



ROMSEY HESKET MALMSBURY
NEW GISBORNE WOODEND NEWHAM TYLDEN
CARLSRUHE LANCEFIELD KYNETON MOUNT MACEDON
MACEDON RIDDILLS CREEK LAURISTON
GISBORNE BULLENGAROOK BAYNTON
DARRAWEIT GUIM KERRIE CLARKEFIELD

Settlement Strategy



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1 Executive Summary

The Macedon Ranges Settlement Strategy responds to Macedon Ranges Shire Council's identified need for an integrated long term plan to manage the growth and development of the Shire.

The Strategy provides the overall direction for urban growth – consistent with environmental constraints, community aspirations and government policy – until 2036.

Growth in the Macedon Ranges Shire is influenced by many factors, particularly regional transport corridor improvements, bushfire risk, community infrastructure and the potential for residents to commute to metropolitan Melbourne, while living in an attractive rural or semi-rural environment. These factors, as well as many others, were considered in informing the recommendations for future growth in the Shire.

The Project is presented in three parts:

- **Context Report:** This document provides the contextual information to the current status and influences on settlements in the Shire.
- **Moving Towards Sustainable Communities:** A linking document with in-depth analysis of these key components of sustainable communities and how they can shape settlements in the Shire.
- **Settlement Strategy** (this document): Details the objectives, strategy and recommendations to implement the recommended approach to future growth.

Five key strategic directions have guided the development of the Strategy:

1. A clear distinction should be made between a group of larger settlements having capacity for growth as more sustainable communities with the potential to support a range of services, and a series of small rural settlements generally unsuited for further expansion.
2. For the smaller settlements there may be occasional opportunities for small infill development, but essentially these settlements will retain their existing role, size, services and character.
3. There is potential and capacity for growth within the larger towns, but this potential is not equally distributed because of the opportunities and constraints presented by each settlement.
4. Greater capacity to absorb growth and greater net community benefit, will be delivered through focusing growth in the larger towns, adjacent to the Calder corridor and the railway line. Many of these towns have capability within the established utility services to support growth and have the least environmental and social constraints.
5. The east side of the municipality is less well endowed with transport, utility services and community services. On this basis, settlements to the east of the municipality are not suited to the same order of growth as towns along the

Calder corridor. However, there remains some capacity for more limited development in this part of the Shire.

Applying these strategic directions, and taking into account the specific constraints to development within each settlement and its surrounds, the recommended future for the Shire is presented in Table 1 and Figure 1. This desired future draws on the collective and coordinated strategic thinking and planning by Councillors, residents, servicing authorities and council officers across all disciplines.

Important in this analysis is the relationship between the lot supply and the population Macedon Ranges Shire should ideally be planning to accommodate in each town, in light of all opportunities and constraints. The recommendations for population establishes the requirement for the number of lots as indicated in Table one. It is recommended each town does not exceed the recommended population levels since these levels reflect the overall analysis of infrastructure capacity and environmental and other constraints. Important to note is that using this assessment, towns have sufficient zoned land out to 2036 to accommodate the recommended projected population with the exception of Riddells Creek.



Table 1 > Recommended population projections for Macedon Ranges Shire

		2006 Population	Recommended population 2036	Increase in population 2006 to 2036	Est. lot supply required to accommodate 2036 population	Theoretical vacant lot supply (lower) @ 85% take-up ¹
Larger Settlements & Surrounds	Gisborne²	8,900	14,700	5,800	2,200	3,320
	Kyneton	5,700	8,600	2,900	1,310	1,310 ³
	Lancefield	2,000	3,000	1,000	480	590
	Macedon	1,400	1,400	0	0	n/a
	Malmsbury	700	900	200	90	230
	Mt Macedon	1,100	1,100	0	n/a	n/a
	Riddells Creek	3,500	6,100	2,600	950	520
	Romsey	4,100	6,000	1,900	760	760
	Woodend	3,700	5,000	1,300	530	520
Rural Settlements	Ashbourne	320	320	0	0	0
	Benloch	430	430	0	0	0
	Bullengarook	710	710	0	n/a	n/a
	Carlsruhe⁴	460	460	0	n/a	n/a
	Clarkefield⁵	0	50	50	20	20
	Darraweit Guim	700	720	20	10	10
	Tylden	360	500	140	60	60
	Newham	590	600	10	5	5
	Lauriston⁴	560	560	0	0	0
Balance	4,770	4,770	0	0	0	
Total	40,000	55,920	15,920	6,415	7,345	

¹ For assumption refer to Appendix 4

² This generally represents 12,100 people within the Gisborne ODP area, as projected by the ODP, plus the surrounding rural living population.

³ Includes increased density in-fill opportunities within 400m of the town centre

⁴ Theoretically land supply could accommodate growth however Coliban Water has indicated that no additional population growth should be accommodated. Some development subject to resolution of waste water and other constraints

⁵ Refer p. 23 for discussion of issues relating to Clarkefield

Note: Numbers subject to rounding

Further detailed character analysis will be required to ensure future development is consistent with preserving individual town character. The impact of infill development on character can be significant and may result in further reduction in local supply. Realising the development potential within existing towns will unfold over the life of the strategy.

Overall, the Strategy directs the highest level of growth to the towns with the greatest infrastructure capacity to accommodate this growth – particularly those towns on the Bendigo railway line, providing good public transport access.

Town specific recommendations include:

- Consolidating the roles of Gisborne and Kyneton as the main towns in the Shire.
- Romsey and Lancefield providing a more modest level of growth, reflecting the more limited infrastructure available and the need to protect both the character of these towns and their surrounding higher quality agricultural land.
- Growth in Riddells Creek in recognition of the attractiveness of the town for commuters.
- A modest growth for Woodend in light of limitations relating to flooding, native vegetation and wildfire risk and demands to preserve the tourism role of the town.
- Restricted development in Macedon and Mount Macedon, in recognition of the high wildfire risk and environmental constraints.

The Strategy does not rely on maximum development or high levels of medium density or other infill development to achieve the desired population, although the approach to Kyneton is somewhat different than for other towns. Consultation on the Strategy and consideration of the demographics of Kyneton, with an older population and smaller average household size than other towns of the Shire, suggests infill development proximate to the town centre is desirable. As a result, the Strategy assumes an additional 350 dwellings will arise from infill/medium density development during the life of the Strategy. Infill development around the town centre of Kyneton is complicated by the heritage values of the area, so in practice, the Council will need to monitor development trends during the life of the Strategy and will need to carefully manage this issue in future planning exercises specific to Kyneton.

The Strategy avoids further dispersal of residential development across the rural areas of the Shire. There is limited scope to accommodate growth in the smaller settlements, although Tylden in particular has some potential. While theoretically both Lauriston and Carlsruhe could accommodate growth (Lauriston with development potential of 23 lots and Carlsruhe with development potential for 71

lots), Coliban Water has indicated that no additional population growth should be accommodated and any development would be subject to resolution of waste water and other constraints.

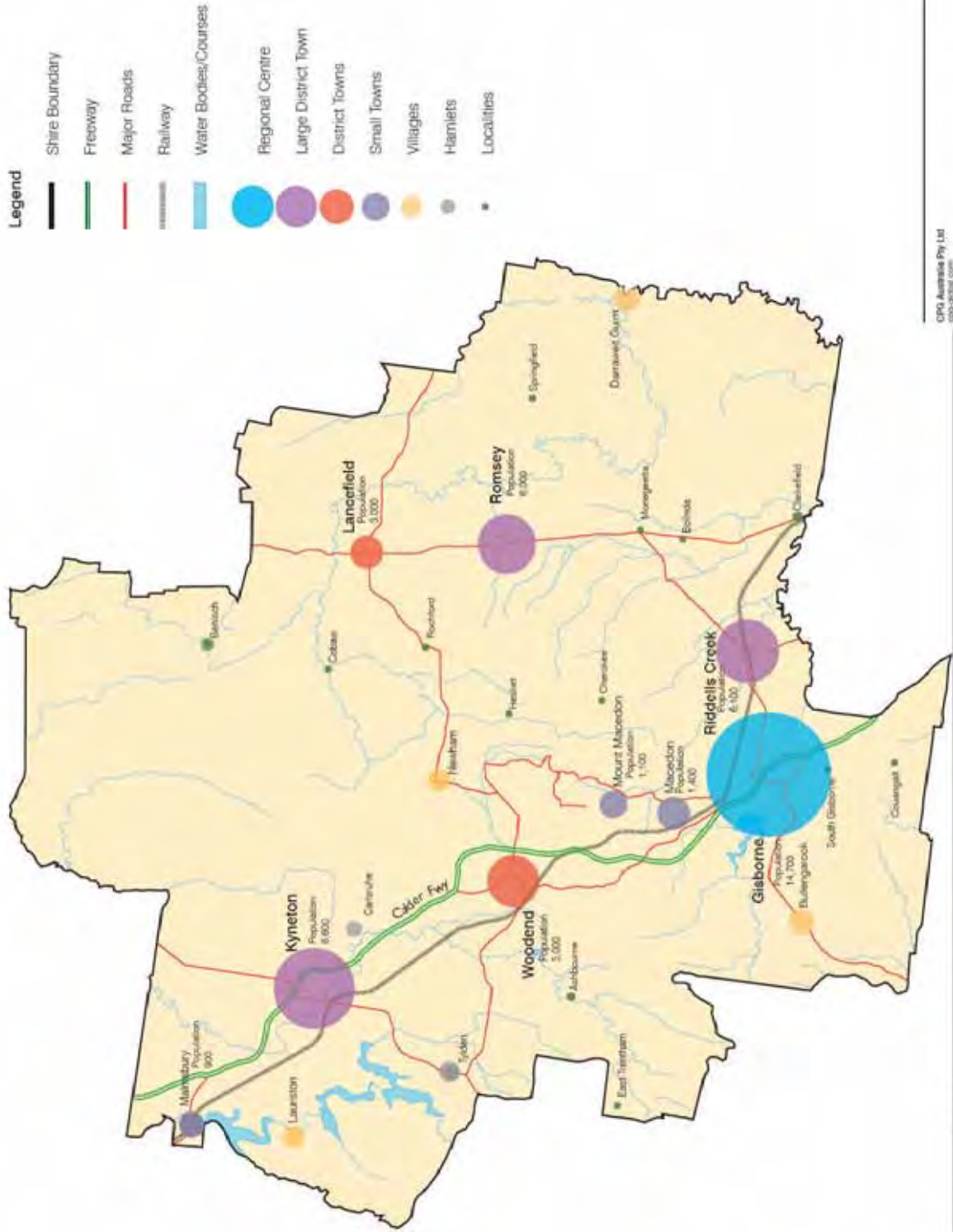
The potential for further rural living development is restricted by a number of factors. Any consideration of further rural living development will be addressed separately in the Rural Living Strategy.

The Strategy provides for industrial and commercial development in association with residential growth, and seeks to achieve a better balance between housing and employment. This balance is critical, given a history of growth driven by long distance, car based commuting.

Overall the Strategy reflects a population which is 90% of that projected by the State Government's Victoria in Future (2008). While accommodating additional growth beyond that identified by the Strategy is likely to undermine the sustainable future of the Shire, it is noted that even at the conservative estimate of supply, there is sufficient existing zoned land to accommodate the State Government's Victoria in Future population estimate.

In terms of planning for future development, settlements in the Shire with the exception of Riddells Creek already have available zoned land which would enable these population projections to be realised. The recommendations of the strategy align with the aim of developing sustainable communities: directing growth towards strategically identified locations; building on existing infrastructure; and protecting the values and natural amenity considered unique to the Macedon Ranges Shire.

Figure 1 > Recommended Future for Macedon Ranges Shire



The strategy achieves the following objectives:

- a. Responds in a sustainable manner to growth and development pressures currently faced within the Shire.
- b. Provides overall strategic direction for urban growth until 2036 with a township hierarchy identifying township status; role and function; and growth and expected expansion where relevant.
- c. Directs future growth to the most appropriate locations/townships, based on an understanding of constraints and opportunities. Recommendations on population levels were informed through a thorough understanding of constraints to development, demand for development, and existing and committed supply of residential land in the Shire.
- d. Clarifies the role of the Macedon Ranges in a metropolitan and regional context as a hinterland Shire offering a rural lifestyle, valued by communities which understand the importance of the rich environmental and cultural values of the Macedon Ranges.
- e. Ensures urban growth does not compromise the rural character, landscape or environmental assets of the Shire and their intrinsic values to residents and visitors. This includes retaining the current physical separation between towns in order to ensure the character of each town reflects their independence.
- f. Ensures urban growth and development reflects community aspirations, as far as practicable. While there was obviously varying views within the community regarding the desirable growth of each town, the strategy reflects a balanced position on growth as discussed with the community throughout the strategy development.
- g. Is consistent with the Gisborne and Romsey Outline Development Plans (ODPs) and provides a policy context that will facilitate the preparation and implementation of structure plans for individual towns and other strategic planning work.
- h. Integrates broader Council strategies and provides high level strategic direction to guide all future Council policy across the organisation.
- i. Supports infrastructure and community service provision, appropriate business opportunities and local employment growth suitable to each town.
- j. Integrates the settlement component of the Southern Loddon Mallee Regional Strategic Plan (2010).

It is expected the successful adoption of this strategy will lead to a Planning Scheme Amendment to implement the Strategy.

2 Introduction

Managing future urban growth is a key strategic issue in the Macedon Ranges Shire. Significant increases have occurred in the population of most towns within the Shire over the past 20 years, reflecting the Shire's attractive living environments, increased commuting to Melbourne and growth in home-based occupations. The popularity of the Shire's urban living environments, coupled with its rural character, have been a source of rejuvenation. However urban development has also placed pressure on the protection of the Shire's State level values and natural resources.

CPG Australia (formally Coomes Consulting Group) has been engaged by Macedon Ranges Shire Council to prepare an overarching Settlement Strategy for the Shire. The purpose of this Strategy is to outline the overall direction for the management of urban growth and development of sustainable communities within the Shire for the period 2011 - 2036. Recognising physical and environmental constraints, community aspirations, government policy directions and key issues of land use planning, the Strategy presents a broad spatial strategy identifying recommended populations for settlements in Macedon Ranges.

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1. **Context Report:** This document provides the contextual information regarding current status and influences on settlements in the Shire.
2. **Moving Towards Sustainable Communities:** A linking document delivering in-depth analysis of the key components of sustainable communities and how they shape settlements in the Shire.
3. **Settlement Strategy** (this document): Details the objectives, strategy and recommendations to implement the recommended approach to future growth.

For the sake of brevity we do not repeat any of the detail of these reports here; however information from these background reports is evident in the justification of the town specific recommendations in Section 5.

2.1 Format

The Strategy is based upon a series of strategic principles and has had regard to various growth scenarios for the Shire (Appendix 1). The strategy involved broad consultation⁶.

The principles and strategies are structured to recognise their contribution to social, economic and environmental outcomes of the Settlement Strategy.

Town specific recommendations are provided, supported by a SWOT analysis, concluding with discussion of the key constraints and capacity for growth in individual settlements.

⁶ An outline of the consultation is detailed in Appendix 2.

