with a Section 2 Use (dwelling)

It is our assessment that the proposal demonstrates an appropriate outcome given the following key considerations:

- The proposals response to the Planning Policy Framework and Local Planning Policy Framework
- The proposals response to the Farming Zone, and in particular:
 - The understanding of the need for the dwelling to support the existing equine business
 - Siting of the dwelling to ensure no permanent loss of productive agricultural land
 - Siting of the dwelling to ensure no offsite amenity or land use impacts
- That the site is capable of accommodating effluent in an appropriate effluent disposal system

This report provides an assessment of these key considerations and concludes that a permit should be granted subject to reasonable/typical conditions.

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2. PROPOSAL

The proposal regards the use and development of the land for a second dwelling, and the development of land for an outbuilding associated with the second dwelling.

Dwelling

The dwelling is an ancillary element to the wider business operations of Kilimnah Farm. The dwelling is a required business expansion to provide long term dwelling accommodation to Kalimnah Farm’s business clients. Clients (and their families and support network such as spiritual leaders, chefs and children educators) are to reside at the dwelling. In the event that the dwelling is not occupied, then the dwelling is to be used by trainers (and families) of Kilimnah Farm similar to the existing dwelling on the site.

The dwelling is not to house any extended family or friends of the applicants, or to be provided as part of any ‘farm stay’ or ‘AirBnB’ business.

The dwelling is to incorporate four (4) bedrooms inclusive of 1x master suite with walk in robe and ensuite bathroom, an open plan living / dining / kitchen area, an additional study area, and three bonus living areas (labelled as games, rumpus, lounge on plans). A family bathroom, powder room and laundry are also proposed, as well as a double-car garage. A portico to the front and an alfresco area to the rear of the dwelling are also proposed.

The dwelling will have a footprint of 339m², totalling 413m² when including the garage, alfresco and portico areas.

External materials are to be selected face brick, with a colorbond 22.5 degree pitched roof.

The dwelling will be set back 105m from the frontage of the site, and 74m from the southern side property boundary.

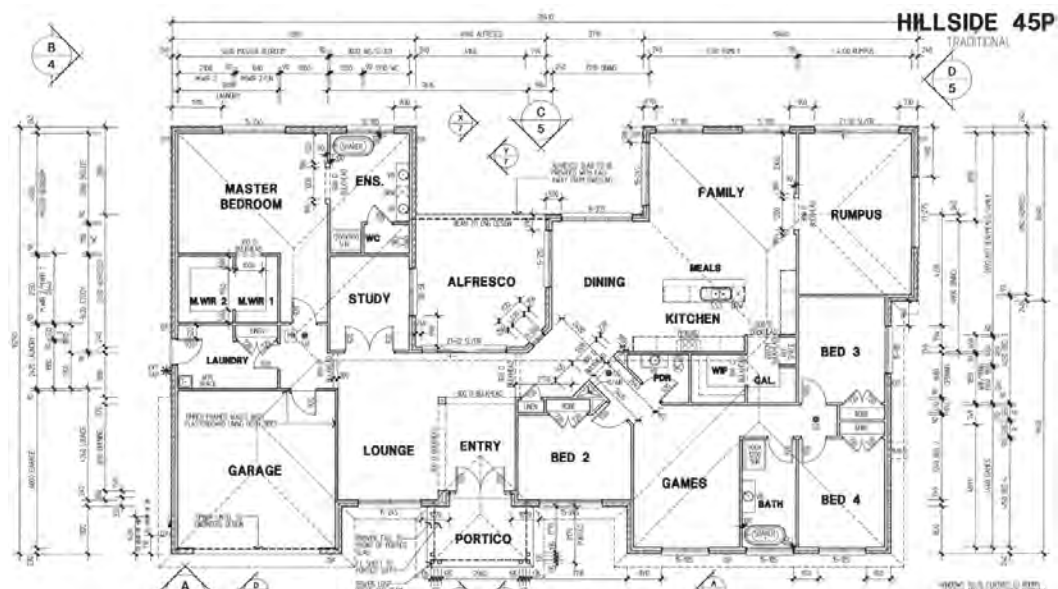


Figure 1 - Proposed Dwelling Floor Plan.

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An associated outbuilding is also proposed, which is to be used for shedding, storage and a garage associated with both the dwelling as well as the wider existing equine operation.

For clarity, as the outbuilding is to be partially associated with the second dwelling it forms part of this amended application due to triggering a planning permit pursuant to Clause 35.07-4.

The outbuilding is to measure 9m in depth and 24.1m in width for a total floor area of approximately 217m². The outbuilding will have an overall building height of 4.39m from the top of roof to natural ground level.

The outbuilding is to be enclosed on all sides, with a total of 6 roller doors provided on one side (southern elevation) for access. Materials of the outbuilding is to be coated corrugated steel/iron such as Colorbond or Rolpanel in a colour to be determined that respects the character of the area and does not result in any offsite amenity impacts.

The outbuilding is to be located within close proximity to the proposed dwelling, accessed via the proposed internal crossover and gravel area. The outbuilding will be set back 71m from the front boundary, and 102m from the southern side boundary.

The siting of the outbuilding does not result in any native vegetation to be removed, or impact upon the siting of the effluent envelope associated with the proposed dwelling.

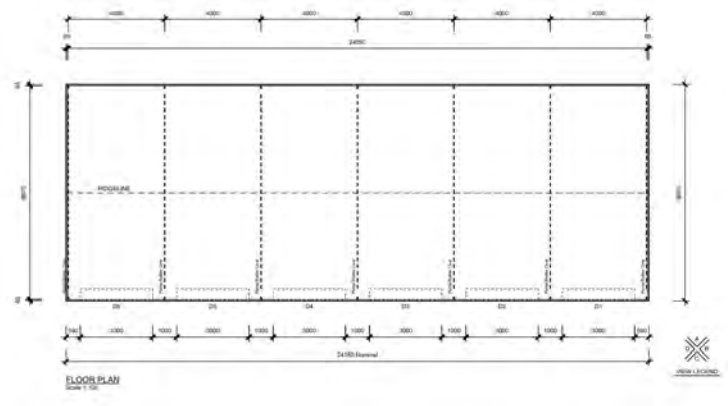


Figure 2 - Proposed Outbuilding Floor Plan

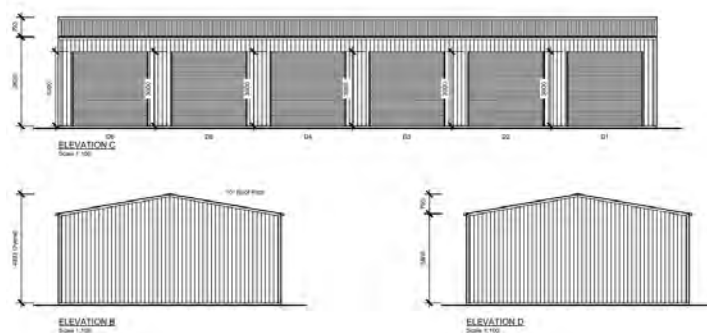


Figure 3 - Proposed Outbuilding Elevation Plans

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Access is to be provided by a 3.0m crossover to be constructed to Weatherly Road which is a rural-standard road.

The location of the crossover and driveway will not require any vegetation removal as there is an existing clearing along the western property boundary to accommodate the crossover. No road upgrades are required to accommodate the crossover.

Effluent Disposal Systems

The proposed dwelling is required to provide an effluent disposal system as reticulated sewer is not available in this location. A minimum 368m² effluent field is required to accommodate a secondary treated wastewater system. Upon recommendation from EcoVision Australia, a conservative 400m² effluent envelope has been provided.

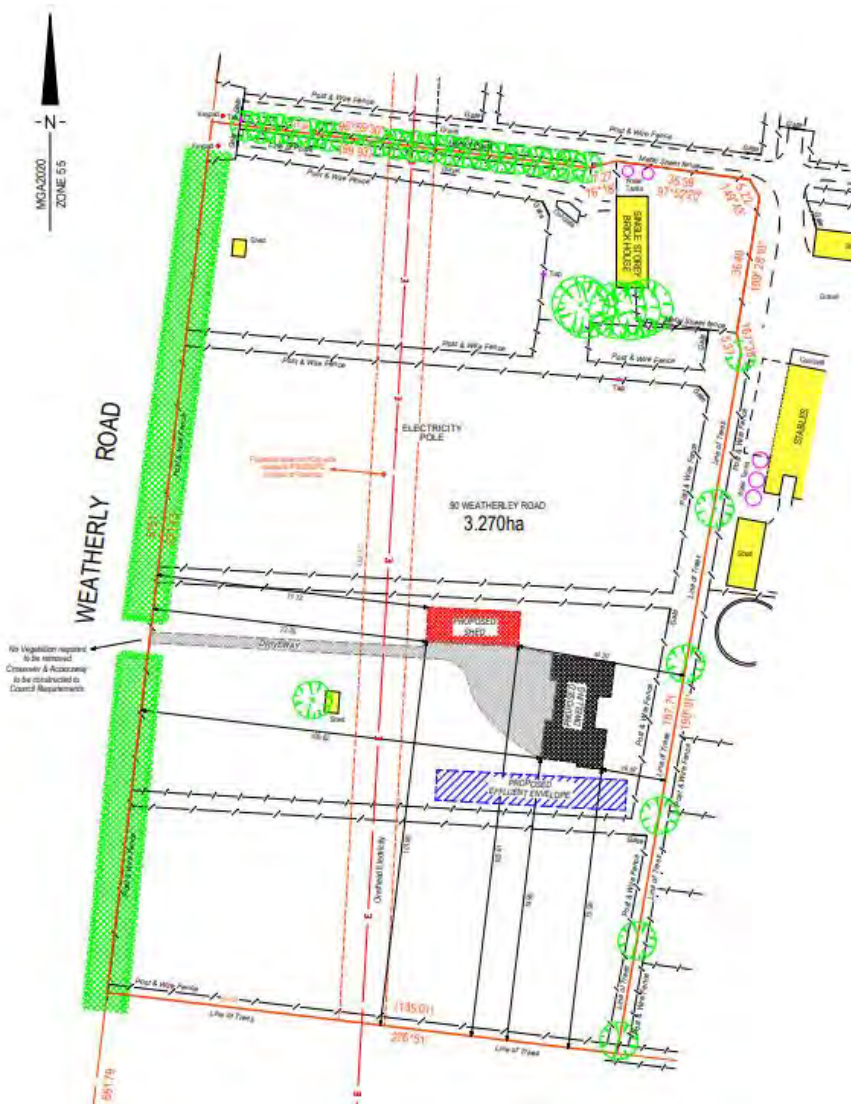


Figure 4 - Proposed Site Plan

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3. SITE CONTEXT

It is important to consider the site and surrounds to understand the context and to determine the suitability of the proposal.

➤ The Site

The generally flat 3.270ha site is located on the eastern side of Weatherly Road, approximately 690m north of the Weatherly Road / Bolinda – Darraweit Road intersection.

The generally rectangular site has a frontage of ~230m to Weatherly Road, with a depth of 135m (southern boundary).

The site currently contains one dwelling located within the north-east corner of the site, which is used as a residence by one trainer (and family) employed by Kalimnah Farm. The dwelling is accessed by a crossover located near to the north-west corner of the site. The site includes four major paddocks, associated with the existing Kalimnah Farm equine business.

With the exception of an overhead powerline traversing the site in a north – west fashion, the site is generally void of additional structures or canopy vegetation, with the exception of shelterbelt / boundary planting along the majority of boundaries on the site.

