

16 July 2018

Department of Environment, Land, Water and Planning

Dear Sir/Madam

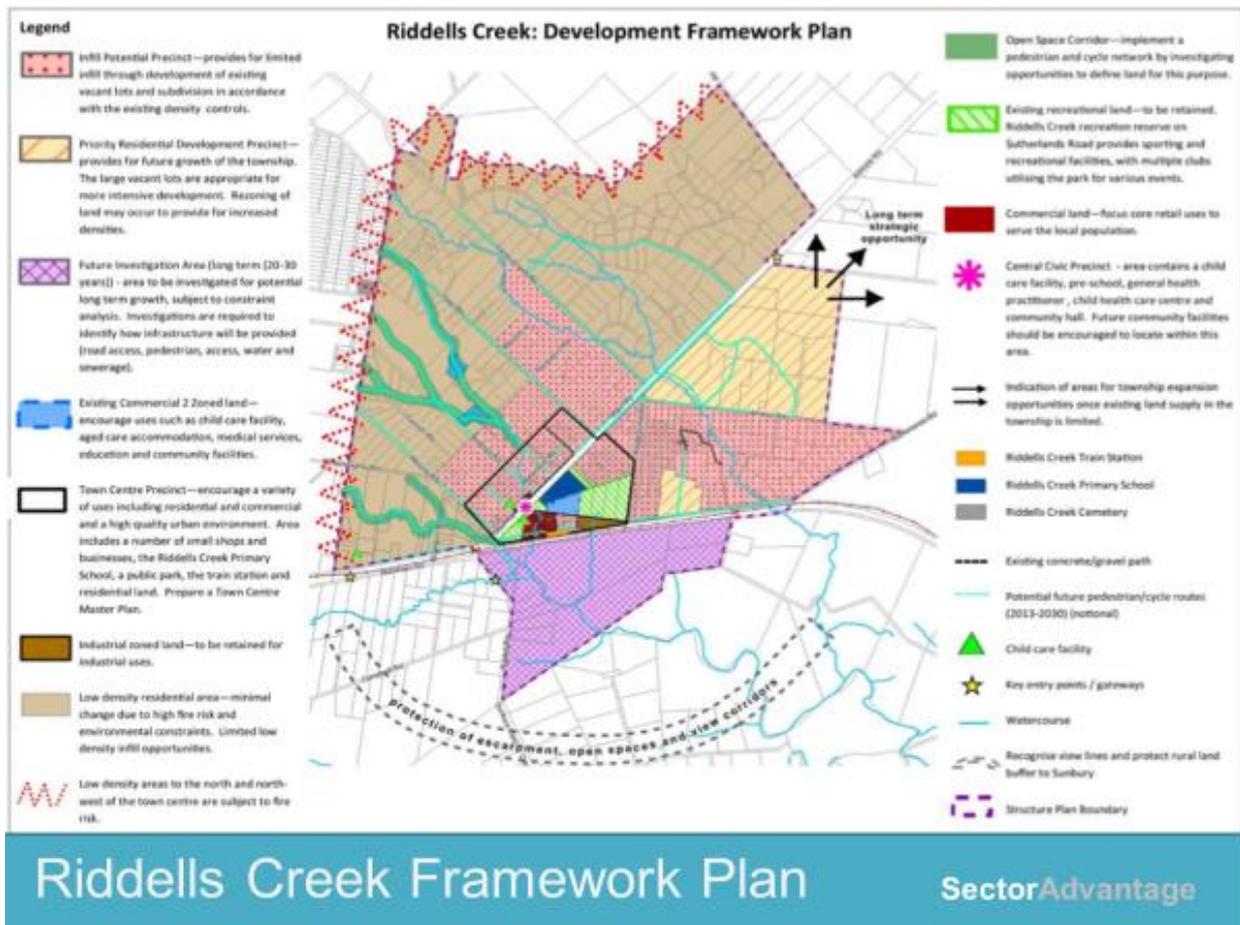
Re: Macedon Ranges Draft Localised Planning Statement