This strategy does not identify specific land for growth. The Strategy and its recommendations for growth can be contained on existing zoned and committed urban land. Where additional land is required, this will be the subject of further work.

2.2 Settlement Study Areas

The size of a settlement may be defined by area or by population; each of these can be measured by the administrative boundary, to the urban edge, to the surrounding suburbs, or even to the travel-to-work hinterland. For the purposes of this Strategy, the geographic settlement size has been established by incorporating all land zoned for residential and rural living purposes within the settlement. This includes the Residential 1, Low Density Residential Zoned land and also the Rural Living Zones, of which the minimum lot sizes range from 2-40ha. Maps of these settlement study areas are provided in the discussion of individual towns.

It should be emphasised that the study area boundaries for each major town do not represent proposed 'town boundaries' for the purpose of containing urban growth. The study areas are identified solely for the purpose of ensuring a town is not assessed without proper consideration of its rural living surrounds.

Figure 2 > Regional Context Map



Source: CPG Australia

2.3 Guiding Themes of Strategic Policy

The State Planning Policy Framework seeks to ensure the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors, in the interests of net community benefit and sustainable development.

The State Planning Policy Framework has provided critical guidance in the development of the Macedon Ranges Settlement Strategy and a number of key guiding themes are summarised below.

2.3.1 Emergence of Sustainable Communities

Themes of sustainability, such as the links to use of existing infrastructure and consolidation of centres as the focus for activities and containment are echoed through planning policy.

Regional planning strategies and principles should develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable. In planning for urban settlements, the SPPF states planning authorities should ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. (SPPF, Clause 11)

Networks of high-quality settlements should be delivered by:

- *Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.*
- *Developing networks of settlements that will support resilient communities and the ability to adapt and change.*
- *Balancing strategic objectives to achieve improved land-use and development outcomes at a regional, catchment and local level.*
- *Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.*
- *Encouraging an integrated planning response between settlements within regions and in adjoining regions and states.*
- *Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.*
- *Improving connections to regional and metropolitan transport services and urban connectivity.*

(Clause 11.05-1)

Acknowledgement of the agricultural value of the land, particularly in regard to climate change implications will continue to increase in importance. Changing climatic conditions will result in a notably different landscape in which the likely

transition of land use and climatic zones will call into question many existing land uses. Further associated issues include environmentally sustainable design, support for local products and produce and local service provision and the need to protect national, state and regionally significant natural assets of the Shire from inappropriate development.

2.3.2 Consolidation of Existing Settlements

There is a need to consolidate existing settlements through clearly defining town boundaries around strategically identified locations deemed suitable for future growth.

This theme is supported in the Macedon Ranges Shire Planning Scheme as a key strategic planning objective:

“Concentrate future urban development in the Shire’s major urban centres and limit the expansion of smaller less accessible communities. There is strategic value in providing for the development of a range of township sizes and urban form within physical and amenity constraints.”(MSS, Clause 21.07)

2.3.3 Distinction between role and function of settlements and rural areas

People move to settlements in rural areas for a range of reasons, however often their expectations of rural residential living may not match the reality of life in a productive landscape. This can lead to conflicts between agricultural uses and residential land uses, for instance legitimate agricultural practices such as pesticide spraying and late night harvesting.

The objective of protecting agricultural areas from incompatible development is consistent and strong through the strategic planning policy framework in Victoria. In seeking to manage rural residential development, Ministerial Direction #6 requires any proposed rezoning demonstrate, inter alia, that they will not compromise natural resources. This is reinforced by the State Planning Policy Framework, included within the planning schemes as part of the VPPs, which includes agriculture as a significant component of economic development.

2.3.4 Recognising State Level Significance

The importance of the Shire as a ‘breathing space’ for metropolitan Melbourne, and its role as the ‘lungs of Melbourne’ are recognized in the State Planning Policy Framework [SPPF] at Clause 12.04, Significant environments and landscapes:

The objective of this Clause is to protect and conserve environmentally sensitive areas with the associated strategy to:

Protect environmentally sensitive areas with significant recreational value such as the Dandenong and Macedon Ranges, from development which would diminish their environmental conservation or recreation values.

The Macedon Ranges Settlement Strategy seeks to enact Clause 12.04.

Planning policy for the Macedon Ranges reflects longstanding policy to protect the environmental, scenic and recreation values of the area, as illustrated by State Planning Policy No. 8. This policy applies to the entire current Shire other than the area around Kyneton, Malmsbury and Tylden. State policy continues to evolve, but this fundamental policy direction is expected to endure into the future.

The objectives of State Planning Policy No.8 are restated in clause 22.01 of the Planning Scheme as follows:

- *Protection and utilisation of the resources of the policy area for water supply, tourism and recreation, and nature conservation must be the primary concern.*
- *Where appropriate, due account must be given to the value of the area for forestry and agriculture.*
- *All development in proclaimed water catchment areas and in elevated areas must be strictly limited and regulated to protect water quality, and maintain or enhance natural systems and landscape character.*
- *Planning for recreation and leisure must be directed predominantly towards activities, which require natural or semi-natural surroundings and must be integrated with planning for water catchment management and nature conservation so as to minimise conflicts.*
- *There must be no further subdivision for outward urban extension of the Mt. Macedon settlement or for extension generally northerly of the Macedon township.*
- *Elsewhere in the policy area urban development must be provided for only in association with township areas and must be coordinated on a regional basis.*
- *Development to be permitted in urban and rural areas must be planned to achieve harmony with the natural environment and to maintain both the generally rural character and high landscape values of the policy area.*
- *All development of an urban character must be connected to or provided with, a highgrade system for the treatment and disposal of waste materials and effluents.*
- *Planning and management of the resources of the policy area must take into account not only the interests of the Victorian community but also the needs and views of the local community.”*

2.3.5 Consistency with Loddon Mallee Regional Strategic Plan

The Macedon Ranges Settlement Strategy is consistent with the Loddon Mallee's Regional Strategic Plan's objectives for managing population growth:

- *“Maintaining a well-connected network of towns and settlements which are the focus of high-quality development, activity, employment and living.*
- *Concentrating new urban development in existing towns and settlements that can accommodate growth and in approved growth areas, whilst preserving our township/regional character.*
- *Providing a diverse range of housing options to meet the community's needs.*
- *Developing physical infrastructure that keeps pace with growth.”*

In relation to liveability the Strategy notes:

“The forces of growth have the potential to overwhelm the lifestyle-liveability assets of our region, that are driving the growth in the first place. Critical choices need to be made about the shape and form of urban development, about the links between places, and about the type of urban development that will support sustainable water provision and transport systems.

The majority of new urban development will need to be contained within existing towns and settlements or designated growth areas with good access to services, education, employment, transport and social networks.

Transport and employment planning are critical to determining the future capacity of growth settlements. We must also protect water catchment areas, land with high environmental or amenity value and to ensure non-urban breaks between settlements are maintained.”

2.4 Principles

The Strategy is based upon the following principles. The principles have been derived from the contextual research and the appreciation of sustainable communities that form Parts 1 and 2 of this project. These principles both drive the overall strategy and provide direction to the strategies for individual towns.

2.4.1 Social and Settlement

Key principles of the Strategy in relation to Social and Settlement issues are:

- Provide for diversity and choice in residential land in appropriate locations
- Guide population and development to settlements where land has already been committed and zoned for residential purposes

- Encourage development that is responsive to emerging demographic trends and associated lifestyle requirements
- Guide population to settlements where a base framework of community services and facilities already exists
- Encourage population growth and development in settlements in a manner that respects the distinctive character defining attributes of each settlement
- Maintain clear distinctions and separations between settlements in the Shire
- Facilitate intensification of residential development within a 400m radius of town centres, while respecting heritage and town character
- Make a clear distinction between urban and semi-urban areas and land used for agriculture involving dwellings associated with farming activities
- Where possible, the zoning of land for urban purposes and release of land should be staged, to ensure that supply is generally spread across the timeframe to 2036.

2.4.2 Economic

Key principles of the Strategy in relation to Economic issues are:

- Guide population and development to settlements which will foster the economic base of the region and provide for the protection and growth of employment
- Steer growth to settlements which optimise use of existing utility services
- Encourage development in settlements where major transport infrastructure is established and easily accessed
- Protect from fragmentation, land reasonably required for business purposes. Avoid residential development in Business Zones, except in association with business.
- Facilitate appropriate economic development in areas of the Shire that have tourism, recreation or environmental attractions.
- Protect land used for agriculture activities which remains a significant land use and economic function in the Shire.
- Ensure sufficient business land is provided to allow towns to play an appropriate retail role as their population increases, providing employment and reducing escape expenditure.
- Provide sufficient land to enable an increase in job containment in the Shire from 44 to 55% and ensure land supply does not constrain economic development.

2.4.3 Environment and Landscape

Key principles of the Strategy in relation to Environment and Landscape issues are:

- Guide population and development to settlements where existing environmental assets and scenic landscapes will not be jeopardised
- Provide for residential opportunities in settlements where there is limited threat to people and property through fire
- Ensure residential development is directed away from locations of higher quality productive agricultural land
- Provide protection to declared water supply catchments through guiding development to settlements where reticulated sewer systems are available.

While the Context Report provides a broad analysis of environmental constraints, for some issues there are limitations on the information available. For example, as areas of valuable indigenous vegetation have not been comprehensively mapped across the Shire, the Context Report uses Planning Scheme Overlays to identify valuable vegetation. It is acknowledged that additional significant vegetation is known to exist outside the overlay areas. Detailed constraints mapping will need to be undertaken as part of subsequent structure plan processes to ensure that development is located appropriately.

2.4.4 Sustainability

A key theme of the Settlement Strategy is the development of sustainable communities within Macedon Ranges Shire, which heeds State Policy direction. This approach is undertaken to ensure settlements in the Shire will grow efficiently with respect to major infrastructure networks (such as transport and communication networks), are affordable and liveable, and create a sustainable legacy for future generations.

Although commonly used, the term ‘sustainable communities’ is not always clearly defined. For the purpose of the Strategy the following definition of ‘sustainable communities’ term will be applied:

“Sustainable communities meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity”⁷

⁷ Egan, J (2004) “*The Egan Review: Skills for Sustainable Communities*”
<http://www.communities.gov.uk/publications/communities/eganreview>

3 Hierarchy of Existing Settlements

This project has identified 27 settlements ranging from Gisborne at a population of 8,900 in 2006 through to rural settlements with under 300 people. These settlements should be perceived as being both hierarchical in structure and serving different roles.

The *Victorian Coastal Strategy (2008)* presents a useful *Settlement Role and Function* framework to understand the role of settlements and categorise their capacity for growth.

The Strategy has adopted and expanded this framework to apply to all identified settlements in Macedon Ranges Shire. As such, the framework can be used to illustrate and compare the role of settlements in light of the services and infrastructure they offer.

The categorisation distinguishes Regional Centres, Large District Towns, District Towns, Small Towns, Villages, Hamlets and Rural Districts. Indicative definitions for each of these settlement types are provided in Table 2 providing guidance on the most likely combination of population levels with service offering. It is noted that a category for major regional city has also been included, drawing on the Blueprint for Regional and Rural Victoria⁸, even though it is not directly applicable to Macedon Ranges.

Figure 3 provides a graphical representation of the existing settlement hierarchy for Macedon Ranges Shire based on 2006 Census Data. As shown, the estimated resident population (ERP) of Macedon Ranges Shire in 2006 was approximately 40,000, with almost 80% of the population distributed through nine main towns.

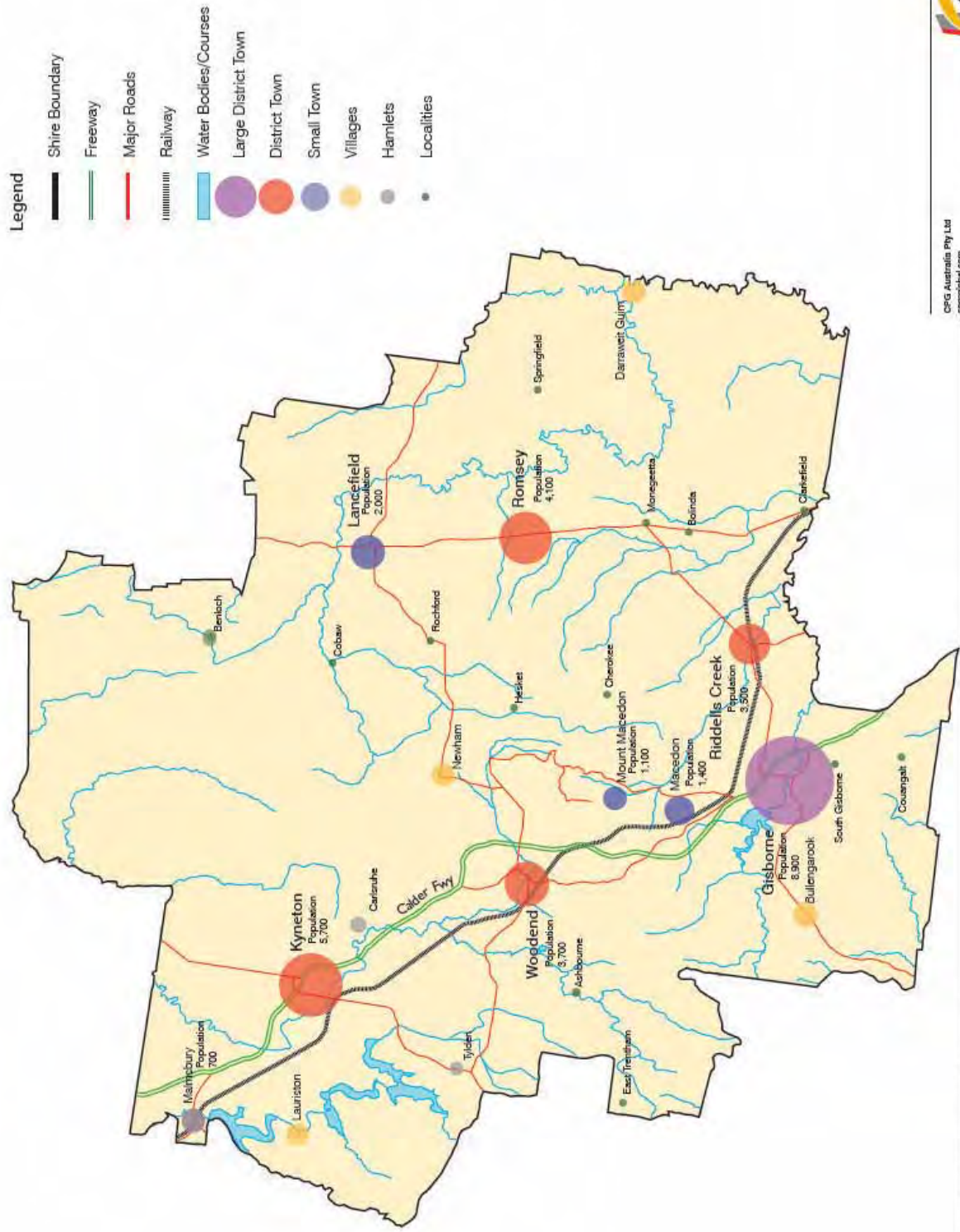
⁸ Regional Development Victoria (2010) *Ready for Tomorrow: A Blueprint for Regional and Rural Victoria*