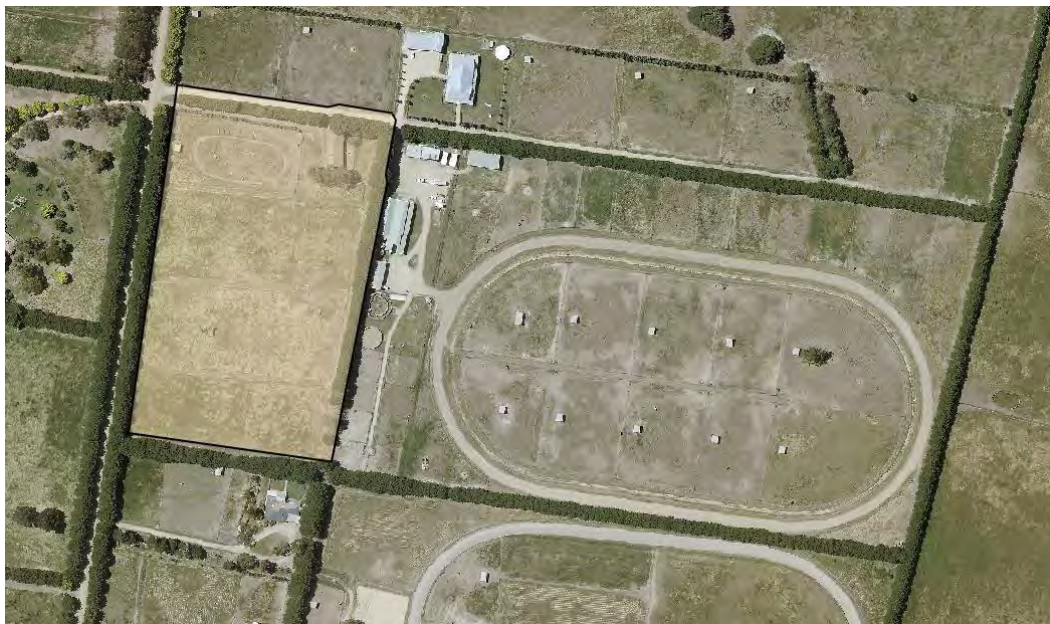


Figure 5 – Aerial image of the subject site (shaded yellow), and the associated 94 Weatherly Road to the north and east (LASSI, accessed February 2023)

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Figure 6 - Paddock 2, the proposed location of the dwelling and crossover, as seen from Weatherly Road.



Figure 7 - Overlooking Paddock 2, near to the north-east corner looking west towards Weatherly Road.

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Figure 8 - Standing near to the north east corner of Paddock 2, looking north over Paddock 3 towards the existing dwelling used as a residence of a trainer and family.

➤ Kalimnah Farm

The site forms part of Kalimnah Farm, which also incorporates 94 Weatherly Road, Bolinda.

Kalimnah farm occupies a total of ~16.19ha, and incorporates two dwellings (1x Kalimnah Farm Homestead located on 94 Weatherly Road, occupied by the land and business owners Mary Biggerstaff and Martin Mizzi, 1x Trainer residence located on 90 Weatherly Road), and substantial infrastructure associated with the business including (but not limited to):

- Horse Training Track
- Various agricultural outbuildings associated with the equine business inclusive of stables, agricultural outbuildings, and miscellaneous shedding
- 42 paddocks with specific uses associated with the equine business

Please refer to the provided Business Plan for additional information on existing operations of Kalimnah Farm.

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Figure 9 - Existing "Farm Plan" or Site Plan, identifying how the sites of Kalimnah Farm operate in conjunction.

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Figure 10 - Standing near to the rear boundary of 90 Weatherly Road, looking east over Kalimnah Farm horse stables.



Figure 11 - Standing to the north of the horse stables, looking south at Kalimnah Farm.

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Figure 12 - Kalimnah Farm Homestead, looking east from the internal driveway.

➤ The Surrounds – Weatherly Road

The Weatherly Road precinct incorporates an eclectic mix of land sizes and land uses that provide for small rural lifestyle properties, small scale agricultural farms and larger farming operations. It is noted that the Weatherly Road precinct has its unique characteristics and varies considerably compared to the wider surrounds which generally regards larger lot sizes.

The Weatherly Road ‘Precinct’ incorporates a relative intense density of dwellings and outbuildings as a direct result of the existing smaller lot sizes and substantial number of dwellings located along the road compared to the wider Bolinda area.

Many of these dwellings are set back from the road, however are visible via driveways and gaps in boundary planting.

The area is not defined as one known for intense or largescale farming operations, but moreso niche and small-scale farming intermixed with supporting dwellings and/or hobby farms.

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Figure 13 - On Weatherly Road, looking south.



Figure 14 - Near to the crossover of Kalimnah Farm, looking north up Weatherly Road.

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Figure 15 - Looking west from Weatherly Road to the accesspoints to 89 (left) and 91 (right) Weatherly Road.



Figure 16 - Looking west over 127 Weatherly Road and agricultural land uses.

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Figure 17 - Entrance to 127 Weatherly Road.



Figure 18 - Entrance to 130 Weatherly Road, looking east.

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Figure 19 - Looking east over one of the two entrances provided to 36 Weatherly Road.



Figure 20 - Looking east towards the dwelling at 30 Weatherly Road, Bolinda.

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 ➤ Wider surrounds



It is acknowledged that Weatherly Road is afforded an eclectic mix of lot sizes and land uses, which differs greatly from the wider surrounds. Aerial imagery identifies the variance in lot sizes compared to lots east of Melbourne – Lancefield Road, resulting in a varying characteristics of generally larger lots and intensive agriculture.

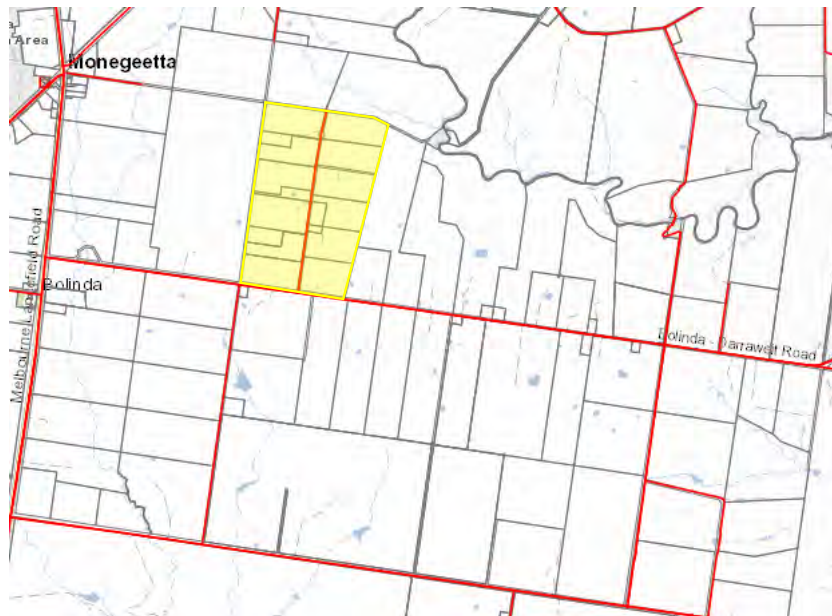


Figure 21 - LASSI Mapping, identifying road network (red) and Weatherly Road (yellow) lot sizes that are generally more eclectic and suiting to hobby farms as opposed to larger scale farming elsewhere (Accessed February 2023).



Figure 22 - LASSI Mapping with aerial background, identifying road network (red) and increase in building and agricultural activity on Weatherly Road compared to the surrounds (Accessed February 2023).

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4. PLANNING POLICY

➤ Policy Summary

The following table summarises the relevant planning policy that applies.

Zone(s)	
Clause	Clause 35.07 Farming Zone
Permit Trigger	Clause 35.07-1 Table of Uses Clause 35.07-4 Buildings and Works
Overlay(s)	
Clause	n/a
Permit Trigger	n/a
Planning Policy Framework	
Planning Policy Framework	Clause 11 Settlement Clause 12 Environmental and Landscape Values Clause 13 Environmental Risks and Amenity Clause 14 Natural Resource Management Clause 15 Built Environment and Heritage Clause 16 Housing Clause 17 Economic Development
Local Planning Policy Framework	Clause 21.02 Key Issues and Influences Clause 21.03 Vision – Strategic Framework Plan Clause 21.04 Settlement Clause 21.05 Environment and Landscape Values Clause 21.06 Environmental Risk Clause 21.07 Natural Resource Management Clause 21.08 Built Environment and Heritage Clause 21.9 Housing Clause 21.10 Economic Development and Tourism Clause 21.13 Local Areas and Small Settlements
Particular and General Provisions	
Clause	Clause 51.07 Macedon Ranges Statement of Planning Policy
Clause	Clause 65 Decision Guidelines

5. KEY CONSIDERATIONS

Upon review of the proposal, the following matters have been key in determining the suitability of the proposal. These considerations include:

- An understanding of the need of the proposed second dwelling
- The proposals response to the Planning Policy Framework and Local Planning Policy Framework
- The proposals response to the Farming Zone, and in particular:
 - The understanding of the need for the dwelling to support the existing equine business
 - Siting of the dwelling to ensure no permanent loss of productive agricultural land
 - Siting of the dwelling to ensure no offsite amenity or land use impacts
- That the site is capable of accommodating effluent in an appropriate effluent disposal system

An assessment of these matters is provided below.

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➤ A Second Dwelling

As identified within the provided Business Plan, it is to be acknowledged that the second dwelling on the lot is tied to and ancillary to the existing equine operations (horse husbandry) undertaken on the site. The dwelling is required to allow business associates (clients of Kalimnah Farm and owners of the horses trained and bred on the site) to live on-site to actively take part in the training and care of the animals, noting the clientele of Kalimnah Farm are almost exclusively from the Middle East. This is not uncommon for similar equine operations to provide long-term accommodation to owners (or associates of owners) to live on site with family and household help (nannies, educators, personal chefs and/or spiritual leaders).

The second dwelling is not intended to be sold, subdivided nor rented to the general public but is to form part of the infrastructure of Kalimnah Farm (being both the site and the equine business) and appropriately be used in conjunction with the business operations noting occupants of the dwelling are to not only be the owners/associates of the horse(s) on the site, they will actively take part in the training, monitoring and caring of the horses.

In the event that a client of Kalimnah Farm is not to reside in the dwelling, the dwelling is to be provided as personal accommodation for an existing trainer (staff member) of Kalimnah Farm, as per the existing dwelling on the lot.

Noting that further detail on the need and purpose of the dwelling is provided within the Business Plan, this Town Planning Report further details how the dwelling (in essence an extension to the existing business) is supported by the Macedon Ranges Planning Scheme.

➤ Planning Policy Framework and Local Planning Policy Framework

Determining that the proposed dwelling and associated outbuilding is a needed element to support the existing equine operations (horse husbandry) on the site, an assessment of the Planning Policy Framework and Local Planning Policy Framework. This assessment has identified that the proposal appropriately responds to these policies.

Clause 10 Settlement broadly identifies that Planning needs to appropriately plan use and development within existing settlements. Specifically, Clause 11.03-5 Distinctive Areas and Landscapes identifies that the Macedon Ranges Statement of Planning Policy (Victorian Government, 2019) identifies the Shire’s unique features and characteristics, and a need to protect these features and characteristics by supporting use and development that does not undermine these features. Further Clause 11.03-6S seeks to facilitate integrated place-based planning by considering the *“distinctive characteristics and needs of regional and local placed in planning for future land use and development.”*

The additional single dwelling, as an extension to the existing business operations, respects the characteristics of the farming area which includes rural living, hobby farms, small scale and large scale farming operations. Lots generally have a number of buildings of both a small and large nature, and the dwelling will not look out of place (nor easily visible due to existing vegetation along the front boundary). The extension to the business will directly support business operations (horse husbandry) and will appropriately be integrated within the site in a location that will not adversely effect the character of the rural/farming area.

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Clause 11 Environmental and Landscape Values identifies that “*planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.*”

Whilst noting the site is not subject to any particular Environmental Significance or Significant Landscape Overlay or similar, the development does not result in the removal of any canopy vegetation or valued vegetation, and actively seeks to protect and enhance vegetation management (Clause 12.01-1S Protection of Biodiversity), whilst there will be no ongoing cumulative impacts or fragmentation of habitat. Additionally, the built form is akin to farming, agricultural and rural-lifestyle areas. Single-storey built form will ensure that the built form does not impose itself on the landscape (Clause 12.05-2S Landscape), and will also be appropriately screened from adjoining land and the public realm with the exception of some fleeting views.

