

15 February 2018

Macedon Ranges Localised Planning Statement
Department of Environment, Land, Water and Planning
8 Nicholson Street
Melbourne 3000

Dear Sir / Madam

**Re: Submission to Macedon Ranges Localised Planning Statement
(Consultation Draft)**

acts on behalf of, owners of

Having received notice of the above planning statement and reviewed the content my client makes this submission in **support** of the Statement, specifically the recommendations for Riddles Creek and the establishment of a township boundary.

Background

Riddles Creek has been through an extensive Structure Planning Process over the past five years. This has involved extensive community consultation early in the process which included surveys of the community on the future growth of the township. The result was that a significant majority favoured growth to the south of the railway line.

A Township Structure Plan was developed between 2013 and 2016 which identified the area south of the railway line as a future investigation area for future growth. This was supported by extensive servicing reports and capability studies which established that not only was the area centrally located close to the town centre and train station but that it was cost effective to develop with all urban services.

Site Suitability

A consolidated background summary report, including servicing report is attached providing a summary of research informing planning for the site. In summary it demonstrates that:

- The site is accessible to central services and facilities to the town centre with more than 80% of the site being within 1.5m of the station and town centre by walking
- No part of the site is more than 2.5 kilometres driving from the town centre and 1.6 kilometres from the station.
- The site has a servicing solution, a design for the rising main and sewerage system was supported by Western Water.
- The access connector road and at grade rail crossing on Websters Road was strongly supported by the CFA as providing an alternative access and exit point from the north of Riddles Creek in case of a fire emergency.

The outcome, during the panel hearing into amendment C100 (the inclusion of the structure plans into the Planning Scheme) was that the area was recommended to be rezoned to the Urban Growth Zone.

Existing planning Policy

The existing planning scheme in the provisions of clause **21.13.5, Local Areas and Small Settlements (Riddles Creek)** identifies the area south of the rail line in Riddles Creek as an area for future investigation for urban development and places the area within a township boundary.

This recognises that the current proposed zoned land within the township will not be able to deliver fully the number of residential lots required to accommodate the proposed population. Given the extensive background work undertaken for the site and the ultimate need for additional land, the current Structure Plan is sound.

Localised Planning Statement Draft

The draft Planning Statement, Framework, Map 7 recognizes existing planning policy and the outcomes of the recent amendment C100. It reflects the provisions of clause 21.13.5 of the Macedon Ranges Planning Scheme. This position is supported.

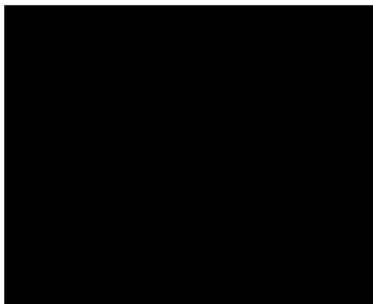
Submission

██████████ formally lodge this submission in support of Localised Planning Statement as exhibited and do not seek any changes to the document.

Should this matter proceed to a Planning Panel, ██████████ request the right to be represented at any hearing

Should you have any queries or wish to discuss this matter in further detail, please contact me on ██████████

Yours Faithfully

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