Table 2 > Settlement Hierarchy Definitions

Hierarchy	Indicative Definition	Indicative Population	Utilities Connections	Services
Major Regional City	Major Regional Cities are identified in the Blueprint for Regional and Rural Victoria. Key regional cities in close proximity to Macedon Ranges will include Bendigo and Ballarat. Over time, the regional cities will develop improved connections with each other and with their hinterlands. The strength of these economies and proximity to Melbourne has provided more opportunities to attract residents and investors and to build the skilled workforces needed for further business and industry expansion.	100,000+	Reticulated Water, Sewer & Electricity	All major services associated with strong local economies and large populations.
Regional Centre	Regional Centres have a large, diverse population and housing base. All essential services are connected. A large, diverse employment base provides for high order goods and services in a regional Victoria context. All levels of education are offered. Access to large hospitals and numerous medical facilities are generally provided. Regional Centres have strong relationships with surrounding settlements of all types.	10,000+	Reticulated Water, Sewer & Electricity	Post Office Ambulance & Police CFA Medical Facilities Local Gvt Office Accommodation P, S & T Education
Large District Town	Large district towns have a substantial and diverse population base. All essential services are provided. Access to services is generally high such as police stations, medical / hospital facilities and a range of education facilities. A variety of accommodation types and sizes are available. A dominant business district with moderate employment base.	6,000 – 10,000	Reticulated Water, Sewer & Electricity	Ambulance Police Local Gvt Office Accommodation P&S education
District Town	District towns tend to have dominant town centres with a variety of retail services, post office, schools, police station and some basic medical facilities. Employment is generally sought in large district towns.	2,000 – 6,000	Reticulated Water, Sewer & Electricity	Ambulance Accommodation Police P&S education

Hierarchy	Indicative Definition	Indicative Population	Utilities Connections	Services
Small Town	Population levels vary against general services but settlements of this type tend to exhibit diversity of demography. All are connected to reticulated water and sewer services. Settlements in this category usually have strong employment relationships with larger settlements nearby.	500 – 2,000	Reticulated Water, Sewer & Electricity	Post office / general store CFA Police Station Accommodation Primary School
Village	Villages have small population levels. Access to services such as a small primary school and a general store with postal facilities can be found in a small retail area. Connection to reticulated water and sewer connections vary.	200 - 500	Electricity & Possible Reticulated Water	Post office / general store CFA Accommodation Primary School
Hamlet	Low population levels within the settlement. Possible access to reticulated water with predominantly no connection to reticulated sewerage. No major services within settlement other than a possible CFA service and/or primary school.	100 - 200	Electricity & Possible Reticulated Water	CFA Accommodation
Localities	A locality comprises a cluster of housing located on smaller than average rural sized allotments within non-urban zones. Reticulated water and / or sewer is generally not available. Usually no services are located within the settlement.	<100	Electricity	Nil CFA (Potentially)

Figure 3 > Existing Settlement Hierarchy of Macedon Ranges Shire (2006)



4 Strategic Direction

Taking into account the key principles and the existing hierarchy and role of settlements outlined in Sections 2-3, the following directions have been identified to guide the Strategy. These are also displayed graphically in Figure 4.

1. A clear distinction should be made between a group of larger settlements which have capacity for growth as more sustainable communities capable of supporting a range of services, (subject to environmental constraints), and a series of small rural settlements unsuitable for further expansion.

Comment:

- *Larger settlements include the nine main settlements in Macedon Ranges Shire: Gisborne, Kyneton, Lancefield, Macedon, Malmsbury, Mount Macedon, Riddells Creek, Romsey and Woodend.*
- *Small rural settlements include places such as Darraweit Guim, Newham and Bullengarook.*

2. For the smaller settlements, there may be occasional opportunities for small infill development, but essentially these settlements will retain their existing role, size, services and character.

Comment:

- *The main settlement which may see a slight increase is Tylden where limited growth opportunities exist due to its reticulated sewer resource.*

3. There is capacity for growth within the larger towns, but the potential is not equally distributed due to the opportunities and constraints presented by each settlement.

Comment:

- *Mount Macedon and Macedon are larger settlements where the environmental constraints and hazards are such that no growth should be facilitated.*
- *Woodend is a larger settlement with significant potential risk to fire hazards and other environmental constraints and a tempered approach to growth is appropriate for this settlement.*
- *Riddells Creek is a larger settlement which also has a potential fire risk to the north and other environmental constraints. Growth in this settlement needs to consider these constraints however there is considered to be scope for growth.*

4. Greater capacity to absorb growth and greater net community benefit will be delivered through focusing growth in the larger towns, adjacent to the Calder corridor and the railway line. Some of these towns have capability within the established utility services to support growth and have the least environmental and social constraints.

Comment:

- *The primary settlements with a capacity to absorb growth are Gisborne, Kyneton and Riddells Creek (within existing constraints). Malmsbury and Woodend have more limited opportunities when hazards, environmental constraints, character issues and infrastructure limitations are considered.*

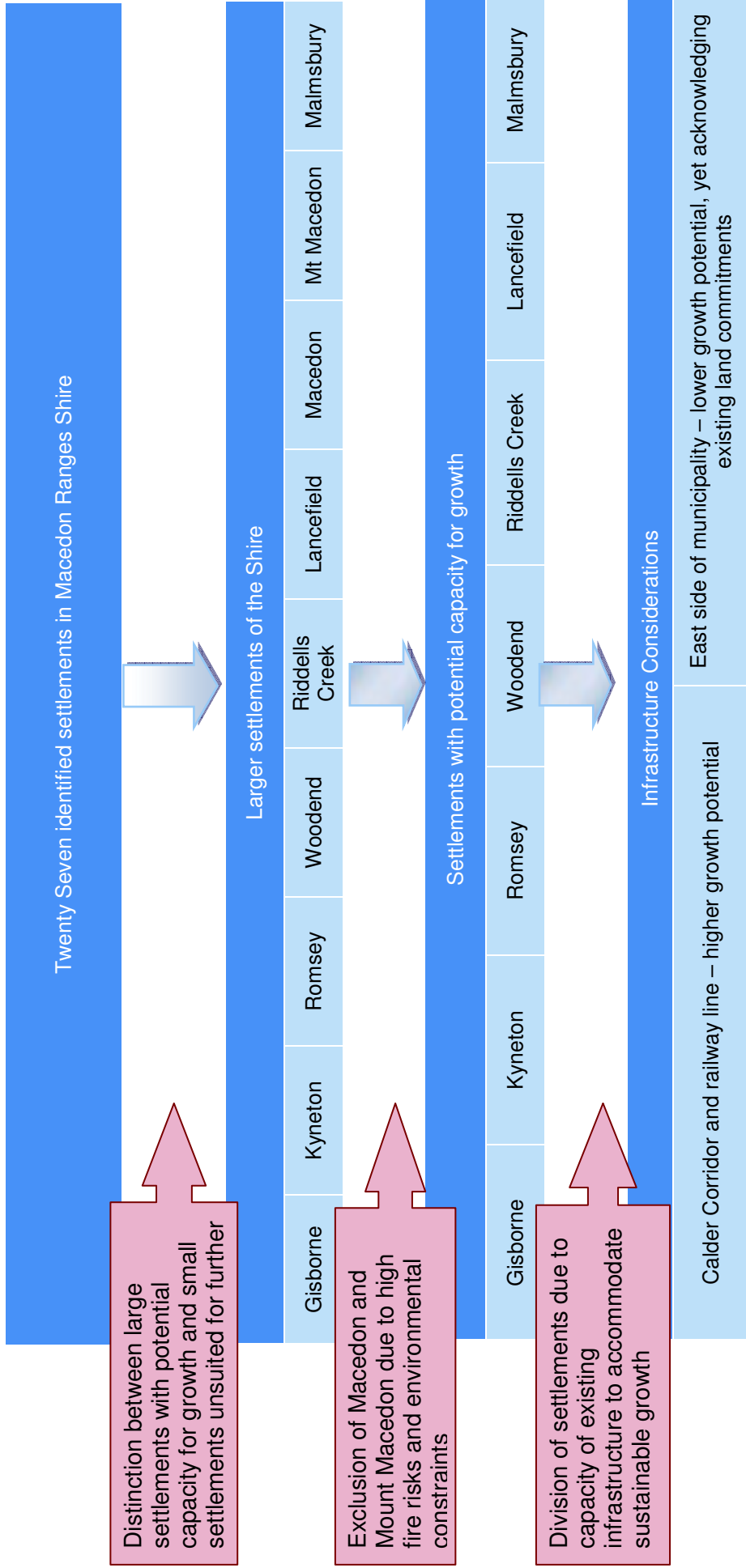
5. The east side of the municipality is less well endowed with transport, utility services and community services. On this basis, settlements to the east of the municipality are not suited to the same order of growth as towns in the Calder corridor. However, there remains capacity for limited development in this part of the municipality.

Comment:

- *Based on existing and proposed residentially zoned land, Romsey has capacity to accommodate 6,000 people and Lancefield 3,000.*

These strategic directions are now explored and developed in more detail in the following recommendations for each town.

Figure 4 > Strategic Overview of Settlement Strategy



5 Town Specific Recommendations

Each of the larger settlements identified in Figure 4 have been appraised against a consistent framework of considerations. Recommendations for the future role of the settlement, the intended outcomes, and implications for land provision are outlined on the following pages.

5.1 Smaller settlements and the rural balance of Macedon Ranges Shire

Growth in smaller rural settlements and the rural balance of Macedon Ranges Shire is expected to be limited to infill, consistent with existing zonings (Table 3). Generally speaking, the absence of sewer services means substantial growth in these towns is inappropriate. Other infrastructure is also typically limited.

It is recommended a precautionary position is taken towards encouraging substantial further growth in smaller rural settlements of the Shire or the rural balance as they do not meet many of the requirements of a sustainable community. Under State Direction, it is preferable to instead consolidate growth around existing settlements strategically identified as having capacity to cope with additional population growth in a sustainable manner.

The main rural settlement which may see a slight increase is Tylden, where limited growth opportunities exist due to its reticulated sewer resource. While this may not be taken up, some facility to utilise this resource should be maintained. While theoretically both Lauriston and Karlsruhe could accommodate growth (Lauriston with development potential of 23 lots and Karlsruhe with development potential for 71 lots), Coliban Water has indicated that no additional population growth should be accommodated and any development would be subject to resolution of waste water and other constraints.

Clarkefield currently has a very small population, but has a range of existing attributes including a hotel, primary school, sports facilities and most notably, a railway station. There is approximately 24 hectares of vacant land at Clarkefield in the Township Zone. This land is currently subject to a Development Plan Overlay which requires integrated development planning for the area. Reticulated sewerage is not currently available in Clarkefield, so unless this could be provided, any development in the Township Zone would need to treat wastewater on-site. Given the soil types in the area, this could be expected to require lot sizes in the order of 1 hectare, resulting in approximately 24 dwellings. If reticulated sewer was made available, potentially 240-300 dwellings could be expected, accommodating approximately 670-840 people within the existing Township Zone land.

Urban expansion at Clarkefield beyond that currently provided in the Planning Scheme may be appropriate in the very long term. This would need to be carefully considered in terms of the role of the Settlement, provision of suitable infrastructure and appropriate urban design.

5.2 Non Urban Areas

The Strategy does not provide for population growth in the non-urban areas of the Shire – the land outside the study area boundaries of the major towns and the smaller settlements.

Growth is not provided for in this area because:

- State planning policy and current local policy discourages sporadic residential development in rural areas.
- Much of the Shire faces significant environmental constraints to dispersed residential development, including potable water supply catchments and wildfire risk.
- Dispersed residential development is likely to compromise the agricultural potential of farming land.
- Any increase in rural living development in high fire risk areas should be discouraged, as per the settlement principles outlined in Clause 11 of the SPPF.

The overall population of the rural areas is expected to remain relatively constant over time. Achieving the recommended outcome for non-urban areas is likely to require some further tightening of planning scheme policy and/or implementation.

The decreasing household size projected would likely result in an additional 195 dwellings in the rural balance by 2036. This represents an average annual growth of 0.3 per cent which is less than the recent growth in the Macedon Ranges Shire in the rural balance but has regard for State direction to consolidate future growth in existing settlements.

Table 3 provides the recommended population growth to 2036 for smaller settlements and the rural balance of Macedon Ranges Shire.

Table 3 > Recommended population growth to 2036 for Smaller Localities

		2006 Popn	Recommended popn 2036	Justification
Rural localities	Ashbourne	320	320	In Rural Conservation Zone
	Benloch	430	430	In Rural Conservation Zone
	Bullengarook	710	710	In Rural Conservation Zone
	Carlsruhe	460	460	No growth, un-sewered land within a proclaimed water supply catchment.
	Clarkefield	n/a	50	Grow to capacity of zoned land. Assuming land is developed without wastewater servicing.
	Darraweit Guim	700	720	Grow to capacity of zoned land
	Tylden	360	500	Growth at average annual growth rate for regional Victoria.
	Newham	590	600	Grow to capacity of zoned land
	Lauriston	560	560	No growth, un-sewered land within a proclaimed water supply catchment.
Non Urban Areas		4,770	4,770	Hold constant to consolidate growth in existing settlements

Town	Gisborne / New Gisborne & Surrounds
Role	<ul style="list-style-type: none"> - The existing role of Gisborne and surrounds is a Large District Town (6,000-10,000 residents). - It is likely that by 2036 this role will change to a Regional Centre with over 10,000 residents.
Main Features	<ul style="list-style-type: none"> - Forms the major urban centre in the southern end of the municipality. - Located approximately 52km north-west of Melbourne within the Melbourne-Bendigo railway corridor and the Calder Freeway corridor. - Has developed within a rural environment with high quality landscape and natural environmental features. - Has a high level of commuting, with only 34% of workers employed in the Macedon Ranges Shire compared to a similar municipality such as Moorabool.
Existing Infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater - Located proximate to the Calder Freeway and railway line. - 5 primary schools and 1 secondary school with extensive school bus network
Existing Land Supply	<ul style="list-style-type: none"> - 3,320 lots (at 85% effective capacity) which represents 50% more than that required to accommodate the recommended population (low end potential lot yield 3,320; high end potential lot yield 4,180 refer Appendix 4).
Key policy / strategy references	<p><u>Gisborne / New Gisborne Outline Development Plan (ODP)</u></p> <ul style="list-style-type: none"> - Completed in 2009. - The aim of this strategy is to provide for the future residential, commercial and industrial growth of Gisborne which will enable orderly and sequential development of housing, commercial and industrial forms based on the need to accommodate diverse lifestyle choices over a 20 year planning horizon. - A suite of studies have informed the development of the Gisborne / New Gisborne ODP. <p><u>Macedon Ranges Planning Scheme</u></p> <p>Key objectives of Clause 22.02-2 'Gisborne' are:</p> <ul style="list-style-type: none"> - To reinforce the key urban functions and role of Gisborne as a major township in the Shire.