Similarly, Clause 13 Environmental Risks and Amenity identifies that “*planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*” Whilst noting that the site is not subject to any particular bushfire, flooding or erosion management overlay (or similar), the proposal has considered the intent of this Clause. The siting and design of the dwelling which is to be associated with the business actively seeks to “*minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards*” by locating built form outside of any designated risk area, not within close proximity to any bushfire risk, or on any slope that could otherwise result in erosion concerns.

Clause 14 Natural Resource Management identifies that “*planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development*” and that “*planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.*” Subsequent Clauses seek to expand on these motherhood statements.

Clause 14.01-1S Protection of Agricultural Land includes an objective “*to protect the state’s agricultural base by preserving productive farmland*” with some associated strategies including:

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Additionally, this policy directs that in consideration of any propose to use or develop land, that the following should be considered:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.

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- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Clause 14.01-2S Sustainable Agricultural Land Use has similar objectives and strategies including to “encourage sustainable agricultural land use” by strategies seeking to:

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
- Support agricultural investment through the protection and enhancement of appropriate infrastructure.
- Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Understanding the proposed development of land for a second dwelling is an extension to the existing business operation is key to the subsequent assessment of Clause 14.

Horse Husbandry undertaken to the scale of Kalimnah Farm (successful trainer of various significant local, national and international events) is a genuine enterprise, with the opportunity to expand on business operations by providing dwelling accommodation to clients on a long term basis.

This additional infrastructure is not to be to the detriment of the sustainable use and management of the land, but forms part of additional investment by the business on the site. The dwelling is not perceived to be any different to an expansion that would otherwise result in additional built form such as equine infrastructure, as both seek to support the business.

The second dwelling will not detrimentally impact the environment as no native vegetation is to be removed, whilst the provided Land Capability Assessment identifies the land is capable of accommodating effluent and no on-site or off-site impacts are envisaged (on the provision the system is installed appropriately, etc). The additional dwelling will not result in any impacts to surrounding land uses due to setbacks to adjoining land, whilst adjoining land uses re an eclectic mix of rural living, hobby farm and small/larger scale farming operations where lot sizes are generally ‘small’ for a Farming area. Additionally, occupants of the dwelling are to be directly associated with the existing business operations and as such will be well aware of the level of amenity associated with living on a site used for horse husbandry.

Clause 16 Housing identifies that Planning is to provide for housing diversity and an efficient provision of supporting infrastructure. Clause 16.01-3S Rural Residential Development seeks to “identify land suitable for rural residential development.” This Clause is considered relevant as the site is located within the Farming Zone, and Weatherly Road incorporates an eclectic mix of lot sizes and land uses. Associated strategies include to:

- Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

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- Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.
- Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts

Whilst on face value the proposal is an additional dwelling on the lot, it is linked to and ancillary to the horse husbandry undertaken on the site and is not to be a dwelling open to the market.

The dwelling will not detrimentally impact the existing business operations as the dwellings forms part of the business operations, whilst no adverse economic, social or environmental impacts will result from the proposal.

Clause 17 Economic Development is a key consideration of the proposal, noting that the proposal seeks to extend operations directly associated with the existing business via development of a dwelling for ongoing, permanent residency for existing clients and/or trainers. Clause 17 identifies:

Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.

Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

As identified within the Business Plan, the proposal is an identified expansion to meet the growing needs of the successful equine business that has operated on the site for 20+ years.

Clause 17.01-1S Diversified Economy seeks to strengthen and diversify the economy, via growth facilitation and support for rural economies. Additionally, Clause 12.01-1R Diversified Economy – Loddon Mallee South identifies the need to support the regions “small towns, settlements and non-urban areas through investment and diversification.”

For reasons expanded throughout the discussion and assessment chapter of this report, the proposal seeks to strengthen the existing business operations, and will have both direct and indirect positive impacts to the local economy.

The Local Planning Policy Framework seeks to support and expand on the themes as listed above as part of the Planning Policy Framework.

Clause 21.02 Key Issues and Influences identifies the Macedon Ranges Statement of Planning Policy and the need for planning to address matters inclusive of landscape, environment, agriculture and development pressures.

Clause 21.03 Vision – Strategic Framework Plan identifies:

- Agriculture remains an important part of the character and economy of the Shire
- Un-serviced development in open water supply catchments should be managed to ensure water quality is not compromised
- Native vegetation should be retained and enhanced, noting native vegetation is both vital for environmental health and is a significant component of the Shire’s character.
- Development should complement the nature and character of the rural landscapes of the Shire.

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- Economic growth and development is encouraged to deliver jobs and reduce expenditure. This occurs in appropriate locations within the settlement boundaries, apart from agriculture based business.

The proposal highly aligns with the Strategic Framework Plan. The proposal is an extension to the existing business, which forms part of the wider Macedon Ranges economy, whilst effluent from the dwelling will be appropriately managed as per the Land Capability Assessment provided with this application. No native vegetation is to be removed, whilst the single-storey built form set well back from property boundaries and within close proximity to existing building infrastructure on the site ensures the rural landscape will not be impacted. Additionally, the dwelling will not be easily visible from the public realm.

Clause 21.04 Settlement identifies a preference to expand residential housing to defined boundaries of existing settlements and townships. However, it is acknowledged that this proposal regards a dwelling which forms part of business operations and as such this Clause is to be balanced against other relevant clauses.

Clause 21.05 Environment and Landscape Values seeks to support Clause 12 of the Planning Policy Framework, and appropriately identifies that development should not prejudice the Shire's rich native biodiversity which has historically been impacted due to poorly planned development and expansion, vegetation clearing and inappropriate fire regimes and farming. This Clause included a number of objectives and strategies seeking to protect the environment and areas of landscape values by:

- Protecting, enhancing, managing and restoring indigenous vegetation
- Avoiding remnant vegetation removal
- Protect waterways
- Discourage inappropriate development
- Ensuring development complements rural landscape character and is subservient to open plain areas.
- Avoid development on ridgelines

Additionally, Clause 21.06 Environmental Risk discusses and supports content found at Clause 13. The Clause explores matters pertaining to soil degradation and contamination, bushfire risk and flooding.

The dwelling is appropriately located within a cleared area of the site, ensuring no additional canopy vegetation (native or otherwise) is required to be removed. Additionally, the dwelling is sited well away from the nearest waterway, and the dwelling will be required to connect to an appropriately designed effluent field as per the submitted Land Capability Assessment.

The single storey nature of the built form located behind shelterbelt planting ensures the rural landscape character will not be impacted. Further, the site is not subject to a Bushfire Management Overlay however appropriate consideration has been given to the siting of the dwelling to minimise any risk associated with bushfire.

Clause 21.07 Natural Resource Management is key to the assessment of the appropriateness of the proposal, as it seeks to support Clause 14 of the Planning Policy Framework and regards agricultural and farming matters.

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Clause 21.07-1 Agriculture identifies that agriculture is a predominant feature of the northern and eastern part of the shire, and Council seeks to see these areas continue to be used for stock, agriculture and farming, and that the equine industry contributed \$140 million to the Shire’s economy in 2011. Objectives and strategies of this Clause include:

- To protect agricultural land by supporting the continuation of agricultural activity
- Discourage conversion of productive land to non-productive uses
- Ensure development demonstrates how it relates to ongoing uses and does not promote rural lifestyle development.
- Ensure development does not degrade soil quality
- Discourage additional dwellings unless it can be demonstrated that the dwelling is required to facilitate and enhance the ongoing use of the land for agriculture.

Additional ‘specific implementation’ measures listed within this Clause include to assist *“agricultural industries to meet their employment and training needs.”*

Additionally, Clause 21.07-2 regard sustainable rural land management which seeks for the sustainable management of rural areas to support agricultural activity, ensuring avoidance of impact to the environment.

Whilst the site regards horse husbandry, for the purpose of this assessment this term is considered relevant to agriculture which can include both crop and animal raising or (in short) a land use associated with a farm as opposed to a direct commercial (goods and services) or industrial use.

The proposal seeks to support continued growth of the business, and does not reduce the sites potential. As the dwelling is ancillary to the business operations, the proposal does not result in rural lifestyle developments and the effluent fields of the dwelling can be accommodated onsite without ongoing degradation of soil quality.

The proposal specifically provides for needs associated with the business, and has been duly considered to ensure no detrimental impacts to the environment or landscape noting the site is key to the success of the business, and is also ‘home’ to the applicant and business owner.

Clause 21.08 Built Environment and Heritage seeks to ensure that built form is appropriately controlled to not impact on the character and landscape of the area.

The site is not designated as part of any Significant Landscape or Neighbourhood Character Overlay, however the proposal has been carefully considered to ensure the determined character (predominantly single storey dwellings, well set back from the public realm, nestled into the eclectic mix of lot sizes to retain a ‘farming’ and ‘rural’ feel) is not impacted.

Clause 21.09 Housing incorporates Clause 21.09-2 Rural Residential which is deemed relevant to the proposal, upon the assumption that ‘rural residential’ includes the Farming Zone.

This clause seeks to prioritise the environment and landscape over residential development for a number of reasons inclusive of reducing environmental (vegetation and waterway) impacts, retaining rural character, reducing impact to agricultural and economic activities.

For reasons incorporated within this discussion chapter, the proposal appropriately responds to the intent of this Clause by ensuring the dwelling is sited in an area to avoid impacts to the environment, and provides a built form appropriate in terms of scale for the Weatherly Road streetscape.

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Clause 21.10 Economic Development and Tourism identifies the importance of economic diversity incorporating agricultural / farming pursuits (to which horse husbandry falls), noting the Macedon Ranges “suitability for a range of agricultural enterprises, and significant landscape and lifestyle offerings.” Further, the Clause notes that “Economic development within the Shire, including equine and tourism development, is encouraged provided it does not compromise environmental values, particularly in Special Water Supply Catchment areas.” This clause specifically references Council’s Macedon Ranges Equine Strategy (2012) whilst it is noted Council has also prepared Equine Business Development Guidelines (2014) which identifies:

Horses are big business. They are widely recognised by government agencies as being Victoria’s third largest industry and, in dollar terms, sit not far behind tourism in the Macedon Ranges Shire.

This document correctly identifies that a dwelling is not an as of right use, and the need for the dwelling can be “substantiated as an ancillary use required to support the agricultural activity, in this case, the equine use and requires someone to be on site 24 hours a day.”

Noting occupants of the dwelling are to not only be the owners/associates of the horse(s) on the site, they will actively take part in the training, monitoring and caring of the horses. The site benefits from an estimated \$4m+ of investment and infrastructure on the site, as the applicant and landowner has built Kalimnah Farm from scratch over 20+ years.

Clause 21.13 Local Areas and Small Settlements incorporates Clause 21.15-15 Monegetta – Bolinda which seeks “to maintain Monegetta-Bolinda’s role as a hamlet.” No specific strategies are relevant to the proposal, however it is noted that the singular additional dwelling will not impact on Bolinda’s role as a hamlet, but is likely to have direct and indirect positive impacts to the local community and economy with the provision of one additional family (and potential support network such as spiritual leaders, chefs and children educator) to the township.

Whilst the application regards the development of a dwelling associated with the existing business (horse husbandry), it is partially relevant to acknowledge Clause 22.03 Intensive Animal Husbandry. Whilst the Responsible Authority is not to consider the wider existing land use (as land use is not a triggered planning permit requirement), the proposal does align with main considerations of this policy in that the dwelling:

- Is to be located on a site subject to horse husbandry
- The dwelling (and the existing use) will not detrimentally impact on the environment
- Amenity of adjoining and nearby sites is not expected to be impacted by the provision of one additional dwelling
- The design and siting of the building is appropriate considering the sites context.

Overall, upon consideration that the dwelling is not intended to be a conventional dwelling available to the market but part of proposed business infrastructure expansion, it is evident that much of the Planning Policy Framework, Local Planning Policy Framework and reference documents support the proposal, and that the proposal has appropriately considered the policy context.