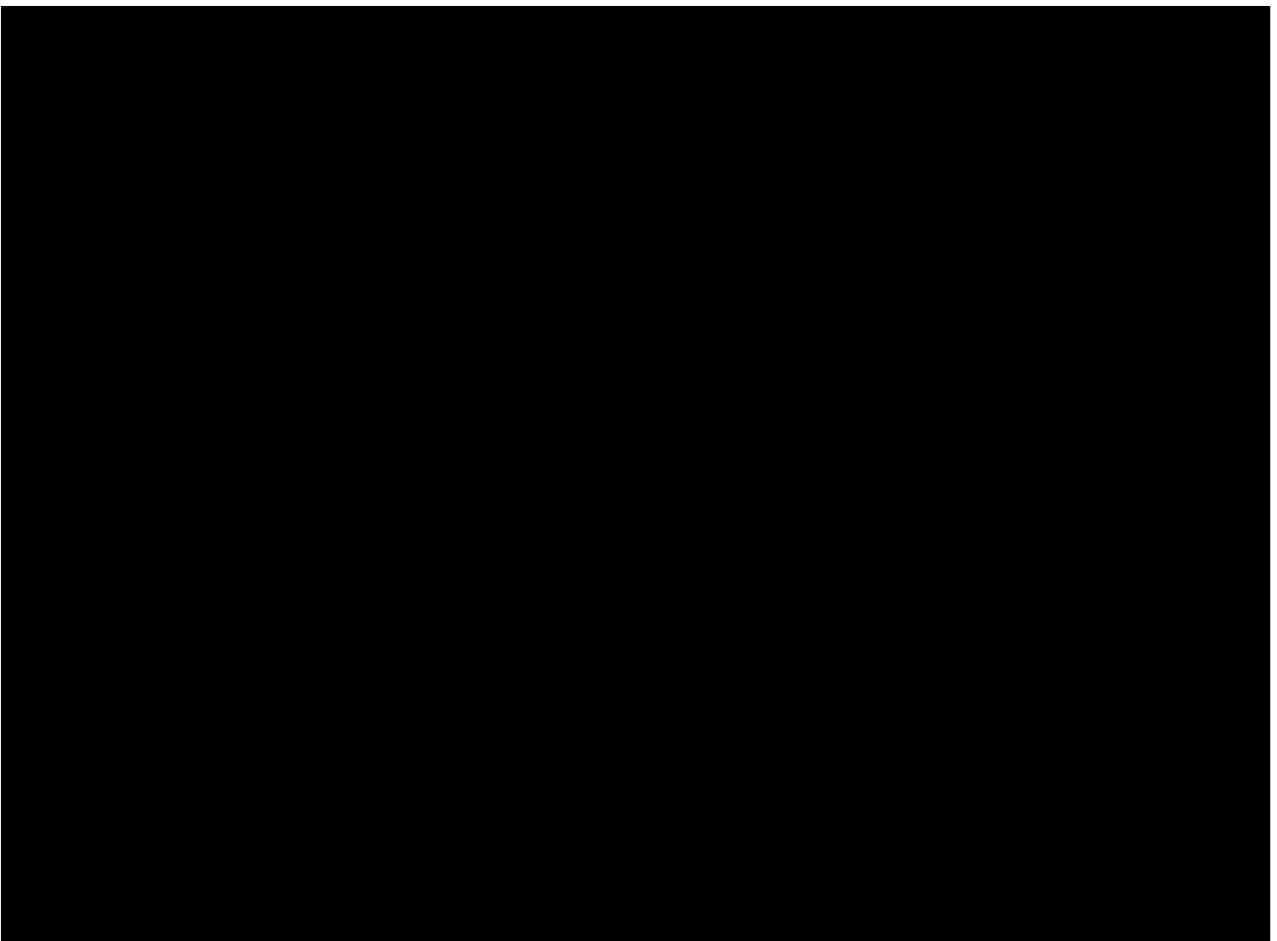
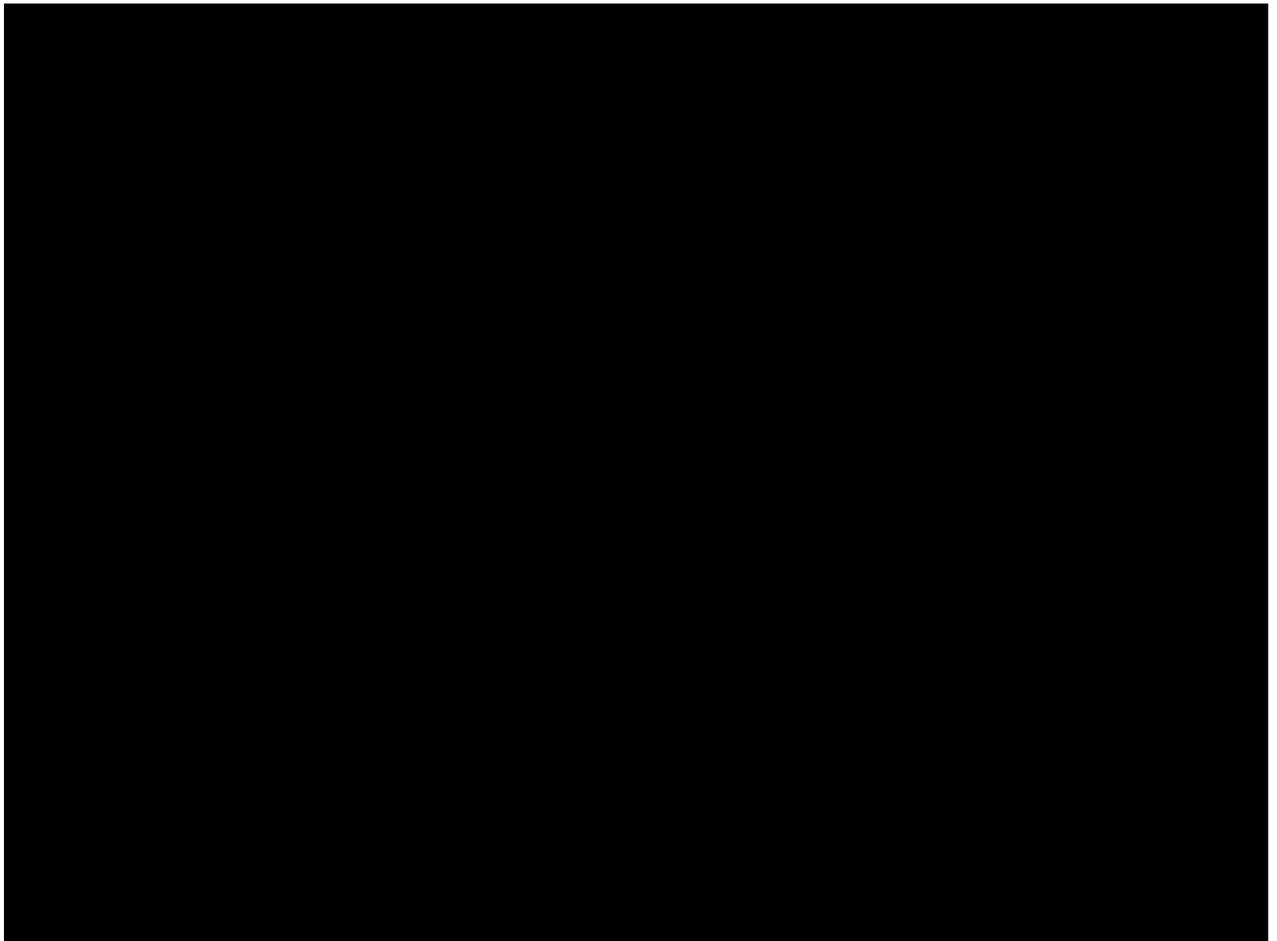
This submission is made by [REDACTED] with regards to the Riddells Creek township statement contained within the Macedon Ranges Draft Localised Planning Statement.