Town	Gisborne / New Gisborne & Surrounds
<p>Township Character (Source: <i>Aspect Studios 2010</i>)</p>	<ul style="list-style-type: none"> - To provide clear limits to population and physical urban growth of the township. - To ensure that development occurs in a sequential manner allowing for efficient provision of development infrastructure. - To recognise population growth and change to age and household structure creates demand for wider housing choice, urban consolidation and infill of vacant serviced residential zoned land and the provision of community facilities. - To protect the urban and landscape elements that contribute to Gisborne's image as a village in a rural landscape. - To ensure that new urban development is of a low profile and compatible with the landscape qualities of the area. <p>Gisborne is situated within a large valley bordered by predominantly cleared agricultural land. Gisborne is flanked by Mt Gisborne to the south and Macedon Ranges to the north, which acts as significant backdrops, enhancing its semi-rural township character.</p> <ul style="list-style-type: none"> - The major entrances leading into Gisborne, especially from the north and south, are bound by some significant exotic treed Avenues which provide formal sense of arrival into the township. The Calder Freeway passes through the centre with New Gisborne to the north and Gisborne to the south, this significantly fragments the township. - Gisborne's inner township is clearly defined, contained within Gisborne Valley. Jacksons Creek which runs through the valley is lined by the majority of Gisborne's open space, forming a linear corridor to the semi rural and rural landscape to the eastern and western edges. The Town Centre has been the centre point of growth, radiating outwards with a grid layout comprising predominantly the 'establish residential' character and more recently, 'suburban' character. <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Loss of views to Mt Gisborne, Magnet Hill and northern Macedon Ranges. ▪ Loss of rural and natural character of entries, in particular Gisborne Melton Road, Bacchus Marsh Road, Melbourne Road and Calder Freeway. ▪ A blurring of the township boundary through a wide transition zone (low density residential), especially in the southern and eastern areas. ▪ Lack of street trees and pedestrian paths in new developments. ▪ Reduction in the sense of centralising and township scale through large scale development on the periphery. ▪ Inappropriate suburban style residential subdivisions.

Town	
Gisborne / New Gisborne & Surrounds	
Opportunities for development	<ul style="list-style-type: none"> ▪ Dilution or linear extension of the main street and commercial focus area. - The existing zoning of Gisborne provides substantial potential for residential growth. - Additional opportunities for urban development are identified in the Gisborne ODP. - Any change to Rural Living will be considered as part of the Rural Living Strategy.
Constraints on development	<ul style="list-style-type: none"> - Issues for future growth in Gisborne are the risks to character, together with the community desire to retain the existing rural character of the town. - Figures 5 and 6 show that there are few environmental constraints to the growth of Gisborne. - It is recognised considerable investment in infrastructure may be required if Gisborne grows to the size of a Regional Centre. However, given the reliance of Gisborne on external settlements, particularly metropolitan Melbourne, it is unlikely all infrastructure commonly expected may actually be necessary within the town itself. - Submissions received in regard to Gisborne identified concerns with past developments that have not necessarily respected the town's character or provided for necessary infrastructure to support new housing developments.
Recommended Outcome	<ul style="list-style-type: none"> - Given the extent of existing services and infrastructure available, in addition to the location within the Calder corridor and rail line, it is recommended Gisborne could accommodate a population of approximately 14,700 in 2036. This represents the population anticipated by the Gisborne ODP, plus the population of the surrounding rural living land. As there is an estimated existing land supply for approximately 17,000 people in Gisborne, there may be potential for controls in the future to restrict growth above the recommended population.
Justification of the recommended outcome	<ul style="list-style-type: none"> - The population of 14,700 represents an estimate between 14,600, being the ODP population forecast of 12,100 plus the population of the surrounding rural living area, and 14,900, reflecting the historical quantum of growth projected forward. - While not a driving factor, upon reflection the population recommendation also accommodates approximately 94% of the Victoria in Future projected demand. This provides further justification for the recommended population based on State Government population projections.

Town

Gisborne / New Gisborne & Surrounds

Implications

- No further land is required to be rezoned for residential purposes out to 2036.
- An additional 4-6 ha of business zoned land is forecast to be required out to 2036. While this may displace some existing residential land, the minimum lot size in the land immediately adjacent to the commercial precinct is such that this would have virtually no impact on residential density.
- The Gisborne ODP identifies an area of 42 ha for future industrial expansion. This is expected to meet forecast demand out to 2036.
- Opportunities to consider densification in and around the town centre.

Figure 5 > Gisborne & Surrounds: Constraints on Development, Town view

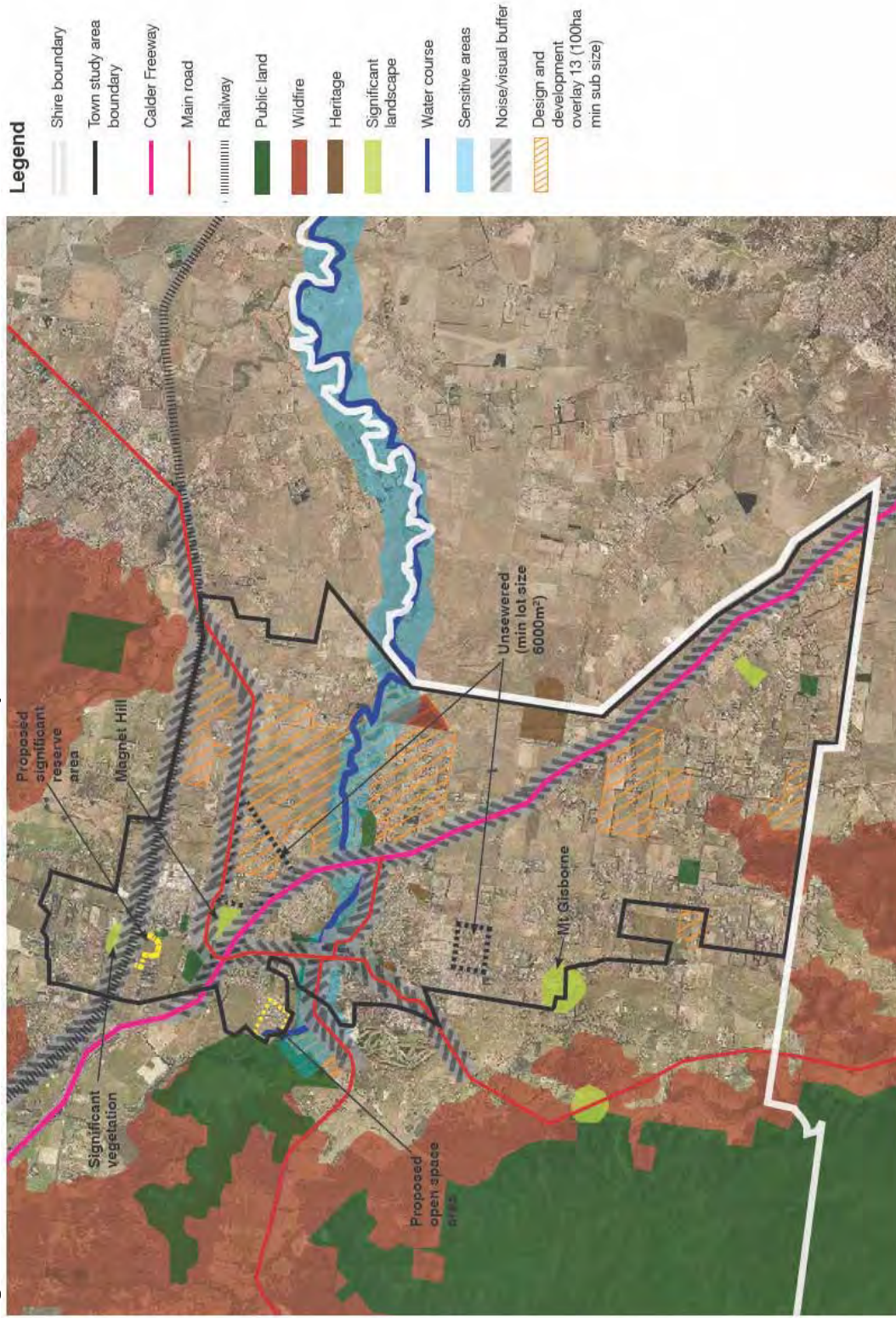
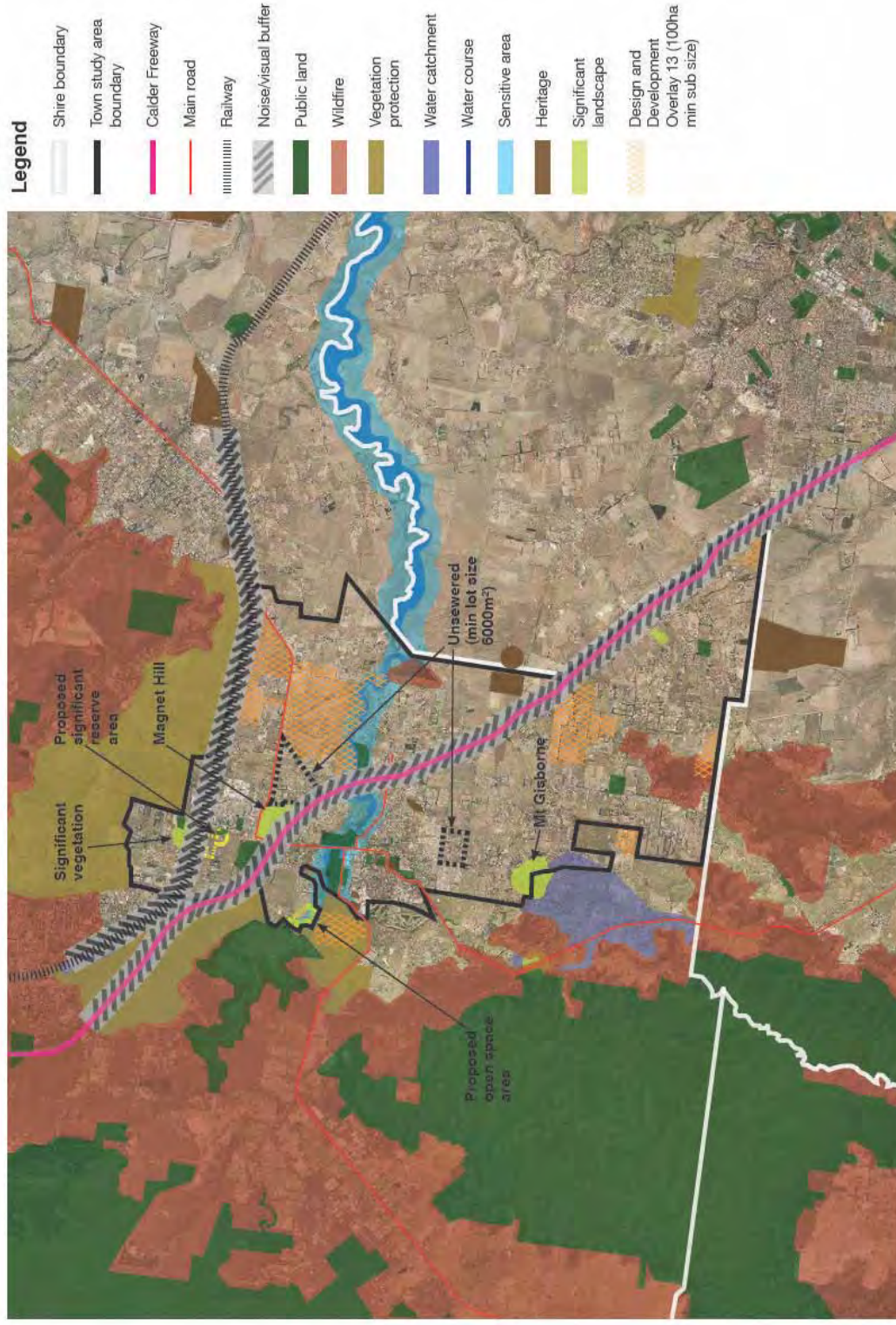


Figure 6 > Gisborne & Surrounds: Constraints on Development, Locational view



Town	
Role	<p style="text-align: center;">Kyneton & Surrounds</p> <ul style="list-style-type: none"> - The existing role of Kyneton and surrounds is a District Town (2,000-6,000 residents). - It is likely that by 2036, this role will change to a Large District Town (6,000-10,000 residents).
Main Features	<ul style="list-style-type: none"> - Kyneton is the second largest town in the Shire and performs an important employment, retail and service role to the surrounding agricultural district and smaller towns. - Located 85km north-west of Melbourne on the Campaspe River, just off the Calder Highway. - The presence of significant industries, tourism, heritage streetscapes and features, and a mix of residential living environments also define Kyneton's role.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater. - Located within close proximity to the Calder Freeway and railway line. - Kyneton has a modern hospital, two secondary schools and Shire offices. - Cultural events are regularly held at the Kyneton Town Hall. - Sports and aquatic centre.
Existing land supply	<ul style="list-style-type: none"> - The upper limit of the existing residentially zoned land in Kyneton is sufficient to accommodate the projected population of approximately 8,600 people through delivery of the 960 existing lots with a further 350 lots delivered through increased density of the area within 400m of the town centre (low end potential lot yield 960; high end potential lot yield 1,530 refer Appendix 4).
Key policy / strategy references	<p><u>Macedon Ranges Planning Scheme</u></p> <p>Clause 22.02-4 outlines the following objectives for the use and development of land within the Kyneton township and environs:</p> <ul style="list-style-type: none"> - To consolidate and strengthen the retail and business functions of the town centre. - To consolidate and plan for the expansion of Kyneton's industrial areas. - To provide a clear strategic framework for residential expansion and consolidation of existing residential areas. - To maintain the choice of residential living environments. - To develop and implement urban design strategies to improve the town centre functions, appearance and convenience.

Town	Kyneton & Surrounds
<p>Township Character (Source: Aspect Studios 2010)</p> <ul style="list-style-type: none"> - To protect and enhance the presentation of heritage streetscapes and buildings. - The Kyneton township area sits on a flattened hill with expansive rural views to the surrounding ranges. The township is bound by the Calder freeway to the east and north, and the Campaspe River to the south and west. - Kyneton is accessible by four major road entries, each providing a different landscape experience, with the most significant being the exotic tree lined avenue from the west and crossing of the Campaspe River with distant views of ranges. - Kyneton's residential edge to the south and west of the town centre hold significant landscape and cultural values, which line the Campaspe River. These include the Kyneton Botanic Gardens, the River Reserve with an 'arts trail' and the Kyneton Racecourse. - The township's growth has been compact in a grid street layout. Kyneton's strong historical character is a significant feature in both the civic town centre and residential environment. <p><u>Potential threats to character</u></p> <ul style="list-style-type: none"> ▪ Significant expansion of development on the south side of Campaspe River and beyond the valley edge ▪ Inappropriate suburban style residential subdivisions ▪ Loss of the river, railway line and freeway as defining edges to the township ▪ Loss of rural character at the southern, western and northern entries, through lack of tree planting and screening of industrial areas ▪ Any dilution or linear extension of the main heritage street character and commercial focus area ▪ Conventional subdivision to the west of the town. 	
<p>Opportunities for development</p> <ul style="list-style-type: none"> - A key opportunity for Kyneton arises as a result of the Blueprint for Regional Victoria's identification of Bendigo as a Major Regional City. It is expected this will have positive consequences for Kyneton as both a tourism destination and a lifestyle choice. - The majority of people consulted in Kyneton were keen to see Kyneton grow and experience the benefits of a vibrant population. - There is a large supply of existing residentially zoned land available in Kyneton. Supply estimates indicate there may be potential capacity for approximately 8,600 people on existing residentially zoned land however this represents development above the lower end estimates of what could be expected to be achieved on the existing zoned land. 	