➤ Farming Zone

Purposes of the Farming Zone include to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.

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- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.



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The use and development of land for a second dwelling supports the continued business growth of Kalimnah Farm, noting that the primary land use (horse husbandry) is to continue and will not be diminished.

All sites along Weatherly Road are considered ‘small’ and are not of a scale considered ‘large’ to support largescale farming, however generally support smaller scale and niche farming/agricultural uses as well as hobby farms and rural lifestyle opportunities.

Appropriate conditions can be placed on any permit issue to ensure the dwelling remains linked to Kalimnah Farm, noting that the dwelling specifically seeks to continue to operate as an equine business that relies on appropriate land management practices to assist in the health and wellbeing of the horses on site.

The dwelling meets the requirements of Clause 35.07-2 associated with “use of land for a dwelling” as the dwelling will be accessed via an appropriate all-weather road and driveway with appropriate dimensions for emergency vehicles, and will be connected to an appropriate effluent system in accordance with the relevant Environment Protection Regulations for on-site wastewater management and other services (potable water, domestic use and firefighting use water, electricity etc).

A number of decision guidelines at Clause 35.06-7 are relevant to the proposal, with many of the considerations already discussed in greater detail within the Planning Policy Framework and Local Planning Policy Framework response. To summarise a response to the relevant decision guidelines (to be read in conjunction with the wider Town Planning Report and Business Plan) it is noted:

- The proposal is supported by a number of policies found within the Planning Policy Framework and Local Planning Policy Framework
- The land is capable of accommodating the proposed dwelling and effluent as per the provided Land Capability Assessment
- The dwelling assists in ongoing management of not only the horse husbandry undertaken on site but the land itself
- The Weatherly Road ‘precinct’ includes an eclectic mix of land uses and development, and is generally ‘small’ for broadacre and large farming enterprises, and the dwelling is compatible with the surrounding land uses as many include dwellings
- There are no servicing or infrastructure constraints that otherwise result in an additional dwelling being unachievable on the site
- The dwelling directly supports and enhances the business operations and horse husbandry undertaken on site as the dwelling is to accommodate associates (clients) of Kalimnah Farm, and in the event associates (clients) are not living within the dwelling it will be provided to trainers (employees) of Kalimnah Farm similar to the existing dwelling on the lot

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- Noting the dwelling is intended to be ancillary and part of the existing business operation, pursuant to appropriate planning permit conditions the land will not be permanently removed from agricultural production
- The provided Business Plan identifies the historic investment to the land, and explores the reasoning and need for an additional dwelling on site that is ancillary to the horse husbandry operations undertaken for 20+ years
- Additional fragmentation of land is not to occur as a result of this proposal
- Reasonable expectation of the amenity of the dwelling in the Farming Zone is accepted and expected, noting a large number of dwellings already existing along Weatherly Road interspersed with bespoke and small scall farming/agricultural operations
- The dwelling will not result in offsite amenity impacts
- No native vegetation (or canopy exotic vegetation) is to be removed, noting the siting of the dwelling is on pastured grasslands
- No known flora or fauna impacts are envisaged
- The dwelling is appropriately set back from waterways, and effluent will be treated in accordance with required Council and EPA requirements
- The dwelling is located within close proximity to other buildings on the site in an appropriate area considering the existing operations of the land
- The dwelling has been designed to ensure it respects rural character and results in single-storey built form with materials and finishes considered 'normal' to any new build, whilst the ancillary outbuilding is not dissimilar to any standard outbuilding in a farming area (in terms of footprint, building height and materiality).
- No significant views or vistas will be impacted by the proposal.
- The rural character of the area will not be impacted as Weatherly Road is subject to a number of existing dwellings and outbuildings and does not reflect a 'traditional' farming area of large landholdings, whilst the built form is set back from the street and side property boundaries appropriately. Additionally, views of the dwelling will be fleeting from the public realm due to existing vegetation on the site.
- There is no significant landscape features (waterways, ridgelines, remnant vegetation) that otherwise needs to be protected, whilst no architectural, historic or scientific significant features are present on the site or immediate surrounds
- No additional traffic management measures are required, as the dwelling benefits from the existing Weatherly Road road reserve which is built to required rural standard.

➤ Effluent Disposal

As referenced throughout this report, a Land Capability Assessment has been provided (Land Capability Assessment Report, 90 Weatherly Road Bolinda, EcoVision Australia, February 21 2023) with this response to Council's Request for Further Information which identifies:

- Soil Testing and site survey was undertaken by Eco Vision Australia in November 2022.
- The overall land capability generally rates between very good to fair.
- The proposal regards second dwelling forming part of a business expansion
- The site allows for the installation of a secondary wastewater treatment system being sized at a minimum area of 368m² (400m² for additional environmental benefit)
- The proposed plans identify the appropriate effluent outcome to minimise and mitigate impacts to the environment

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➤ Other Matters



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For clarification purposes, it is noted that:

- No native vegetation is to be removed, and the site is not subject to any other Environmental and landscape, Heritage and Built Form or Land Management Overlays that require attention
- The Macedon Ranges Statement of Planning Policy (as discussed elsewhere in this report) does not specifically note or raise any concerns with such a proposal, as the proposal will not negatively impact on the Macedon Ranges' significant features and landscapes
- A response to Clause 65 Decision Guidelines is intertwined within the relevant sections of this report, and it is noted that the proposal appropriately responds to these guidelines.

6. CONCLUSION

Upon assessment of the Macedon Ranges Planning Scheme as explored within this report, the proposal for the use and development of the land for a second dwelling and ancillary outbuilding should be supported subject to general and site specific planning permit conditions.

The dwelling is to support ongoing business operations of Kalimnah Farm and will not adversely impact upon the site or surrounds, nor permanently remove the site from agriculture.

It is imperative that local businesses are supported on the provision that the proposal aligns with the required policy considerations.

If any further clarifications are required, Town Planning People will be delighted to assist. Otherwise, we look forward to the application process continuing within in an appropriate timeframe.

TOWN PLANNING PEOPLE [ABN 48590943290].

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LAND CAPABILITY ASSESSMENT REPORT

90 Weatherly Road
Bolinda VIC



Prepared for: TOWN PLANNING PEOPLE C/O MARTIN MIZZI
94 Weatherly Road
Bolinda VIC 3432

Site: 90 Weatherly Road
Bolinda VIC 3432

Prepared by: R H Krainz – Eco Vision Australia

Reference No. 10BO23 LCA

Date: February 21, 2023

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1. Executive Summary

The purpose of this report is to provide a Land Capability Assessment (LCA) for Town Planning People on behalf of Martin Mizzi (3.27ha site) who are proposing to construct a second dwelling on the 3.27ha site to be utilised as part of a business infrastructure expansion for an existing horse breeding and training facility. The proposed second dwelling contains four bedroom + games room (potential five bedroom – six person occupancy dwelling on the site. The predominately cleared grassed site is located at 90 Weatherly Road, Bolinda.

It is proposed that a secondary wastewater treatment system either septic with sand filter or package treatment plant such as the Taylex ABS system be installed on the site with Subsurface Irrigation (SSI) to service the proposed dwelling and the additional one bedroom contained within the office building. The hydraulic load is based on a maximum five bedroom capacity – 6 person.

The size of the irregularly allotment is approximately 3.27ha. The site is virtually flat with elevations being approximately 380m.

The methods used for this report include soil tests and site survey undertaken by Eco Vision Australia (November 24th, 2022). A desktop study was undertaken and included obtaining relevant planning reports and climate data. Soil samples were taken and further analysed. These methods provided the information to write the LCA.

The overall land capability generally rates between very good to fair. The matrix indicators that rate as poor utilising the land capability matrix is the soil permeability category of light clay, The Emerson Aggregate and Sodicity. These factors have contributed to a more conservative Design Irrigation Rate (DIR) for wastewater.

The soil type in the proposed LAA consists of moderately structured brown loam to a maximum depth of 400mm (textural change) overlying massively structured brown yellow light clay to a maximum depth of 800mm. Between 800mm to a maximum depth of 1500mm the soil grades into a moderately structured brown yellow slightly mottled medium clay. Site conditions were damp due to recent wet weather. The proposed Design Irrigation Rate (DIR) is based on the light clay at lower profile depths due to poor subsurface drainage at lower profile depths.

The site allows for the installation of a secondary wastewater treatment system (either a sand filter or Aerated Wastewater Treatment System such as a Taylex ABS system) with the LAA for treated wastewater (Subsurface Irrigation – SSI) being sized at a minimum area of 368m² (400m² for additional environmental benefit) using the water balance as the most limiting factor. SSI distributes secondary treated wastewater within the biologically active upper soil horizon.

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2. Introduction

Eco Vision Australia has been engaged to undertake a Land Capability Assessment (LCA) for a site at 90 Weatherly Road, Bolinda. The field investigation and report have been undertaken and prepared by suitably experienced staff. Eco Vision Australia has appropriate professional indemnity insurance for this type of work. Our professional indemnity insurance certificate is available on request.

The report will accompany an application submitted to the Macedon Ranges Shire Council for a construct a second dwelling on the 3.27ha site to be utilised as part of a business infrastructure expansion for an existing horse breeding and training facility. The proposed second dwelling will four bedroom + games room (potential five bedroom – six person occupancy) dwelling to be constructed on the property. This document provides information about the site and soil conditions. It also provides a detailed LCA and includes a conceptual design for a suitable onsite wastewater management system, including recommendations for monitoring and management requirements.

The site is approximately 3.27ha in size and roughly rectangular in shape. Boundary dimensions are 144 metres along the northern boundary, 229 metres along the eastern boundary, 135 metres along the southern boundary and 229m along the south western boundary. Site slope are predominately gentle to moderate towards Bolinda Creek roughly centrally located on the property. The elevation of the site is approximately 380 metres above sea level.

Soil Testing and site survey was undertaken by Eco Vision Australia in November 2022.

Rainfall data was obtained from Romsey Climate Station 087130 and temperature data obtained from Macedon Forestry Climate Station – 087175.

There is sufficient land available for sustainable onsite effluent management that maintains appropriate buffers to protect sensitive receptors for to residentially develop the site.

We have considered a number of options for both the treatment system and land application area (LAA). Above all, effluent should be treated to secondary level and Land Application by sub surface irrigation sized at 368m² (400m² recommended for additional benefit).

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3. Description of the Development

Table 1 Site Description

Site Address:	90 Weatherly Road Bolinda VIC
Owner/Developer:	Martin Mizzi
Postal Address:	94 Weatherly Road Bolinda VIC 3438
Contact:	Town Planning People – 0414 524 409
Council Area:	Macedon Ranges Shire
Zoning:	Planning Zone – Farming Zone – (FZ)
Allotment Size:	3.27ha
Domestic Water Supply:	Tank
Anticipated Wastewater Load per allotment:	4 Bedroom residence + games room {potential five bedroom occupancy} @ 6 person per residence maximum occupancy domestic design wastewater load is 150L/person/day therefore domestic wastewater design load = 900L/day. This design load is sourced from Code of Practice Onsite Wastewater Management 891.4 (Jul 16). (Table 4 – Minimum daily wastewater flow rates and organic loading with full water reduction facilities)
Availability of Sewer:	The area is unsewered and unlikely to be sewerred in the short to medium term future.

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4. Site Key Features

Robert Krainz undertook a desktop review and site inspection on the 24th of November 2022 with additional updated plans provided in December 2021. A range of site features were assessed in terms of the degree of limitation they present for a range of onsite wastewater management systems. Reference is made to the rating scale described in Table 1 of EPA (2003a). As a guide, remedial measures should be considered whenever ratings of 3, 4, or 5 occur and this might involve land improvement works, soil amelioration or simply adoption of higher-level technologies to ensure environmental protection. Table 3 summarises the key features in relation to effluent management at the site. The site experiences negligible stormwater run-on. There is no evidence of a water table in the proposed LAA.

