



Land south of Riddells Creek

Councillor briefing summary

The project team (Spacious Property Development Group, Tract Consultants and Capire Consulting Group) provided a briefing to the Macedon Ranges Shire Councillors on Tuesday 18 April 2023, following community and stakeholder engagement undertaken from August to October 2022, in relation to possible development of land south of Riddells Creek. The briefing included a presentation covering why the engagement occurred, and the engagement process and results.

Following the presentation, Councillors had the opportunity to make comments and ask questions of the project team. Below is a thematic summary of the comments and questions received.

- Make this development spacious and not cramped living: Like in your name 'Spacious Group'.
- Amess Road Development
 - o Did you listen/watch the Council meeting and results?
- Affordable housing
 - o Are you referring to the planning scheme definition of affordable housing or just cheaper housing?
 - o Have you thought about social and affordable housing?
 - o It will need alignment to the Macedon Ranges Social and Affordable Housing Strategy which is currently in draft form.
- Lot sizes
 - o What does providing diverse lot sizes look like? Often developers stick to the minimum lot sizes throughout the development.
- Connectivity
 - o Consider road access.
 - o There is a need for pedestrian connectivity on both sides of the road.
 - o Are you thinking about at-grade versus flyover connections over the railway line?
- Community infrastructure
 - o Have you thought about the cost impacts of community infrastructure delivery to Council whilst considering the community's blue sky thinking?
- Flood assessment
 - o There will be a need to redo an assessment as it was completed in 2017 and local towns have since been flooded.
- Train station carparking and Services Precinct
 - o The price drop in Vline fares reduces the number of people parking at the station. People drove to Riddells Creek to catch the train into Melbourne as Riddells Creek was the last stop with metro prices.
 - o The location of the Services Precinct in relation to the creek: Is it too close?

The next step is to work with Macedon Ranges Shire Council to develop a concept plan that responds to community and Councillor feedback. This will then be presented to the community and stakeholders for feedback.