

[REDACTED]
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Via Email [REDACTED]

Via Phone [REDACTED]

Re: Macedon Ranges Draft Localised Planning Statement

I wish to make the following submission regarding the above.

I am a [REDACTED]-year-old male with a wife and two young children aged [REDACTED] & [REDACTED].

My family moved here in the early 19[REDACTED]s when I was only a little older than our oldest child. We had an idyllic upbringing on a 10-acre farm let in Macedon. It was a safe, clean, friendly and basically rural environment.

Gisborne was the main hub from a commercial perspective, but indeed at that time, it was still largely a country town.

Growth began in the late 1980s with several new housing estates opening. I can recall that this was met with some trepidation, but overall the infrastructure and accessibility of Gisborne/New Gisborne/Macedon was able to cope adequately, and the benefits of moderate development became evident – new commercial enterprise / Calder Highway upgrade / gradual improvement to V/Line services.

Moving into adulthood, my absolute desire to have my own home in the area was a priority and I built a new home in the [REDACTED] in [REDACTED] in [REDACTED]. I lived in that home until [REDACTED] when my wife and I purchased our current property in [REDACTED].

Apart from the desire for more space, one of the other key reasons we moved out of [REDACTED] was a continued and seemingly unabated, construction of suburban dwellings taking away the natural character and idyllic environment of the area. Farm after farm, many of which as a child, friends and I used to ride our bikes through was being turned into housing.

Gisborne became more and more congested, truck traffic increased and commercial enterprises such as McDonalds, Subway and Chemist Warehouse appeared; it started to feel like an outer suburb.

Now, I read of plans to develop that make the recent 10 years or so look like a practice run. Gisborne will simply turn into a sprawling, outer suburb, congestion will become a significant issue and the natural environment will suffer.

Gisborne is simply geographically incapable of sustaining any further growth; indeed the current population seems excessive. The Village in the Valley cannot manage traffic flow – there is still ostensibly only one road in and one road out. Bushfire and other natural disaster risk is elevated; the train station is some 3km away and the central Gisborne CBD is basically land locked; with no ability to sustain any new transport hub, education facilities or larger road network.

Simply extending the boundary of development will only exacerbate the current issues; lead to a decline in property value, traffic congestion and is not in line with the stated vision to preserve the unique character of the town.

As a long term and passionate resident, a resident who dearly wants the idyllic childhood for our son and daughter that I was privileged to enjoy, I would ask that the statement is reviewed and a

significantly reduced target for residential development is adopted. I feel this will be a great outcome not only for locals, but to preserve the tourist nature of the area, ensure Melbourne has a green wedge on the most outer fringe and preserve the unique natural environment the area is renowned for.

I do not see the benefit of any further and significant development (compared to that of the past as I discussed above), in terms of economic growth or lifestyle enhancement. My fear is that the area will simply be a sea of roofs on 600sqm blocks where residents will still have complete reliance on their car to travel large distances to a place of employment and/or to access an overwhelmed commercial hub in, what has always been, a picturesque village in a valley; an area I dearly love and call home.

There will be no halting development if action is not taken now.

Thank you for considering this submission.

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Monday, 16 July 2018