The soil type in the proposed LAA consists of moderately structured brown loam to a maximum depth of 400mm (textural change) overlying massively structured brown yellow light clay to a maximum depth of 800mm. Between 800mm to a maximum depth of 1500mm the soil grades into a moderately structured brown yellow slightly mottled medium clay. Site conditions were damp due to recent wet weather. The proposed Design Irrigation Rate (DIR) is based on the light clay at lower profile depths due to poor subsurface drainage at lower profile depths.

The site is within the locality of Bolinda, which is part of the Planning Zone – Farming Zone – (FZ), Planning Overlays – Environment Significance Overlay – Schedule 2 (ESO2) impacts only in the far north-east corner.

Appendix I provides a site locality plan (Property Report) and indicates the location of the site of the proposed development.

Appendix ii provides a Proposed Development Plan.

Appendix iii provides photographs of the existing site conditions

Appendix iv provides Bureau of Meteorology Climate Report for Bureau of Meteorology Climate Report for Macedon Forestry – 087036) and Monthly Rainfall Statistics for (Romsey – 087130)

Appendix v provides Test Site Location Plan

Appendix vi Water Balance

Appendix vii provides Borelog descriptions

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Table 2 Site Features

Feature	
Climate	The site has a temperate climate with maximum temperatures and minimum rainfall in summer (Macedon Forestry, Climate Station-No. 087036). The site experiences an average annual rainfall of 718mm (Romsey Climate Station- No. 087130).
Exposure	The site at 90 Weatherly Road Bolinda is predominately cleared pasture in very gently undulating terrain. The site contains an existing dwelling. The proposed LAA is grassed with high sun and wind exposure.
Vegetation	The proposed LAA is cleared and grassed.
Landform	The landform element on the allotment is consistent with a long gentle landform element.
Slope	The slope within the proposed LAA is virtually flat to gentle.
Fill	No fill was observed on the allotment.
Rocks and Rock Outcrops	No rocks were encountered within the proposed LAA. Low lying basaltic rock could be encountered and this needs to be considered when installing the wastewater treatment plant.
Erosion Potential	The erosion hazard is moderate.
Surface Water	Not applicable.
Flood Potential	Areas available for application of treated effluent lie above the 1:100 year flood level.
Stormwater run-on and upslope seepage	The proposed effluent management area is expected to receive minor stormwater run-on which can be diverted via surface spoon drainage or sub surface drainage. There is no evidence of groundwater seepage, soaks, or springs.
Groundwater	There are no signs of shallow groundwater tables.
Site Drainage and Subsurface Drainage	The site could experience variable stormwater run-on and run-off. However, there are minor visible signs of surface dampness. Surface dampness due to recent rainfall and seasonal conditions.
Recommended Buffer Distances	All buffer distances recommended in Table 5 of EPA Code of Practice; 891.4 July 2016 will be achievable in the proposed treatment envelopes.
Available Land Application Area	Considering all site constraints and the buffers mentioned above, the site has ample land that is suitable and available for land application of effluent treated to secondary levels. There will be ample protection for surface and groundwater.

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5. Soil Assessment and Constraints

The sites' soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and review of desktop published material.

Soils of a similar type and geology (Quaternary volcanics) have been mapped and are consistent with those contained within the Monegeetta Land System as noted in a report *A Study of the Land in Catchments to the North of Melbourne*. The soil type contained within 90 Weatherly Road Bolinda are consistent with those formed on Basalt. The on-site soils are generally Black clay loam to clays with uniform texture consistent with Black Brown Dermosols.

The Australian Soil Classification for the site is Black Brown Dermosols. Dermosol soils generally exhibit a gradual textural change between the A and B horizon with the on-site soils being consistent with this scenario. The landform element as described as gently undulating plains with volcanic cones with the on-site soils being most consistent with component 1 (Long Gentle Slope) of the Monegeetta Land System.

Soil Percolation testing was not undertaken, however results from sites with a very similar soil texture and structure indicate a median percolation rate of approximately 4 mm per hour (Ksat – 0.10) within the B horizon. Soil percolation rates within the upper horizons are generally 2.5mm per hour (Ksat – 0.06) and slowing through the lower soil horizons.

The soil type in the proposed LAA consists of moderately structured brown loam to a maximum depth of 400mm (textural change) overlying massively structured brown yellow light clay to a maximum depth of 800mm. Between 800mm to a maximum depth of 1500mm the soil grades into a moderately structured brown yellow slightly mottled medium clay. Site conditions were damp due to recent wet weather. The proposed Design Irrigation Rate (DIR) is based on the light clay at lower profile depths due to poor subsurface drainage at lower profile depths.

2 test holes were dug in two locations on the site as a potential LAA for the treated wastewater in November 2022 as shown in the diagram below and Appendix vi, using a 90mm mechanical held auger.



On site soils

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Table 3 Soil Features:

Soil Feature													
Soil Depth	Soil depth up to 1500mm encountered.												
Depth to watertable	Groundwater not encountered.												
Coarse Fragments (%)	No coarse fragments were observed through the soil profile.												
Soil Permeability and Design loading Rates	Soil permeability was not directly measured but can be inferred with reference to Tables L1 to N1 in AS/NZS 1547:2012, that describe conservative design loading rates (DI-R5) and Design Irrigation Rates (DIRs) for various effluent application systems according to soil type. Critical soil properties are texture and structure, but depth, colour and degree of mottling are also used to infer drainage conditions. We note that the indicative loading rates below assume secondary treated effluent is being applied. Reduced loading rates would apply to primary treatment systems (septic tanks), although these are not recommended here.												
	<table border="1"> <thead> <tr> <th></th> <th>Topsoils</th> <th>Subsoils</th> </tr> </thead> <tbody> <tr> <td>Description</td> <td>Loam (moderately structured)</td> <td>Light Clay (massively structured)</td> </tr> <tr> <td>Soil Category (AS/ NZ1547:2012)</td> <td>4a</td> <td>5a</td> </tr> <tr> <td>Design Irrigation Rate (DIR mm/week)</td> <td>24.5 (3.5mm/day)</td> <td>14 (3mm/day)</td> </tr> </tbody> </table>		Topsoils	Subsoils	Description	Loam (moderately structured)	Light Clay (massively structured)	Soil Category (AS/ NZ1547:2012)	4a	5a	Design Irrigation Rate (DIR mm/week)	24.5 (3.5mm/day)	14 (3mm/day)
	Topsoils	Subsoils											
Description	Loam (moderately structured)	Light Clay (massively structured)											
Soil Category (AS/ NZ1547:2012)	4a	5a											
Design Irrigation Rate (DIR mm/week)	24.5 (3.5mm/day)	14 (3mm/day)											
pH	The pH of 1:5 soil/water suspensions was not measured. The present soil conditions do not appear to be restricting plant growth.												
Electrical Conductivity	Electrical conductivity was not measured.												

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6. Land Capability Assessment Matrix

The Land Capability Assessment has been developed for the whole site but using the soils in the vicinity of the building envelope.

Table 4 Land Capability Assessment Matrix

LAND FEATURES	Land capability class rating					Site rating
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very poor (5)	
GENERAL CHARACTERISTICS						
Site drainage	No visible signs of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness, such as moisture-tolerant plants	Water ponding on surface	3
Runoff	None	Low	Moderate	High – need for diversionary structures	Very high – diversion not practical	3
Flood Levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	1
Proximity to Watercourses	>60 metres					1
Slope (%)	0-2	2-8	8-12	12-20	>20	1
Landslip	No actual or potential failure		Low potential for failure	High potential for failure	Present or past failure	1
Groundwater (seasonal watertable depth (m))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	3
Rock outcrop (1% of land surface containing rock >200mm)	0	<10%	10-20%	20-50%	>50%	1
Erosion potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	2
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1
Landform	Hill crests, convex side slopes and plains		Concave sideslopes and footslopes		Floodplains & incised channels	1
Vegetation Type	Turf or pasture				Dense forest with little understorey	1
Average Rainfall (mm/yr)	<450	450-650	650-750	750-1000	>1000	3
Pan evaporation (mm/yr)	<1500	1250-1500	1000-1250	---	<1000	2
Fill	No fill		Fill present			1

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SOIL PROFILE CHARACTERISTICS						
Soil permeability category ¹	2 and 3	4		5	1 and 6	4
Profile depth	>2m	1.5-2m	1.5 – 1	1.0-0.5m	>0.5m	2
Presence of mottling	None				Extensive	3
Course fragments (%)	<10	10-20	20-40		>40	1
Permeability * (m/d)	0.3-0.15	0.08-0.15 0.3-0.6	0.06-0.08 0.6-1.5	1.5-2.0	<0.06 >2.0	1
pH	6-8		4.5-6		<4.5, >8	3
Emerson Aggregate	4, 6, 8	5	7	2, 3	1	4
Electrical Conductivity	<0.3	0.3-0.8	0.8-2	2-4	>4	1
Sodicity ESP%	<3		6-8	8-14	>14	4
Overall Site Rating	Poor					4

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7. The Management Program

This LCA has been prepared to accompany an application to the Macedon Ranges Shire Council for the construction a second dwelling on the 3.27ha site to be utilised as part of a business infrastructure expansion for an existing horse breeding and training facility. The proposed four bedroom six person occupancy dwelling. A secondary treatment system either septic tank with sand filter or package treatment plant such as the Taylex ABS is suitable for the site. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability. The following sections provide an overview of a suitable system, with sizing and design considerations and justification for its selection. Detailed design for the system is beyond the scope of this study but should be undertaken at the time of building application and submitted to Council.

7.1 Treatment System

To treat domestic wastewater and allow irrigation with the treated effluent, the existing system provides secondary treatment with disinfection to meet Environment Protection Authority requirements for irrigation. Indicative target effluent quality is:

- BOD <20 mg/l;
- SS <30 mg/l;

7.2 Land Application

A range of possible land application systems have been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, surface and subsurface irrigation, and sand mounds. The preferred system is pressure compensating **subsurface irrigation**. In combination with the selected secondary treatment system subsurface irrigation will provide even and widespread dispersal of highly treated effluent loads within the root-zone of plants. Subsurface irrigation will provide beneficial reuse of wastewater. It will also ensure that the risk of effluent being transported off this site will be negligible.

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7.3 Sizing the Irrigation System

To determine the necessary size of the irrigation area water and nutrient balance modelling has been considered.

The water balance method is used to calculate the area required to balance all inputs and outputs, without the need for wet weather storage. As a result of these considerations, a minimum area of is recommended (400m² of area for additional benefit).

Water Balance

A preliminary model water balance with wet month storage and a daily wastewater of 900 litres indicates the field sizing is satisfactory. A water balance sizing the LAA at 368m² is contained in the appendices.

Nutrient Balance

A nutrient balance has been considered to check that the LAA is of sufficient size to ensure nutrients are assimilated by the soils and vegetation. It is acknowledged that a proportion of nitrogen will be retained in the soil through processes such as mineralisation and volatilisation.

A nitrogen balance sizing the LAA at 299m² is attached in the appendices.

We are of the opinion that the area required for nitrogen assimilation and phosphorus can be met by the above sized LAA.

Summary and Discussion

It is worth noting that modelling includes several significant factors of conservatism:

- Hydraulic load (900 L/day). This assumes 6 people will permanently occupy a 4 – bedroom residence. It is very likely that the actual occupancy and daily water usage will be substantially less than this;
- From the nutrient balances, in the absence of site specific data very conservative estimates of crop nutrient uptake rates and total nitrogen lost to soil processes are considered.

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7.4 Siting and Configuration of the Land Application Area

It is preferable to keep the irrigation area as high on the property as possible based upon the proposed site plan. Eco Vision has delineated on the provided site plan a suitable LAA, but the areas tested are deemed suitable.

As well as providing area for application of effluent, it is important that buffer distances be adhered to. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area.

The LAA area is sized at a minimum area of 368m² (400m² recommended for additional benefit) and located to the south of the proposed house as shown on the site plan.

It is recommended that the owner consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.

7.5 Irrigation System Design

A detailed irrigation system design is beyond the scope of this report; however, a general description of subsurface irrigation is provided here for the information of the client and Council.