<p>Constraints on development</p>	<ul style="list-style-type: none"> - An acknowledged constraint to Kyneton growing is the low level of historic demand experienced to date. However, given the recent identification of Bendigo as a major growth area, it is possible demand may increase in Kyneton as a lifestyle choice and as a tourism destination with associated employment opportunities. Recent investment in infrastructure, such as the hospital, sports and aquatic centre, freeway and rail services is expected to provide additional employment and lifestyle benefits. - In the surrounding rural living areas, potential restrictions exist on development on unsewered land in water supply catchments. This may result in this land being unable to reach the planned intensity unless the reticulated sewer system is expanded. - Figures 7 and 8 identify the few physical constraints to development in Kyneton. - The growing significance of tourism in Kyneton is evident in the marketing of Piper Street, High Street and various other sites. It is crucial further intensification within the town centre is consistent with existing design and retains the historical character evident in the heritage buildings and botanic gardens. - Submissions received in response to Kyneton highlighted scarcity of water, lack of public transport and lack of infrastructure for the elderly as constraints to development.
<p>Recommended Outcome</p>	<ul style="list-style-type: none"> - Given the extent of existing services and infrastructure available, in addition to the location within the Calder corridor and rail line, it is recommended Kyneton could accommodate a population of approximately 8,600 in 2036. This equates to the estimated existing residential land supply.
<p>Justification of the recommended outcome</p>	<ul style="list-style-type: none"> - Maximises the use of existing infrastructure which currently exceeds the expected level for a population of 5,700. - Responds to community desire to see Kyneton grow. - The recommended outcome complements the Blueprint for Regional Victoria's projection for significant growth in Bendigo while assisting the development of Kyneton as a sustainable community. - While not a driving factor, upon reflection, the population recommendation also accommodates approximately 97% of the VIF demand. This provides further justification based on State Government population projections.
<p>Implications</p>	<ul style="list-style-type: none"> - No further land is expected to be required to be rezoned for residential purposes out to 2036. - Based on population estimates, an additional 1 ha of business zoned land is forecast to be required out to 2036, no additional industrial zoned land will be required. - Develop a strategy for the appropriate intensification of residential development around the town centre, to provide for the increasing proportion of small households. This should be addressed through the Kyneton ODP process.

Figure 7 > Kyneton & Surrounds: Constraints on Development, Town view

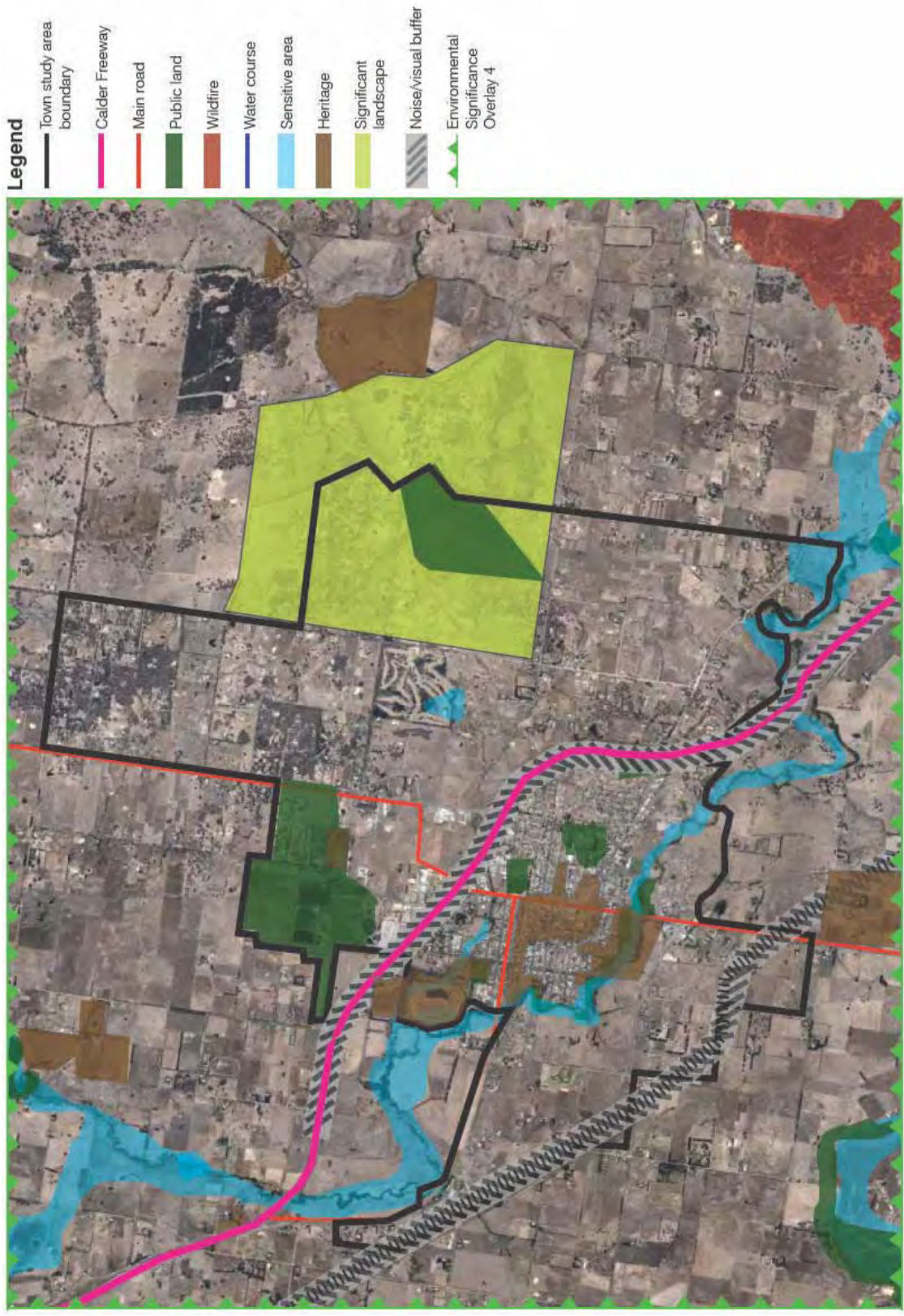
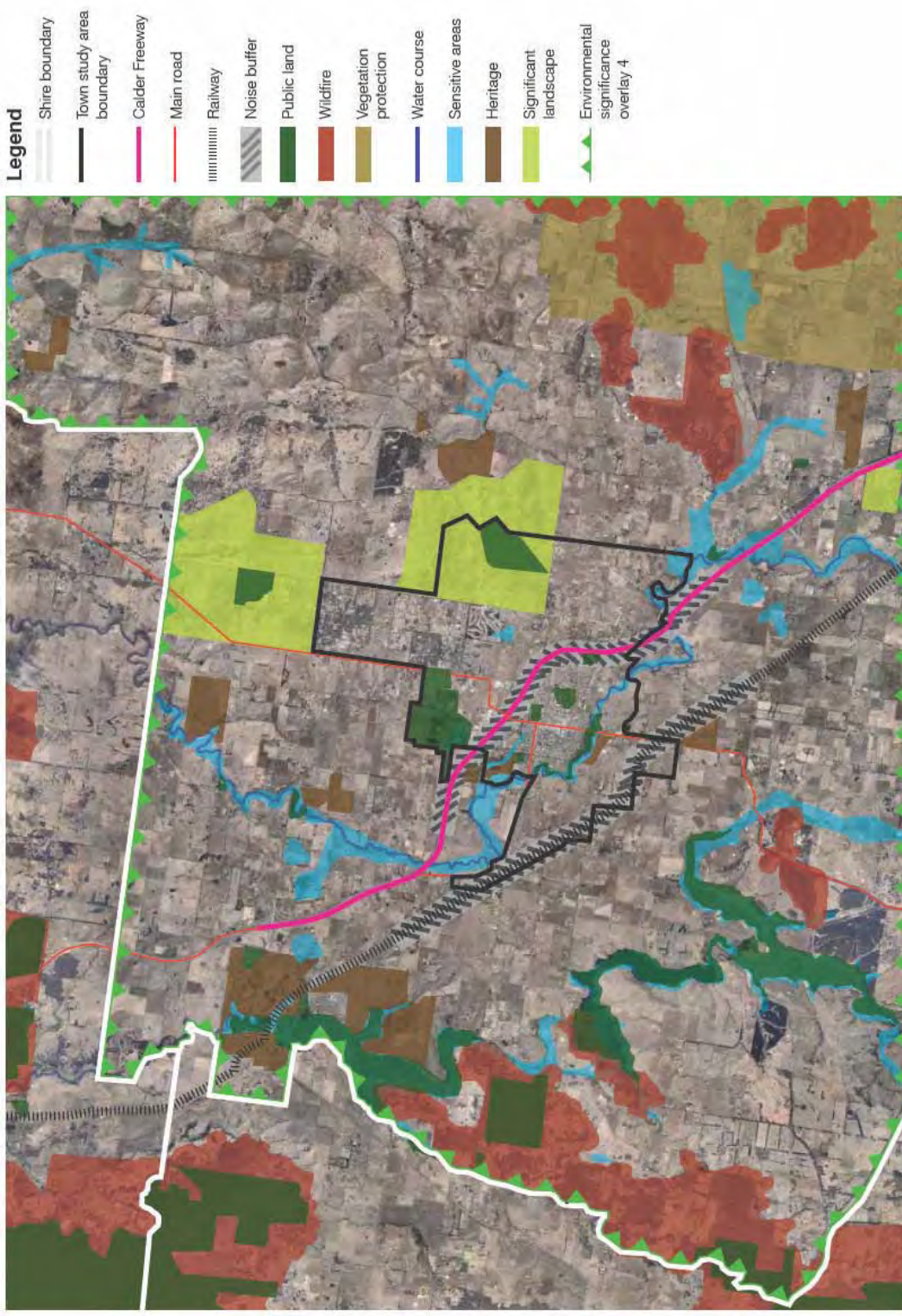


Figure 8 > Kyneton & Surrounds: Constraints on Development, Location view



Town	Lancefield & Surrounds
Role	<ul style="list-style-type: none"> - The existing role of Lancefield is a Small Town (500-2,000 residents). - It is likely that by 2036 this role will change to a District Town (2,000-6,000 residents).
Main Features	<ul style="list-style-type: none"> - Lancefield is located approximately 70 km north of Melbourne, east of the Calder Highway. - The town is situated in an agricultural landscape, providing limited services for the immediate area. - It is an appealing settlement with wide, tree planted avenues and retains much of the built heritage of past eras. - Day visitors and tourists are important to the town's economy.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater – An estimated 70/80 per cent of households have connections to town water supply with the remainder relying on bore water or storage. A number of properties' stormwater drains to the back of blocks creating issues for water management. - Two primary schools.
Existing land supply	<ul style="list-style-type: none"> - Existing residentially zoned land could accommodate approximately 3,000 people (low end potential lot yield 590; high end potential lot yield 990 refer Appendix 4).
Key policy / strategy references	<p>The Macedon Ranges Small Towns Study provides a structure plan for Lancefield that includes identified areas for future urban expansion. The analysis conducted for the Settlement Strategy indicates these areas will not be required during the life of the Strategy.</p> <p><u>Macedon Ranges Planning Scheme</u></p> <p>Key objectives for Lancefield outlined in Clause 22.02-7 include:</p> <ul style="list-style-type: none"> - To retain the established urban form by integrating future residential subdivision and development with existing street patterns and containing residential development within defined boundaries. - To protect and enhance Lancefield's character through heritage protection presentation of townscape features and maintenance of tree lined streets. - To promote tourism development based on heritage protection and presentation, craft and cottage enterprises and promotion of Lancefield as a base to visit other attractions.

Town	Lancefield & Surrounds
<p>Township Character <i>(Source: Aspect Studios 2010)</i></p>	<ul style="list-style-type: none"> - To protect view lines to the surrounding landscape as a feature of the town. - Lancefield is one of the eastern townships of the Macedon Ranges Shire. It possesses an elevated aspect overlooking the significant landscape feature of the valley of Deep Creek to the north. - The major entrances into the township are from the north/south and east/west. The entrance from the north and south has a significant exotic treed avenue which formalises the vast rural landscape on the periphery of the township. The Town Centre runs perpendicular to the Melbourne-Lancefield Road which has a large central median planted with a mixture of exotic trees. To the immediate west of the Town Centre a large exotic treed avenue continues to the townships boundary. - The Town Centre is a strip development which appears to have been the centre point of growth, radiating outwards with a grid layout comprising predominantly the 'establish residential' character and then immediately meets the rural landscape. <p><u>Potential threats to character</u></p> <ul style="list-style-type: none"> ▪ Any dilution or linear extension of Lancefield Melbourne and Rochford Road historical and commercial focus area. ▪ Narrow new streets which are not in keeping with existing wide street easements. ▪ Lack of development of infill areas before periphery expansion. ▪ Lack of street tree planting.
<p>Opportunities for development</p>	<ul style="list-style-type: none"> - Supply estimates indicate potential capacity for approximately 3,000 people on existing residentially zoned land. - An opportunity arises in positioning Lancefield for future tourism prospects. A limited growth recommendation would assist in preserving town character, in particular the central heritage precinct, exotic treed avenue, central road reserve and the generously wide grid patterned residential streets. These add to the appeal of Lancefield as a 'tourist destination' which may become increasingly important in the future.
<p>Constraints on development</p>	<ul style="list-style-type: none"> - While a very attractive, historic town, Lancefield is not well serviced by public transport or strong road infrastructure. Nor is it particularly well positioned to accommodate population growth to service a large sustainable community. - Historic growth rates in Lancefield have been fairly low, indicating demand for residential development does not exist to the same extent as in other settlements of the Shire.

Town	Lancefield & Surrounds
	<ul style="list-style-type: none"> - Figures 9 and 10 identify the few physical constraints to development in Lancefield. - Submissions received in regard to Lancefield concerned a perceived lack of residential and industrial zoned land to cater for demand and support future growth of the town. The land supply evaluation indicates sufficient land to accommodate the projected growth for Lancefield.
Recommended Outcome	<ul style="list-style-type: none"> - Given Lancefield does not have direct access to the freeway or railway line, as well as the traditional low demand for growth, it is recommended Lancefield could accommodate a population of approximately 3,000 in 2036.
Justification of the recommended outcome	<ul style="list-style-type: none"> - Acknowledges existing residential zoned land supply. - Road and public transport infrastructure is inadequate and, despite improvements to bus services, will remain inferior to that available in the western parts of the Shire.
Implications for land provision	<ul style="list-style-type: none"> - No further land is required to be rezoned for residential purposes out to 2036. No additional land is expected to be required for commercial or industrial purposes, although it may be appropriate to review the configuration of zoning to ensure it meets the needs of the local community.