[REDACTED], has entered into contracts to acquire the majority of properties within the [REDACTED] priority growth area in Riddells Creek which once developed will be home to approximately 3000 – 3500 residents (density still to be confirmed).

Following from the recent gazettal of the amendment which rezoned this important priority growth area to an Urban Growth Zone, we have sought and been granted approval from Macedon Ranges Shire Council to proceed with a developer funded Precinct Structure Plan.

Please refer below the adopted Riddells Creek Structure Plan as adopted as part of amendment C100 as well as an overall aerial photo of the precinct area and a plan outlining the Sector Advantage contracted properties.





Particulars of the properties [REDACTED] include the following allotments:

Title	Address	Land Size Acres	Land Size Ha.	Estimated Yield
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Total:		[REDACTED]	[REDACTED]	[REDACTED]

Please also note that discussions have also been held with all other property owners (properties identified on the attached [REDACTED]) within the growth area who are in support of proceeding with a developer funded Precinct Structure Planning process to enable the land to be developed in a timely manner.

We acknowledge the importance of reviewing the draft Localised Planning Statement and thank the Department for the opportunity to provide feedback. It is recognized that the Macedon Ranges is a unique peri urban environment adjoining metropolitan Melbourne and we note and acknowledge past and recent planning policy that has enshrined this uniqueness in planning controls.

In regard to Riddells Creek, the draft Localised Planning Statement includes the [REDACTED] [REDACTED] within the existing township boundary which we are satisfied with however we ask that the Department and / or Macedon Ranges Shire Council keep us informed with any change to the plans or principals which affect Riddells Creek township moving forward.

We welcome any opportunity to further discuss this submission with the Department and Macedon Ranges Shire Council.

Yours faithfully,

[REDACTED]
 [REDACTED]
 [REDACTED]

e: [REDACTED]
 p: [REDACTED]