Subsurface irrigation comprises a network of drip-irrigation lines that is specially designed for use with wastewater. The pipe contains pressure compensating emitters that employ a biocide to prevent build-up of slimes and inhibit root penetration. The laterals are usually 0.5 to 1.0 m apart, roughly parallel and along the contour if possible. -Installation depth is commonly 100-150 mm. It is critical that the irrigation pump be sized properly to ensure adequate pressure and delivery rate to the irrigation network.

A filter is installed in the main line to remove fine particulates that could block the emitters. This must be cleaned regularly following manufacturer's instructions.

Vacuum breakers should be installed at the high points in the system to prevent air and soil being sucked back into the drippers when the pump shuts off. Flushing valves are an important component and allow periodic flushing of the lines, which should be done at least yearly. Flush water can be either returned to the treatment system or should be released where it will be readily absorbed.

All trenching used to install the pipes must be backfilled properly to prevent preferential subsurface flows along trench lines, particularly where trenches are not absolutely parallel to contours. Irrigation areas should not be subject to high traffic movement, especially by vehicles, otherwise compaction around emitters can lead to premature system failure.

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7.6 Buffer Distances

Buffer distances from LAAs are required to help prevent human contact, maintain public amenity and protect sensitive environments. Council generally adopts the following nominal buffers secondary sewage and greywater effluent, described in EPA Vic (891.4):

Landscape feature or structure	Setback distances (m)		
	Primary sewage and greywater systems	Secondary sewage and greywater systems	Advanced secondary greywater systems ³
Building			
Wastewater field up-slope of building ⁷	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope of cutting/escarpment ¹²	15	15	15
Allotment boundary			
Wastewater field up-slope of adjacent lot	6	3	1
Wastewater field down-slope of adjacent lot	3	1.5	0.5
Services			
Water supply pipe	3	1.5	1.5
Wastewater up-slope of potable supply channel	300	150	150
Wastewater field down-slope of potable supply channel	20	10	10
Gas supply pipe	3	1.5	1.5
In-ground water tank ¹⁴	15	7.5	3
Stormwater drain	6	3	2
Recreational areas			
Children's grassed playground ¹⁵	6	3 ¹⁶	2 ¹⁶
In-ground swimming pool	6	3 ¹⁶	2 ¹⁶
Surface waters (up-slope of):			
Dam, lake or reservoir (potable water supply) ^{8,13}	300	300 ⁴	150
Waterways (potable water supply) ^{9,13}	100	100 ^{4,5,17}	50
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, reservoirs or lakes (stock and domestic, non-potable) ^{8,9}	60	30	30
Groundwater bores			
Category 1 and 2a soils	NA ¹¹	50 ¹⁹	20
Category 2b to 6 soils	20	20	20
Watertable			
Vertical depth from base of trench to the highest seasonal water table ¹⁸	1.5	1.5	1.5
Vertical depth from irrigation pipes to the highest seasonal water table ¹⁸	NA	1.5	1.5

All nominal buffers are achievable for a suitably sized LAA.

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8. Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the certificate of approval and Council's permit conditions. The system proposed above will only function adequately if appropriately maintained. Residents will be required to carry out maintenance as discussed below.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the AWTS as required by Council under the approval to operate.
- Any pump will need regular maintenance and seals checked regularly.
- Use household cleaning products sparingly and check that they are suitable for septic tanks;
- Keep as much fat and oil out of the system as possible; and
- Conserve water

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing of irrigation lines;
- Regularly clean in-line filters;
- Not erect any structures over the LAA;
- Minimise vehicle access to the LAA, to prevent compaction; and
- Ensure that the LAA is kept level by filling any depressions with good quality topsoil (not clay).
- Good water conservation is an important aspect in the overall management of onsite systems. It will be important for the ongoing performance of both the treatment and application system that they are not overloaded hydraulically. AAA rated plumbing is recommended for all future water fixtures.

9. Stormwater Management

As mentioned above, stormwater runoff is not expected to be a major concern in this case. However, the construction and maintenance of diversion drains would provide an additional precaution. Roof stormwater must not be disposed in the LAA.

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10. Conclusions

As a result of our investigations, we recommend that a sustainable onsite wastewater management system can be built to meet the needs of a new residence on the allotment.

Specifically, we recommend the following:

- Installation of a secondary waste treatment plant (either AWTS or Sand Filter with septic) with the Taylex ABS system being suitable and meets BOD <20 mg/l and SS <30 mg/l;
- System requires supervision by the designer and test on completion;
- Subsurface irrigation is used in conjunction with a secondary waste treatment system the LAA area is sized at a minimum area of 368m² (400m² recommended for additional benefit) using the water balance as the most limiting factor.;
- The LAA is to be located to the south of the proposed house. The actual position of the LAA can be adjusted slightly in consultation with Eco Vision Australia.
- There is ample land available for a reserve LAA;
- Do not allow any vehicle access and utilise surface plants that tolerate wet conditions (including roots) and have a high evapo-transpiration capacity. Where possible use plants well exposed to the sun. Plant high transpiration species to minimise waterlogging.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties;
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations and the recommendations made in this report; and
- Construction of diversion drains on sides of the LAA to divert stormwater and surface water run-on.

Robert Krainz

Land Management Consultant

Grad Cert. Environmental Management (CSU), Ad. Dip. Land Management (Syd), Cert Hort. Landscape & Nursery (Qld)

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11. References & Bibliography

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MAV – The Model Land Capability Assessment Report – February 2006

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11. APPENDICES

- i. Site Locality Plan – Property Reports
- ii. Proposed Development Plan
- iii. Existing conditions
- iv. Bureau of Meteorology Climate Report for Macedon Forestry – 087036 and Rainfall Report Romsey – 087130
- v. Water & Nitrogen Balance
- vi. Test Site Location Plan
- vii. Borelogs Descriptions

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APPENDIX i

SITE LOCALITY PLAN – PROPERTY PLANNING REPORTS

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PROPERTY REPORT



From www.planning.vic.gov.au at 23 November 2022 09:43 PM

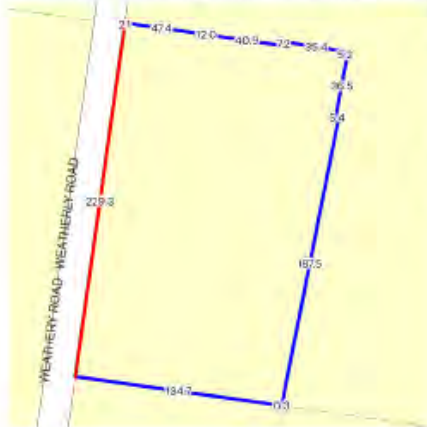
PROPERTY DETAILS

Address: **90 WEATHERLY ROAD BOLINDA 3432**
 Lot and Plan Number: **Lot 1 PS837821**
 Standard Parcel Identifier (SPI): **1PS837821**
 Local Government Area (Council): **MACEDON RANGES**
 Council Property Number: **1194312**
 Directory Reference: **Vicroads 60 E8**

www.mrsc.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 3274 sq. m (3.27 ha)

Perimeter: 744 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **inside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MACEDON**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can be found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links.

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

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PROPERTY REPORT: 90 WEATHERLY ROAD BOLINDA 3432

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PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 23 February 2023 09:58 AM

PROPERTY DETAILS

Address: **90 WEATHERLY ROAD BOLINDA 3432**
 Lot and Plan Number: **Lot 1 PS837821**
 Standard Parcel Identifier (SPI): **1PS837821**
 Local Government Area (Council): **MACEDON RANGES** www.mrscvic.gov.au
 Council Property Number: **1194312**
 Planning Scheme: **Macedon Ranges** [Planning Scheme - Macedon Ranges](#)
 Directory Reference: **Vicroads 60 ES**

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MACEDON**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



Planning Overlays

No planning overlay found.

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PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 15 February 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest:

To view planning zones, overlay and heritage information in an interactive format visit: <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit: <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT



Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52:17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52:17\)](#) with local variations in [Native Vegetation \(Clause 52:17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52:17 please visit the Native Vegetation Information Management system <https://nvm.delp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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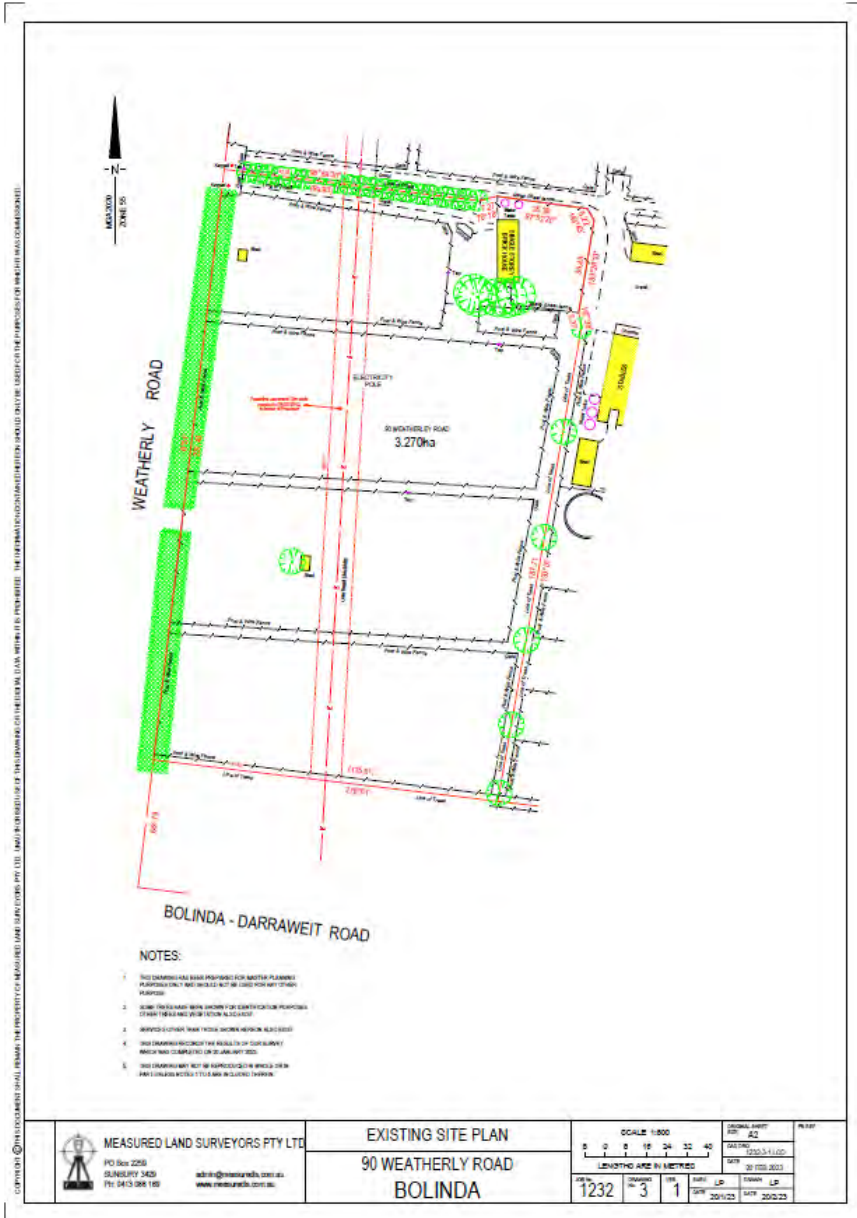
APPENDIX ii