Figure 9 > Lancefield & Surrounds: Constraints on Development, Town view

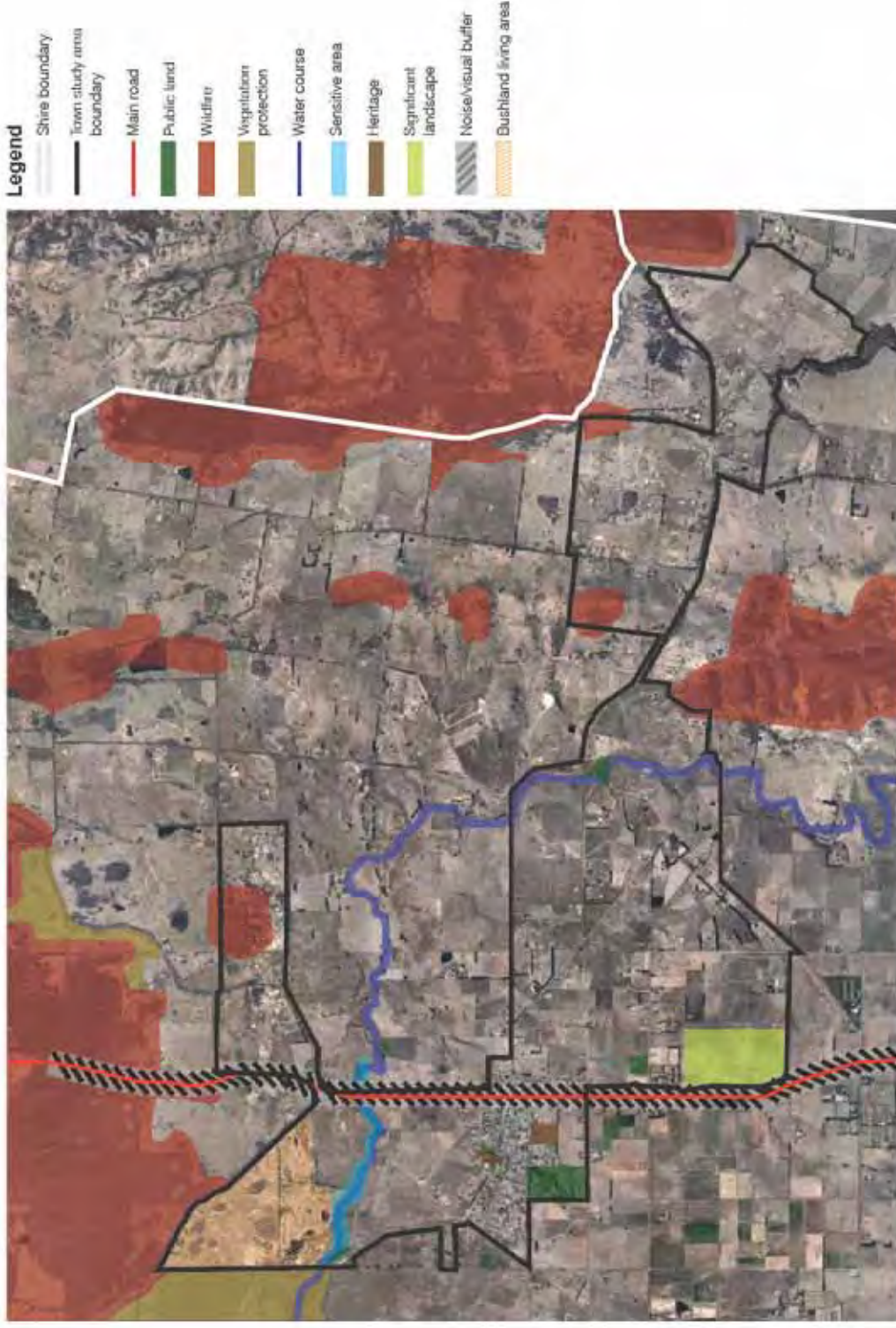
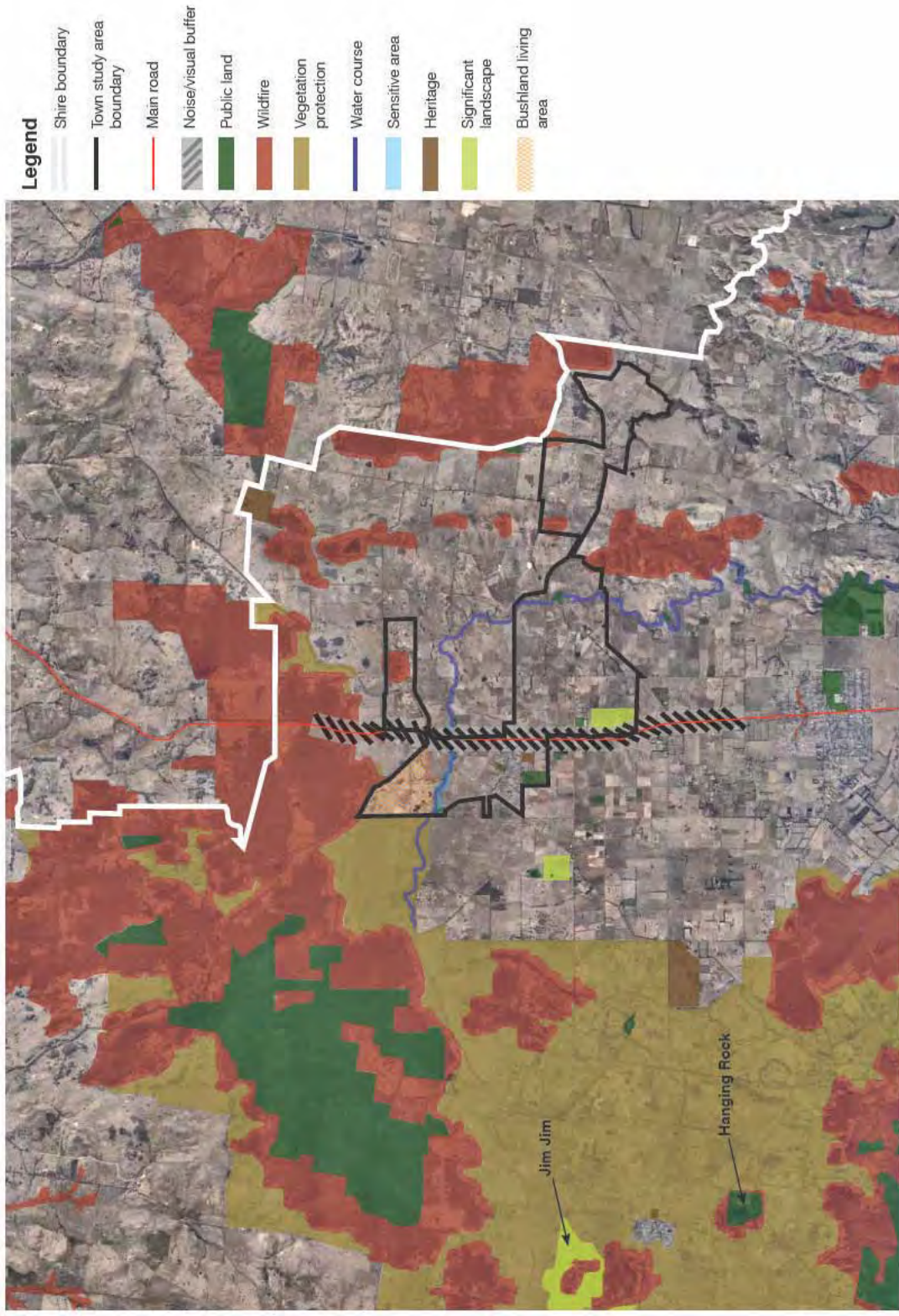


Figure 10 > Lancefield & Surrounds: Constraints on Development, Locational view



Town	
Role	<p style="text-align: center;">Macedon & Surrounds</p> <ul style="list-style-type: none"> - The existing role of Macedon is a Small Town (500-2,000 residents) and is unlikely to change by 2036.
Main Features	<ul style="list-style-type: none"> - Macedon is located at the foot of Mount Macedon on the Melbourne- Bendigo railway line. The townscape is one of smaller lots than in Mt Macedon, and modest commercial development set in a gently sloping, heavily treed terrain. - The original township was developed on a street grid pattern to the west and east of the railway station and now provides a level of 'convenience' facilities for both Macedon and Mt Macedon. - A significant proportion of the working population commute to Melbourne.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater - Railway line and station - In addition to the primary school nearby, Macedon Grammar and Braemar College provide primary and secondary education in the broader locality.
Existing land supply	<ul style="list-style-type: none"> - Existing residentially zoned land could accommodate approximately 1,400 people which is the current population (low end potential lot yield 3; high end potential lot yield 120 refer Appendix 4).
Key policy / strategy references	<ul style="list-style-type: none"> - The Small Towns Study 2006 contains a Structure Plan for the township. This study identifies the particular development constraints and opportunities in Macedon, including the need to review the relationship between zoning and infrastructure. <p><u>Macedon Ranges Planning Scheme</u></p> <p>Key objectives for Macedon are identified in Clause 22.02-9 as follows:</p> <ul style="list-style-type: none"> - To protect residential lifestyle by the protection of important landscape and environmental values. - To ensure that fire prevention is a priority consideration for development. - To protect heritage features. - To ensure environmentally sustainable levels of development. - To prevent the loss of vegetation and soil disturbance.

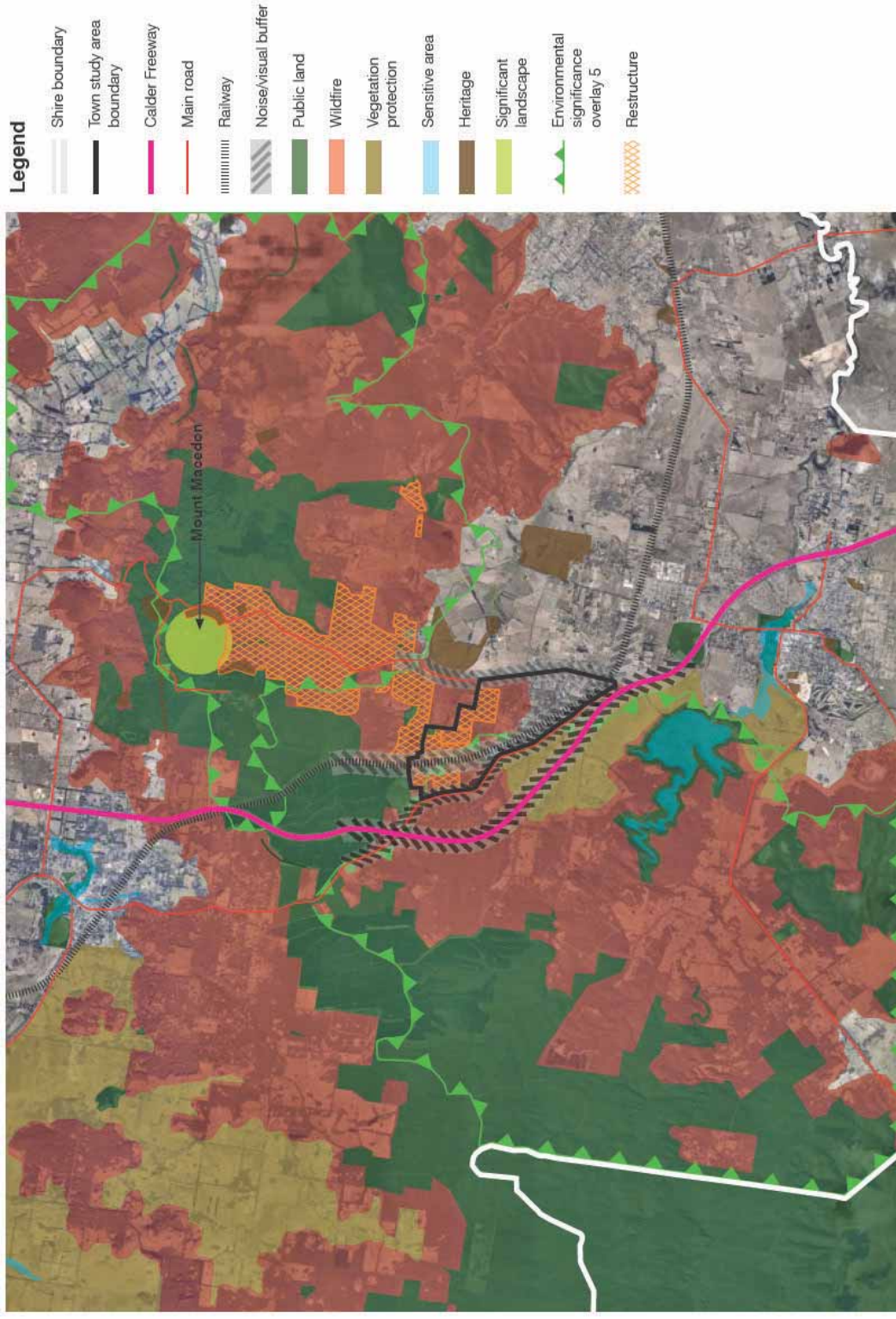
Town	Macedon & Surrounds
<p>Township Character (Source: Aspect Studios 2010)</p>	<ul style="list-style-type: none"> - To protect significant view lines to Mount Macedon and surrounding areas.
<p>- Macedon is set in a gently sloping, heavily native treed landscape which is bound to the east by the pine plantation and to the north by the Macedon Ranges and Mount Macedon.</p> <p>- The Bendigo rail line running north / south dissects the township. The major entrances into the township are from the north and south with Mount Macedon Road being the most significant road into the town. The 'Macedon Honour Avenue' leads into the township from Mount Macedon Road, giving a formal and cultural element to an otherwise native landscape.</p> <p>- The town centre and the central residential precinct of Macedon consist of established residential development radiating out into larger lots surrounded by forest.</p> <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Loss of indigenous tree coverage. ▪ Residential development to the south may reduce quality of rural buffer between New Gisborne and Macedon. ▪ Lack of private and public investment in the main street. ▪ Inappropriate suburban style residential subdivisions. 	
<p>Opportunities for development</p>	<ul style="list-style-type: none"> - There are no opportunities for development identified. - However a key opportunity for residents and visitors alike is the conservation of environmental landscapes, biodiversity and values of importance to the Shire. - Limited opportunities to improve tourism support services for surrounding locality. - A no growth recommendation would protect the existing character of Macedon as a highly treed town with both indigenous trees and exotic trees providing a high scenic quality.
<p>Constraints on development</p>	<ul style="list-style-type: none"> - The principal constraint to developing Macedon is the high fire risk. While there is some pressure from local land owners to allow development, the fire risk and environmental constraints in Macedon means that capacity for any additional development in Macedon is restricted.

Town	Macedon & Surrounds
	<ul style="list-style-type: none"> - An additional constraint to development is the Restructure Overlay which extends across parts of the township area. Originally established before the town was sewerred, this Overlay may remain appropriate but could be reviewed. - Despite the town now being sewerred, it is clear many other constraints still limit the development of Macedon, including wildfire risk, the location within a water supply catchment, storm water management, the character of the town and the protection of native vegetation (Figures 11 and 12). - Submissions received concerning Macedon generally related to a desire to allow for moderate infill development. Specific evaluation of State Policy and particular areas would be required.
Recommended Outcome	<ul style="list-style-type: none"> - Given the level of environmental constraints and hazards identified, it is recommended Macedon could accommodate a population of approximately 1,400 in 2036 which represents a no-growth scenario.
Justification of the recommended outcome	<ul style="list-style-type: none"> - The recommendation does not promote considerable growth in a fire risk area. As identified in Recommendation 39 of the 2009 Victoria Bushfire Royal Commission's report, there is a necessity for State to '<i>adopt a clear objective of substantially restricting development in the areas of highest bushfire risk...</i>' - As well as applying the precautionary principle to growth in a high fire risk area, the recommendation also enables protection of key environmental landscapes within the Shire.
Implications for land provision	<ul style="list-style-type: none"> - No land is required to be rezoned for residential, commercial or industrial purposes out to 2036.

Figure 11 > Macedon & Surrounds: Constraints on Development, Town view



Figure 12 > Macedon & Surrounds: Constraints on Development, Locational view



Town	Malmesbury & Surrounds
Role	<ul style="list-style-type: none"> - The existing role of Malmesbury is a Small Town (500-2,000 residents) and is unlikely to change by 2036.
Main Features	<ul style="list-style-type: none"> - Malmesbury lies in a valley of the Coliban River and Malmesbury Reservoir. - The town is known for its bluestone heritage buildings and cultural landscapes. - Malmesbury township provides the immediate surrounding area with limited services.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water and stormwater. - Close proximity to Calder Freeway and railway line/station. - Primary School however generally not well serviced by existing community services or facilities.
Existing land supply	<ul style="list-style-type: none"> - Existing residentially zoned land could accommodate approximately 1,200 people (low end potential lot yield 230; high end potential lot yield 290 refer Appendix 4).
Key policy / strategy references	<ul style="list-style-type: none"> - The Small Towns Study 2006 contains a Structure Plan for the township. This does not identify a need to provide additional land for growth. <p><u>Macedon Ranges Planning Scheme</u> Key objectives for Malmesbury outlined in Clause 22.02-10 include:</p> <ul style="list-style-type: none"> - To ensure that all new development is within the township sewerage district. - To protect heritage buildings, streetscapes and gardens. - To maximise opportunities of highway through traffic by providing for limited expansion of the retail business area along the highway. - To maintain and enhance the Campaspe River and environs as the basis of an integrated open space network. - To protect the quality of water in the Malmesbury Reservoir and the Campaspe River.
Township	<ul style="list-style-type: none"> - The Malmesbury Township is located in the northern reaches of the Macedon Ranges Shire, bound by the Calder Freeway to the east and ranges to the west with the Malmesbury Reservoir immediately to the township's south. Malmesbury is bordered by an agricultural

Town	Malmesbury & Surrounds
<p>Character (Source: <i>Aspect Studios 2010</i>)</p>	<p>landscape with the township sited on the valley's sides, which fall towards the Coliban River.</p> <ul style="list-style-type: none"> - The major entrance into Malmesbury is along the Calder Highway to the east and west with road connection along the Dalesford-Malmesbury Road to Dalesford. From the eastern entrance there are good views into the township highlighted by the mature exotic treed avenue. - The centre of Malmesbury is the main street; typified by strip development. The Coliban River effectively splits the township north / south. The growth of the Malmesbury has been on a grid street layout with semi-rural residential development on the periphery, seamlessly blending into the outlying rural land. <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Loss of rural views from centre of town to the north along Coliban River valley and plains through development. ▪ Any moderate extension of central street grid town area. ▪ Any moderate extension south west residential area (south of railway line) would stretch the town and reduce its main street focus. ▪ Reduction in main street buildings and activities. ▪ Inappropriate development along the main street.
<p>Opportunities for development</p>	<ul style="list-style-type: none"> - An opportunity exists to preserve Malmesbury 'village' as a tourism destination, particularly given the proximity to Kyneton and the growth of tourism experienced there to date. - Supply estimates indicate potential capacity for approximately 1,200 people on existing residentially zoned land.
<p>Constraints on development</p>	<ul style="list-style-type: none"> - Much of Malmesbury is covered by the Heritage Overlay. This will impact on the form, density and scale of any development and, when combined with a historical lack of demand, indicates any development in Malmesbury will most likely occur at very moderate levels.

Town	Malmesbury & Surrounds
	<ul style="list-style-type: none"> - An Erosion Management Overlay (EMO) exists over the town (Figures 13 and 14). This overlay is related to the potential risk for mine shafts to be present in the area. This does not appear to prevent further development. - Parts of central Malmesbury are subject to inundation.
Recommended Outcome	<ul style="list-style-type: none"> - Given the level of existing services and infrastructure within Malmesbury, as well as the low historical demand, it is recommended Malmesbury should accommodate a population of approximately 900 in 2036. It is acknowledged, however, that the existing land supply may have the potential to accommodate as many as 1,200 people. - It is recommended additional character work is undertaken to provide greater detail regarding the opportunities for developing Malmesbury within town character constraints.
Justification of the recommended outcome	<ul style="list-style-type: none"> - Malmesbury has not historically demonstrated a strong attraction for residential growth and there are no current proposals that would significantly change this trend. - The relative lack of supporting infrastructure, particularly relative to Kyneton, means that any additional growth could more sustainably be accommodated at Kyneton rather than Malmesbury.
Implications for land provision	<ul style="list-style-type: none"> - No land is required to be rezoned for residential, commercial or industrial purposes out to 2036.

Figure > Malmsbury & Surrounds: Constraints on Development, Town view

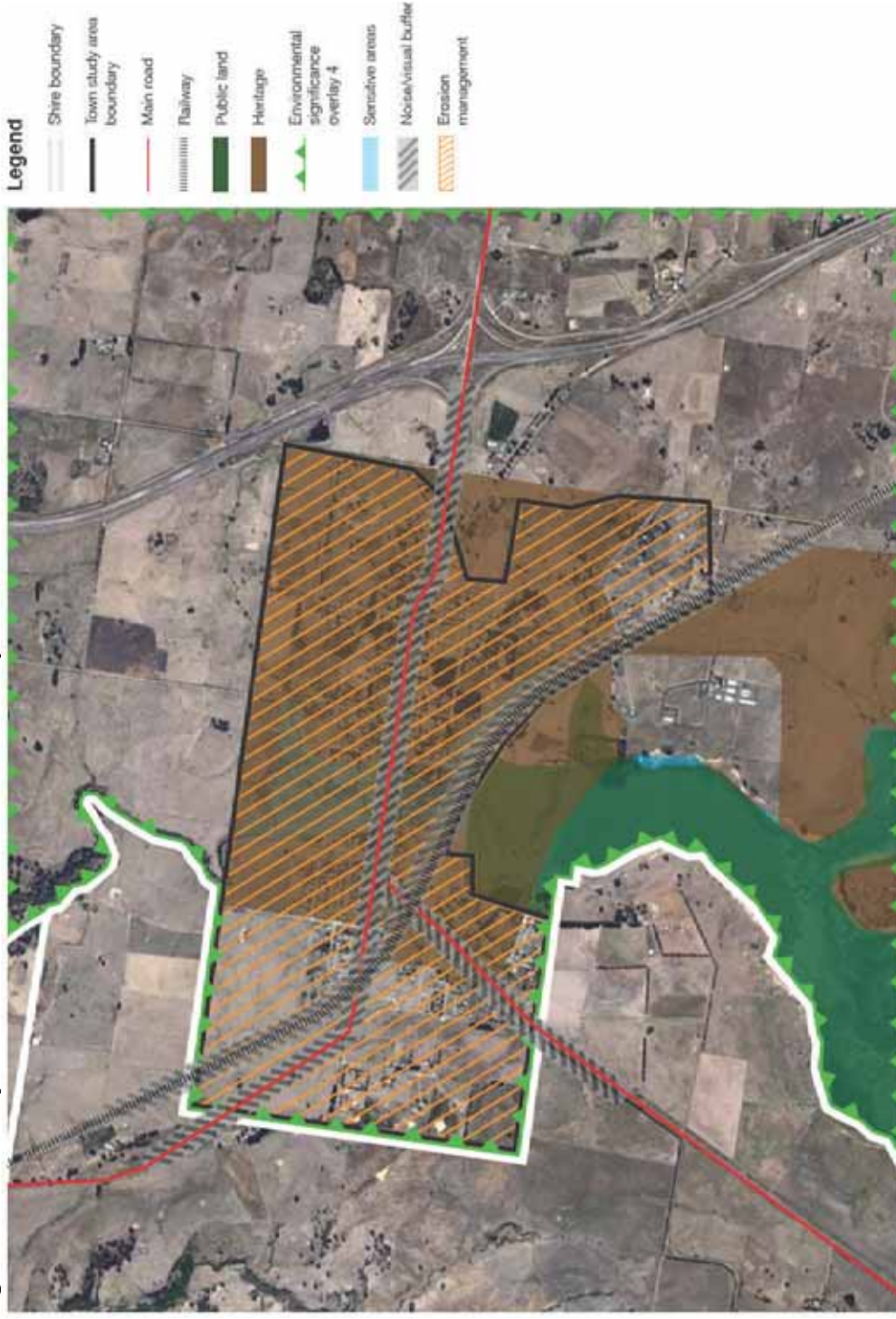
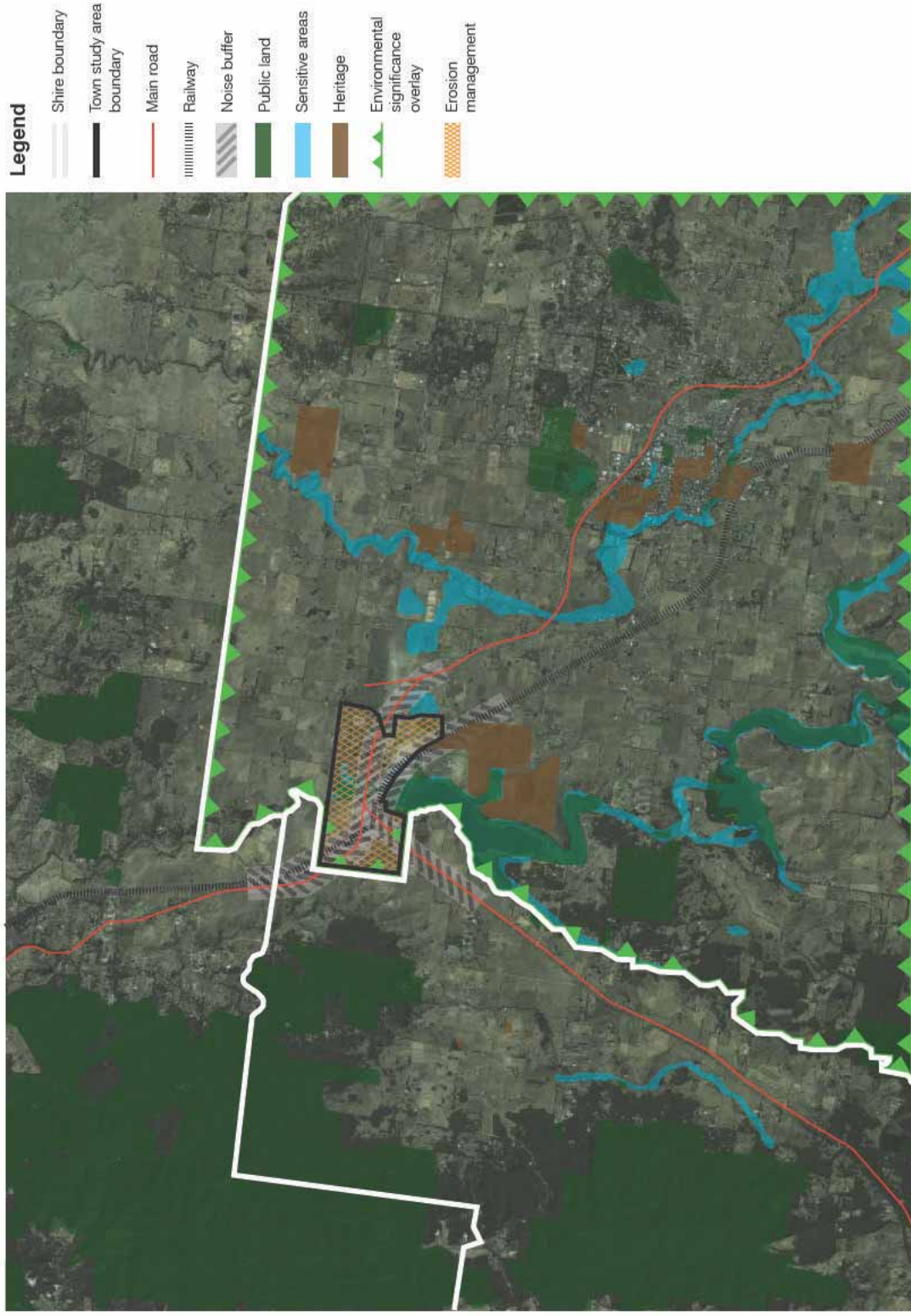


Figure 13 > Malmesbury & Surrounds: Constraints on Development, Locational view



Town	
Role	<p>Mount Macedon & Surrounds</p> <ul style="list-style-type: none"> - The existing role of Mount Macedon is a Small Town (500-2,000 residents) and is unlikely to change by 2036.
Main Features	<ul style="list-style-type: none"> - Mt Macedon stretches along the upward climbing Mt Macedon Road for four kilometres over a 300m elevation. - It is one of the few internationally recognised garden townships of Australia, with a distinctive character due to its large private dwellings, their attached gardens and tree-canopied public streets.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated water only - Not well serviced by public transport or strong road infrastructure
Existing land supply	<ul style="list-style-type: none"> - Existing residentially zoned land could accommodate approximately 1,100 people.
Key policy / strategy references	<ul style="list-style-type: none"> - The Small Towns Study 2006 contains a Structure Plan for the township. <p><u>Macedon Ranges Planning Scheme</u></p> <p>Key objectives for Mount Macedon outlined in Clause 22.02-08 include:</p> <ul style="list-style-type: none"> - To ensure that fire prevention is a priority consideration for development. - To protect heritage features including buildings, landscapes, monuments and historically important tree plantings. - To ensure more environmentally sustainable levels of development, through the restructuring of lots and realignment of lot boundaries. - To prevent the loss of vegetation and soil disturbance. - To protect significant view lines to Mount Macedon and surrounding areas. - To protect residential lifestyle by the protection of important landscape and environmental values.
Township Character <i>(Source: Small Towns</i>	<ul style="list-style-type: none"> - The town centre is relatively small and located predominantly on the eastern side of Mt Macedon Road. It is not defined by a commercial zone as it is located in the Rural Conservation Zone, as are most of the residential areas of Mt Macedon. - The residential areas are remarkable for their harmonious integration of native and exotic vegetation. Residential development is generally of low density and has traditionally been set into the natural landscape and topography. Many are large holdings with

Town	
Study 2006)	<p>Mount Macedon & Surrounds</p> <p>historically significant houses and gardens.</p> <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Loss of indigenous tree coverage. ▪ Inappropriate suburban style residential subdivisions.
Opportunities for development	<ul style="list-style-type: none"> - There is a need to further study the Mount Macedon commercial area to allow for ongoing town centre activities, within the constraints of the existing environmental values and infrastructure services. - However, as evident in the existing market for historical garden tours, there are limited opportunities for tourism in Mount Macedon.
Constraints on development	<ul style="list-style-type: none"> - The principal constraint to developing Mount Macedon is the high wildfire risk. The lack of supporting infrastructure and services in Mount Macedon also means the capacity for any additional development is severely restricted (Figure 15). - An additional constraint to development is the Restructure Overlay which extends across the township area. Mount Macedon is not provided with, or suitable for, reticulated sewerage also making the town unsuitable for growth. - Low historical growth patterns reflect long-standing policy to restrict growth in this area.
Recommended Outcome	<ul style="list-style-type: none"> - Based on the level of environmental constraints and hazards identified, it is recommended Mount Macedon should retain its current population of approximately 1,100 people.
Justification of the recommended outcome	<ul style="list-style-type: none"> - The recommendation does not promote considerable growth in a fire risk area. As identified in Recommendation 39 of the 2009 Victoria Bushfire Royal Commission's report, there is a necessity for State to '<i>adopt a clear objective of substantially restricting development in the areas of highest bushfire risk...</i>' - The recommendation also enables protection of key environmental landscapes and vegetation within the Shire and acknowledges the existing sewerage constraints and infrastructure limitations.
Implications for land provision	<ul style="list-style-type: none"> - No land is required to be rezoned for residential or industrial purposes out to 2036. - The town centre is currently in the Rural Conservation Zone, which prohibits business development. Rezoning of this area would be required if it is to offer commercially viability into the future.