**PROPOSED DEVELOPMENT PLAN,
MAPSHARE, GEOVIC & AERIAL PHOTO**

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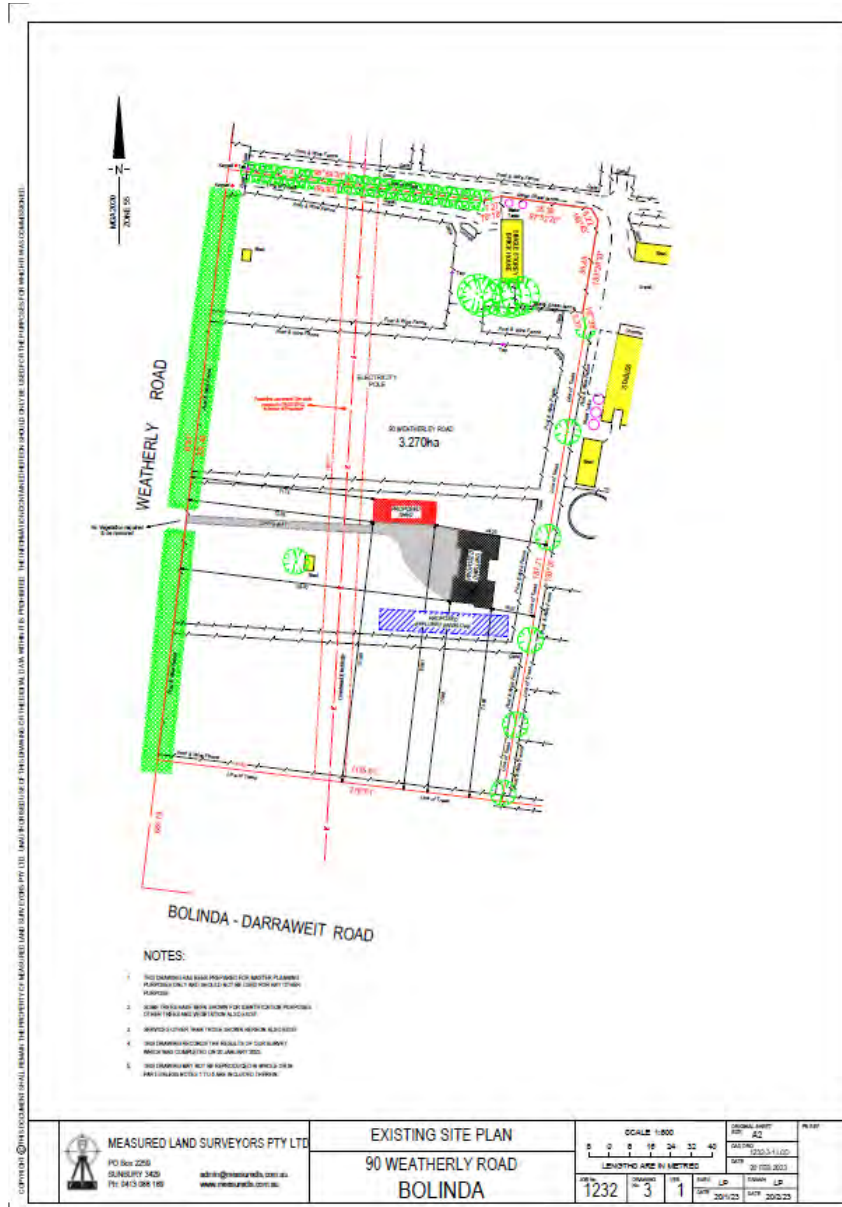
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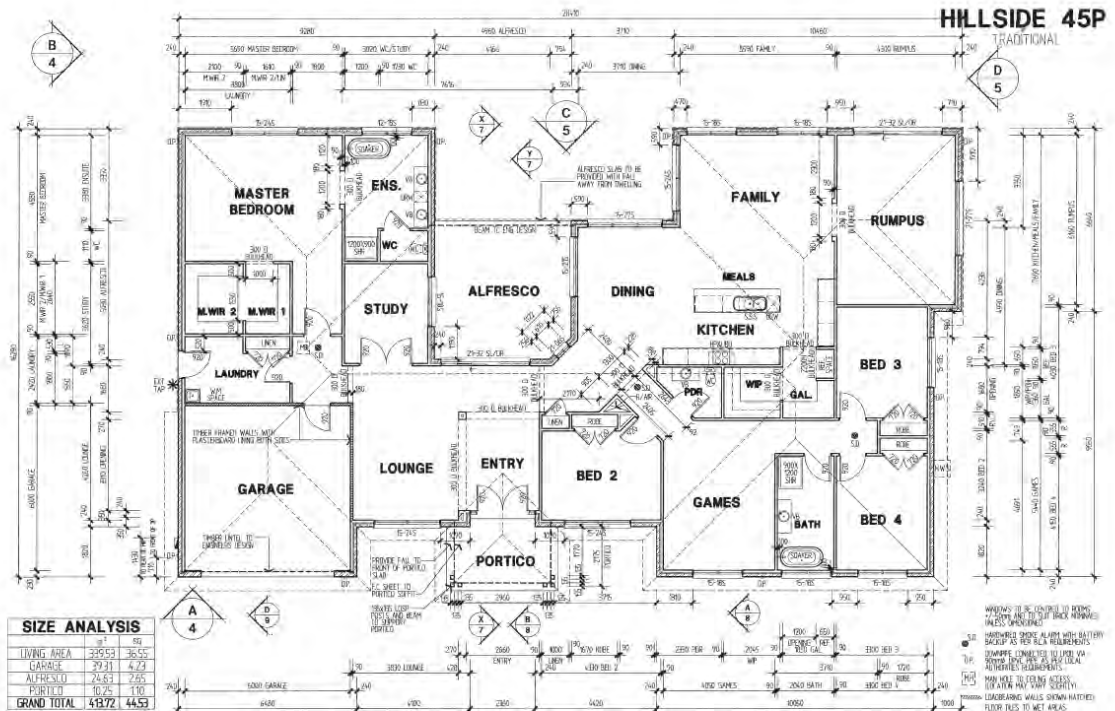
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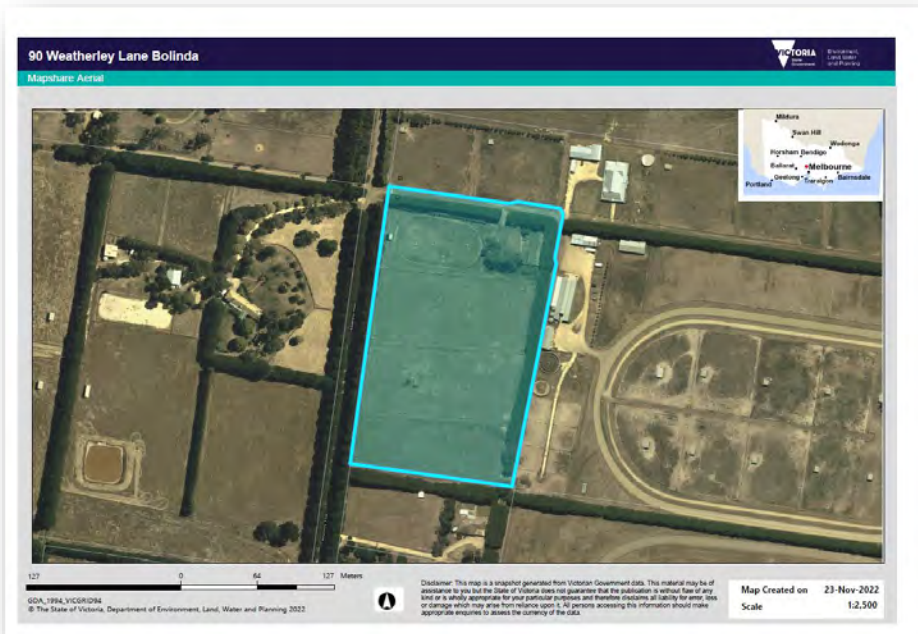
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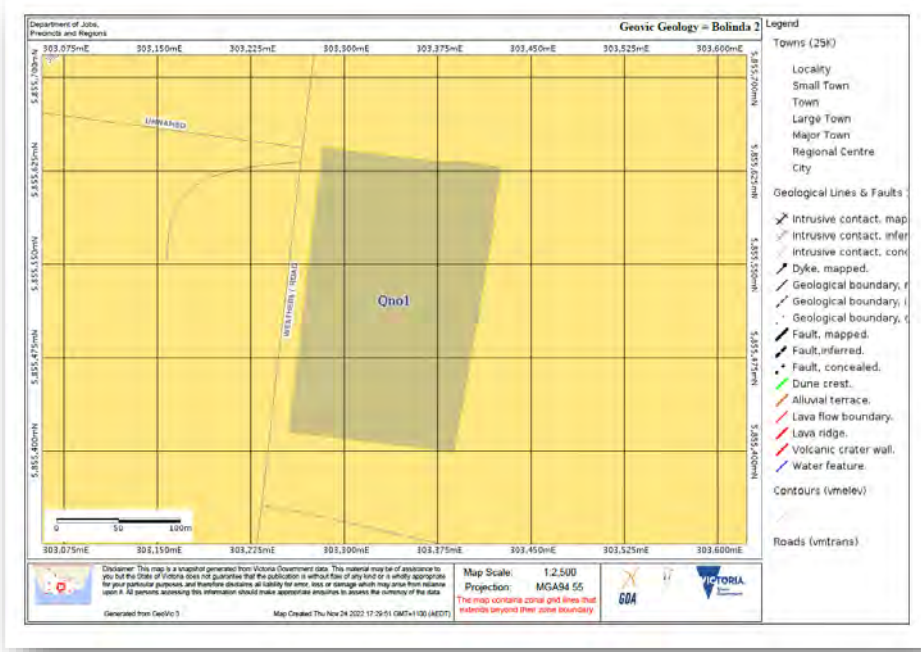
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APPENDIX iii

EXISTING CONDITIONS

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P1 – View towards the south depicting the location of the proposed LAA for secondary treated wastewater (90 Weatherly Road Bolinda).

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P2 – View towards the south west depicting the location of the proposed LAA for secondary treated wastewater (90 Weatherly Road Bolinda).

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APPENDIX iv

CLIMATE STATISTICS TEMPERATURE MACEDON FORESTRY CLIMATE STATION – 087036 & RAINFALL ROMSEY CLIMATE STATION – 087130

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Australian Government Bureau of Meteorology

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Bureau Home > Climate > Climate Data Online > Monthly Statistics

Climate statistics for Australian locations

Monthly climate statistics

All years of record
[About Climate statistics](#) | [Data file of statistics for this site \(csv\)](#) | [Site selection menu](#)

Summary statistics **MACEDON FORESTRY**
 A summary of the major climate statistics recorded at this site is provided below. There is also an extended table with more statistics available. More [detailed data for individual sites](#) is available.

Site information
 Site name: MACEDON FORESTRY
 Site number: 087036
 Latitude: 37.42°S Longitude: 144.56°E
 Elevation: 505 m
 Commenced: 1873 Status: Open
 Latest available data: 31 Jan 2016

Additional information
 Additional site information

Nearest alternative sites
 1. 088036 KYNETON POST OFFICE (20.6km)
 2. 087002 BAZZOS MARSH (34.3km)
 3. 088162 KILMORE GAP (36.1km)

View larger map

0 150 300 450 600 m
 Elevation - metres

View: Main statistics All available

Period: Use all years of data

Text size: Normal Large

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years	Plot	Map
Temperature																
Mean maximum temperature (°C)	23.0	23.2	20.0	15.4	11.4	8.6	7.8	9.4	12.1	15.8	18.9	21.7	15.6	73	1887	
Mean minimum temperature (°C)	11.2	11.8	10.0	7.5	5.5	3.5	2.5	3.1	4.4	-6.4	8.1	9.8	7.0	73	1887	
Rainfall																
Mean rainfall (mm)	48.0	52.1	54.0	64.1	74.7	84.6	83.2	86.6	87.0	81.6	67.5	56.9	853.0	103	1873	
Diole 5 (median) rainfall (mm)	38.7	36.6	40.4	60.0	69.8	82.5	80.4	82.8	79.2	79.6	54.8	47.0	872.1	121	1873	
Mean number of days of rain ≥ 1 mm	4.6	4.2	5.4	6.6	8.8	9.8	10.5	10.7	9.9	8.9	6.9	5.8	82.1	121	1873	
Other daily elements																
Mean daily sunshine (hours)																
Mean number of clear days	5.2	5.0	4.3	3.7	2.1	2.1	2.0	2.2	1.9	2.9	2.8	4.2	38.4	27	1969	
Mean number of cloudy days	8.0	6.5	9.9	9.8	14.5	13.8	13.6	13.8	13.1	12.3	10.6	9.0	134.9	27	1969	
9am conditions																
Mean 9am temperature (°C)	15.9	16.3	14.7	12.0	9.0	6.4	5.4	6.7	8.8	11.5	12.8	14.6	11.2	28	1969	
Mean 9am relative humidity (%)	73	75	75	76	85	90	88	85	80	74	73	71	79	11	1986	
Mean 9am wind speed (km/h)	14.5	14.5	15.3	14.4	13.3	13.7	17.1	16.4	16.4	16.7	14.7	14.6	15.1	20	1969	
9am wind speed vs direction plot																
3pm conditions																
Mean 3pm temperature (°C)	22.4	23.5	20.5	16.2	12.3	9.5	8.9	10.1	12.0	15.2	17.8	20.1	15.7	27	1969	
Mean 3pm relative humidity (%)	51	49	51	60	73	80	76	72	70	62	57	55	63	10	1986	
Mean 3pm wind speed (km/h)	16.3	15.5	15.2	15.0	15.0	15.2	17.8	16.3	16.9	15.5	16.8	16.8	16.0	18	1969	
3pm wind speed vs direction plot																

red = highest value blue = lowest value

Product IDCJCM026 Prepared at Thu 17 Mar 2016 02:09:53 AMEST

Related information

Maps

- Long term [climatology maps](#) for selected elements
- [Rainfall maps](#) and [temperature maps](#) based on recent observations

Recent observations for this site

- Daily Weather Observations from this site are included in the Daily Weather Observations

Climate outlooks

- Monthly and seasonal [climate outlooks](#)

Additional climate information

- [Weather station directory](#)
- [Climate and oceans data and analysis](#)

Page created: Thu 17 Mar 2016 02:09:53 AM EST

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Monthly Rainfall (millimetres)

ROMSEY

Station Number: 087130 · State: VIC · Opened: 1970 · Status: Open · Latitude: 37.35°S · Longitude: 144.75°E · Elevation: 478 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	44.1	48.4	43.7	52.2	56.4	67.9	68.1	76.3	75.2	67.7	68.7	49.6	718.0
Lowest	0.0	0.0	4.4	3.5	8.8	11.4	15.7	22.0	24.2	7.0	5.0	1.5	390.0
5th percentile	7.4	3.4	10.9	8.5	12.6	23.0	21.6	27.1	36.4	19.1	25.4	10.5	466.2
10th percentile	16.7	8.0	14.9	12.1	19.0	27.6	26.2	36.8	40.2	23.6	27.9	14.3	547.8
Median	37.7	25.8	36.3	50.8	52.0	66.4	66.2	76.0	63.8	63.3	56.5	33.3	694.5
90th percentile	72.1	116.6	85.8	91.0	97.2	116.8	114.6	110.7	125.3	115.9	116.6	96.8	946.8
95th percentile	95.0	149.2	98.6	123.8	103.6	122.0	122.9	120.2	154.8	121.1	145.7	108.0	992.1
Highest	186.4	189.0	158.6	138.8	172.5	140.2	133.4	133.8	184.7	201.7	182.2	195.9	1038.1

Statistics calculated over the period 1961-1990

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	40.8	48.5	49.8	63.5	62.6	62.7	68.5	85.4	74.6	77.7	68.9	47.6	735.7
Lowest	0.0	3.4	5.8	9.0	12.4	14.1	19.8	23.4	24.2	18.6	5.0	1.5	390.0
5th Percentile	4.4	4.3	17.8	16.4	17.4	22.6	26.0	41.2	36.4	20.8	24.0	12.3	558.8
10th percentile	12.7	9.1	19.4	21.7	20.5	28.1	26.8	55.2	40.6	28.7	27.2	14.3	592.6
Median	40.0	26.5	39.1	65.4	58.3	66.4	58.8	83.1	63.4	87.7	52.7	46.0	694.5
90th percentile	64.1	119.4	98.4	117.2	95.8	107.7	123.0	110.8	112.3	119.8	129.9	91.4	959.3
95th percentile	68.3	147.2	101.9	125.4	105.8	117.0	125.1	128.8	127.0	120.1	150.6	108.6	986.9
Highest	105.4	189.0	158.6	125.6	172.5	118.2	133.4	133.8	158.7	201.7	182.2	119.5	1009.0

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APPENDIX v

WATER & NITROGEN BALANCE

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Nominated Area Water Balance & Storage Calculations - Sub surface Irrigation

Site Address: 90 Weatherly Road, Bolinda

INPUT DATA

Design Wastewater Flow	Q	900	L/day
Design DIR	DI R	21	mm/week
Daily DIR		3.0	mm/day
Nominated Land Application Area	L	300	m sq
Crop Factor	C	0.7-0.8	unitless
Retained Rainfall	Rf	0.8	unitless
Rainfall Data	Romsey (087130)		
Evaporation Data	Melbourne Airport (086282)		

900 Ave hydraulic load

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	I	mm/month	44.8	48.4	43.7	52.2	56.4	67.9	68.1	76.3	75.2	67.7	68.7	49.6	719
Evaporation	E	I	mm/month	200.4	195.2	148.6	96.5	91.4	57.8	61.2	68.2	111.8	225.6	189	268.7	1714.4
Crop Factor	C			0.80	0.80	0.80	0.75	0.75	0.65	0.65	0.65	0.75	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	E/C	mm/month	150.3	156.2	118.9	72.4	68.6	37.6	39.8	44.3	83.9	180.5	151.2	215.0	1328.455
Percolation	B	(DIR/7)+D	mm/month	93.0	84	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	1095.0
Outputs		ET+B	mm/month	253.3	240.16	211.9	162.4	161.6	127.6	132.8	137.3	173.9	273.5	241.2	308.0	2423.5
INPUTS																
Retained Rainfall	RR	R*Rf	mm/month	35.84	38.72	34.96	41.76	45.12	54.32	54.48	61.04	60.16	54.16	54.96	39.68	575.2
Effluent Irrigation	W	(Q/C)/L	mm/month	93.0	84.0	93.0	90.0	93.0	90.0	93.0	93.0	90.0	93.0	90.0	93.0	1095.0
Inputs		RR+W	mm/month	128.8	122.7	128.0	131.8	138.1	144.3	147.5	154.0	150.2	147.2	145.0	132.7	1670.2
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	n.n	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-124.5	-117.4	-83.9	-40.4	-10.4	-2.1	-2.8	-5.8	-30.4	-126.3	-95.2	-175.3	-207.2
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Maximum Storage for Nominated Area	N		mm													
	V	N/L	L													
LAND AREA REQUIRED FOR ZERO STORAGE			m ²	128	125	158	224	240	369	356	366	237	127	145	104	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:			m ²	368.6												

Nitrogen Balance

Site Address: 90 Weatherly Road Bolinda

SUMMARY - LAND APPLICATION AREA REQUIRED BASED NITROGEN BALANCE **299** m²

INPUT DATA¹

Wastewater Loading			Nutrient Crop Uptake		
Hydraulic Load	900	L/day	Crop N Uptake	220	kg/ha/yr which equals 60.27 mg/m ² /day
Effluent N Concentration	25	mg/L			
% N Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal			
Total N Loss to Soil	4500	mg/day			
Remaining N Load after soil loss	18000	mg/day			

NITROGEN BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer		Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)	
Nitrogen	299 m ²	Nominated LAA Size	300 m ²
		Predicted N Export from LAA	-0.03 kg/year
		Minimum Buffer Required for excess nutrient	0 m ²

CELLS

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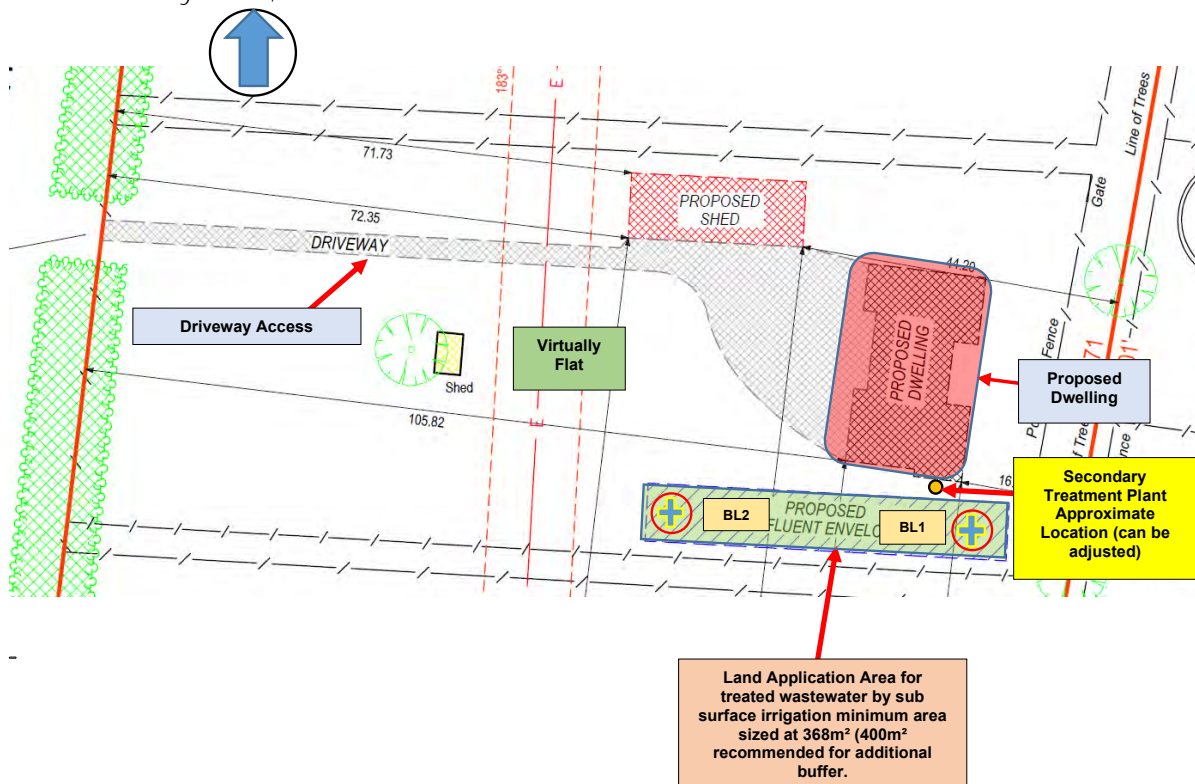
APPENDIX vi

TEST SITE LOCATION PLAN

BORE LOG LOCATION PLAN & PROPOSED LAA
 (NOT TO SCALE)

Date: 28/02/22

90 Weatherly Road, Bolinda



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APPENDIX vii

BORELOGS

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BORELOG SHEET

CLIENT: Town Planning People on behalf of Martin Mizzi
 PROJECT ADDRESS: 90 Weatherly Road, Bolinda
 JOB NO: 10BO23
 FIELD WORK DATE: 24/11/22
 LOGGED BY: Rob Krainz
 DRILLING METHOD: 90mm Mechanical Auger, Shovel and Crowbar

BORELOG 1				BORELOG 2			
DEPTH	Soil Profile	Clr	Fill	DEPTH	SOIL PROFILE	Clr	Fill
100mm	Loam (Br)			100mm	Loam (Br)		
200mm	Moist			200mm	Moist		
300mm	Textural Change			300mm	Textural Change		
400mm	Light Clay (Br Yl)			400mm			
500mm	Damp			500mm	Light Clay (Br Yl)		
600mm				600mm	Damp		
700mm				700mm			
800mm	Medium Clay (Br Yl)			800mm			
900mm	Damp			900mm	Medium Clay (Br Yl)		
1000mm	Slightly Mottled			1000mm	Damp		
1100mm				1100mm	Slightly Mottled		
1200mm				1200mm			
1300mm				1300mm			
1400mm				1400mm			
1500mm				1500mm			
1600mm	End Log			1600mm	End Log		
1700mm				1700mm			
1800mm				1800mm			
1900mm				1900mm			
2000mm				2000mm			
2100mm				2100mm			

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