Figure 14 > Mount Macedon & Surrounds: Constraints on Development, Town View

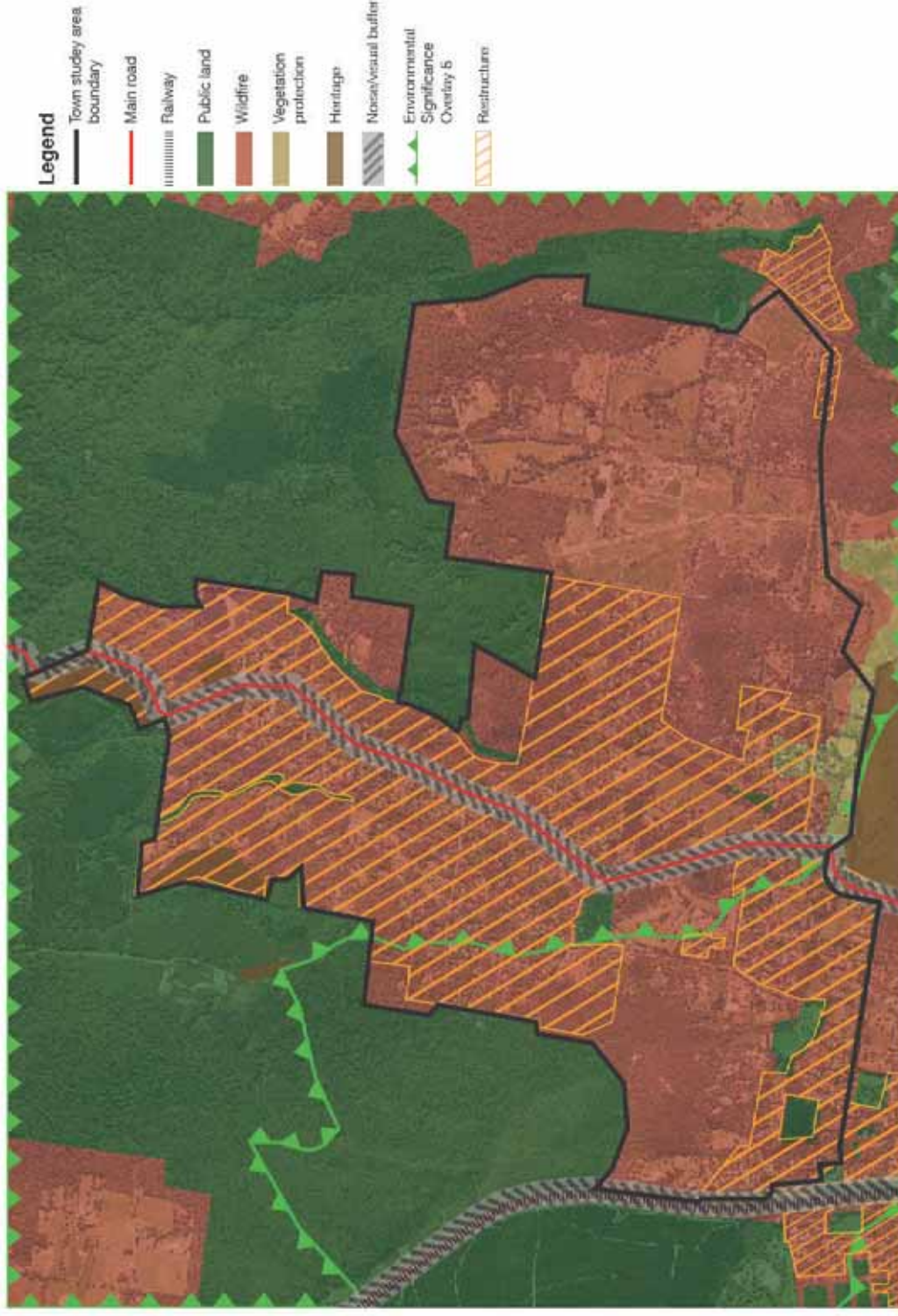
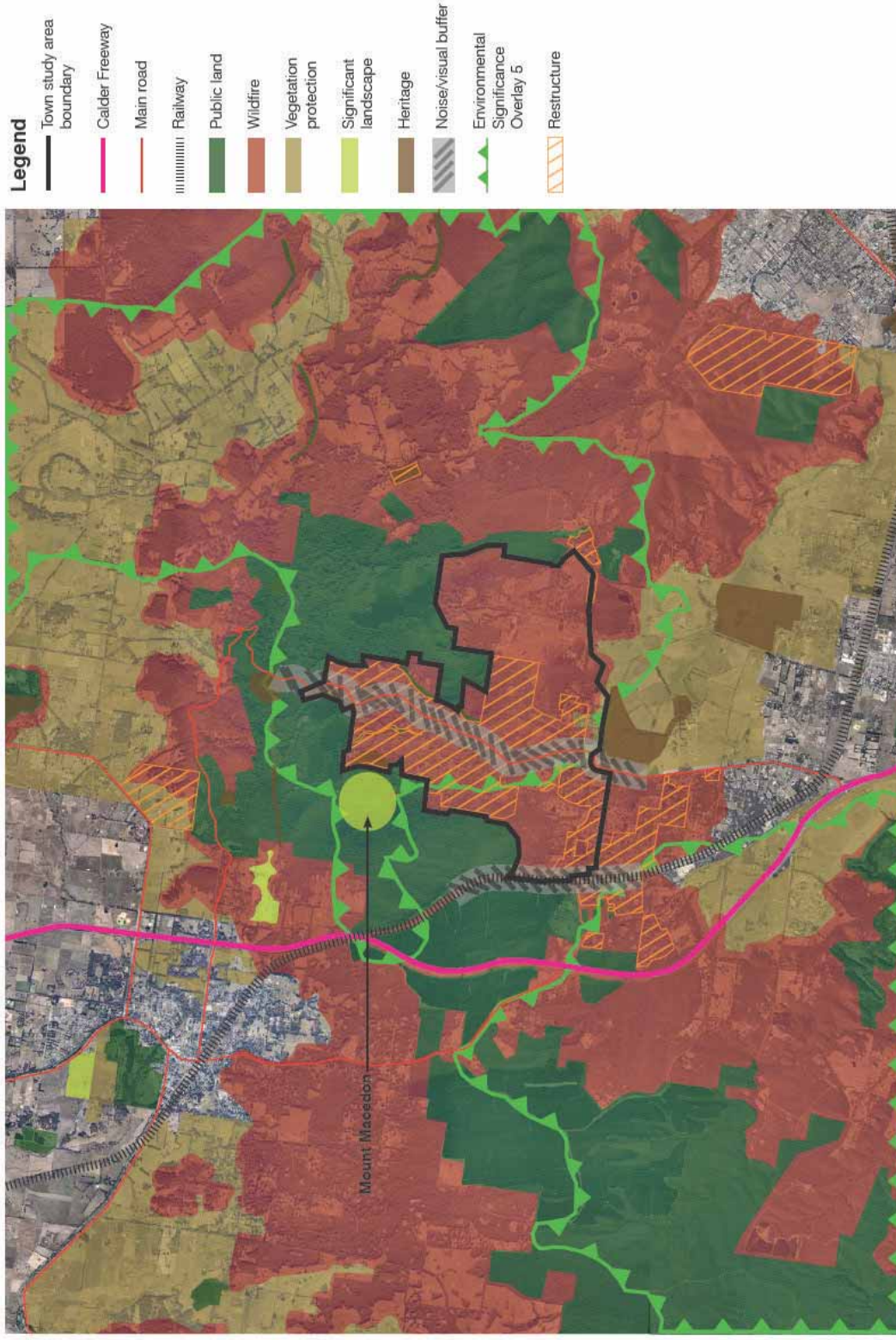


Figure 15 > Mount Macedon & Surrounds: Constraints on Development, Locational view



Town	Riddells Creek & Surrounds
Role	<ul style="list-style-type: none"> - The existing role of Riddells Creek is a District Town (2,000-6,000 residents). - It is likely this role will change to a Large District Town (6,000-10,000) by 2036.
Main Features	<ul style="list-style-type: none"> - Riddells Creek is located to the east of the Calder Freeway, towards the southern end of the Macedon Ranges Shire. - It is a small town providing a daily convenience role to the immediate area. - The township is bound to the north-west by the foothills of the Macedon Ranges and the Bendigo rail line to the south. - Employment within the town is very limited and there is a high level of commuting – only 26% of workers are employed in the Macedon Ranges Shire.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater - Railway station, primary school, indoor sport complex
Existing land supply	<ul style="list-style-type: none"> - Existing residentially zoned land could accommodate approximately 4,900 people (low end potential lot yield 520; high end potential lot yield 1,350 refer Appendix 4).
Key policy / strategy references	<p><u>Macedon Ranges Planning Scheme</u> Clause 22.02-5 outlines the following objectives for the use and development of land within the Riddells Creek township and environs:</p> <ul style="list-style-type: none"> - To protect the township's landscape character and setting by confining development to within established boundaries, especially to the west and north. - To reinforce Station Street as the primary focus of the town centre and protect its townscape qualities and character. - To protect prominent view lines to the surrounding hills. - To integrate tourism and recreation with the town centre's retail role. - To facilitate development of Riddells Creek's weekly shopping role.
Township Character <i>(Source: Aspect</i>	<ul style="list-style-type: none"> - The northern end of Riddells Creek sits on a slightly elevated slope with the southern end flattening out once it has crossed the Gisborne Kilmore Road. - The major entrance to Riddells Creek is from the Gisborne-Kilmore Road which offers largely uninterrupted views of the Macedon

Town	Riddells Creek & Surrounds
<p>Studios 2010)</p>	<p>Ranges and the rural landscape bordering the township - this is lined, as it passes through the town, by a large treed avenue which adds a formal character to the town centre.</p> <ul style="list-style-type: none"> - Residential development is quite established in character, maintaining a mostly grid street layout which moves into rural lifestyle lots as the township moves towards the foothills. To the immediate east of the Town Centre there is a large area of rural residential development which blends into the peripheral semi-rural and rural landscape, as well as the fragmenting native bush at the base of the of the Macedon Ranges foothills. - The centre of town is a little spread in area, and can accommodate additional development to enhance the desired “village” feel. <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Loss of the strong main grid street pattern in new developments. ▪ Loss of indigenous tree canopy coverage, especially the eastern and northern areas of town.
<p>Opportunities for development</p>	<ul style="list-style-type: none"> - Supply estimates indicate potential capacity for approximately 4,900 people on existing residentially zoned land. - Riddells Creek provides the rural township lifestyle option that Gisborne has traditionally delivered. It is well connected to existing railway infrastructure, services industries and businesses.
<p>Constraints on development</p>	<ul style="list-style-type: none"> - Riddells Creek is constrained due to fire risk and protection of native vegetation. - Residential growth of Riddells Creek south of the railway line would also require the rail crossing to be addressed. - Riddells Creek lacks some of the infrastructure that might be expected to deliver a sustainable town. It is anticipated additional medical, education and sport/recreational facilities may be required out to 2036; however there is the possibility some demand will be serviced from Gisborne, Sunbury and other centres. - There is perceived potential for development to result in a connection or ‘linking up’ of Riddells Creek with Sunbury if the township grows to the south. - There is also a need to ensure the growth of both Riddells Creek and Gisborne maintains a clear separation between the two towns in order to maintain a sense of community identity.

Town	Riddells Creek & Surrounds
<p>Recommended Outcome</p>	<ul style="list-style-type: none"> - Given the existing railway infrastructure, community infrastructure and proximity to Gisborne and Sunbury, it is recommended Riddells Creek could accommodate a population of approximately 6,100 by 2036. In order to preserve the character of Riddells Creek, it is recommended additional character work together with a more detailed assessment of infrastructure requirements is undertaken through an ODP process to ensure appropriate planning for growth.
<p>Justification of the recommended outcome</p>	<ul style="list-style-type: none"> - The recommended outcome has regard for historical demand patterns. - There is a strong justification for growth in Riddells Creek based on existing railway infrastructure provision and community facilities. - Submissions received concerning Riddells creek generally related to the form of growth and the adequate provision of infrastructure to support the recommendations. There was little opposition to the general concept of growth in the town.
<p>Implications</p>	<ul style="list-style-type: none"> - It is likely that there will be a growth in industry and business within Riddells Creek to 2036. It has been identified that within the township there are 11.7 hectares of vacant land in Business and Industrial zones (2.1ha IN1Z, 3.4ha B3Z and 6.2ha B1Z). As such, there is ample supply to cater for the anticipated growth. - Council is in the process of preparing Movement and Drainage studies for Riddells Creek in order to identify existing problems and plan improvements to infrastructure, including drainage and roads. Any future rezoning of new areas for development would include comprehensive planning of drainage and transport infrastructure, including roads and footpaths. - In order to support the increase in population as recommended in the Strategy further work will be required in the form of an ODP to identify infrastructure requirements, ensure retention of character and address egress issues in the case of bushfires.

Figure 16 > Riddells Creek & Surrounds: Constraints on Development, Town view

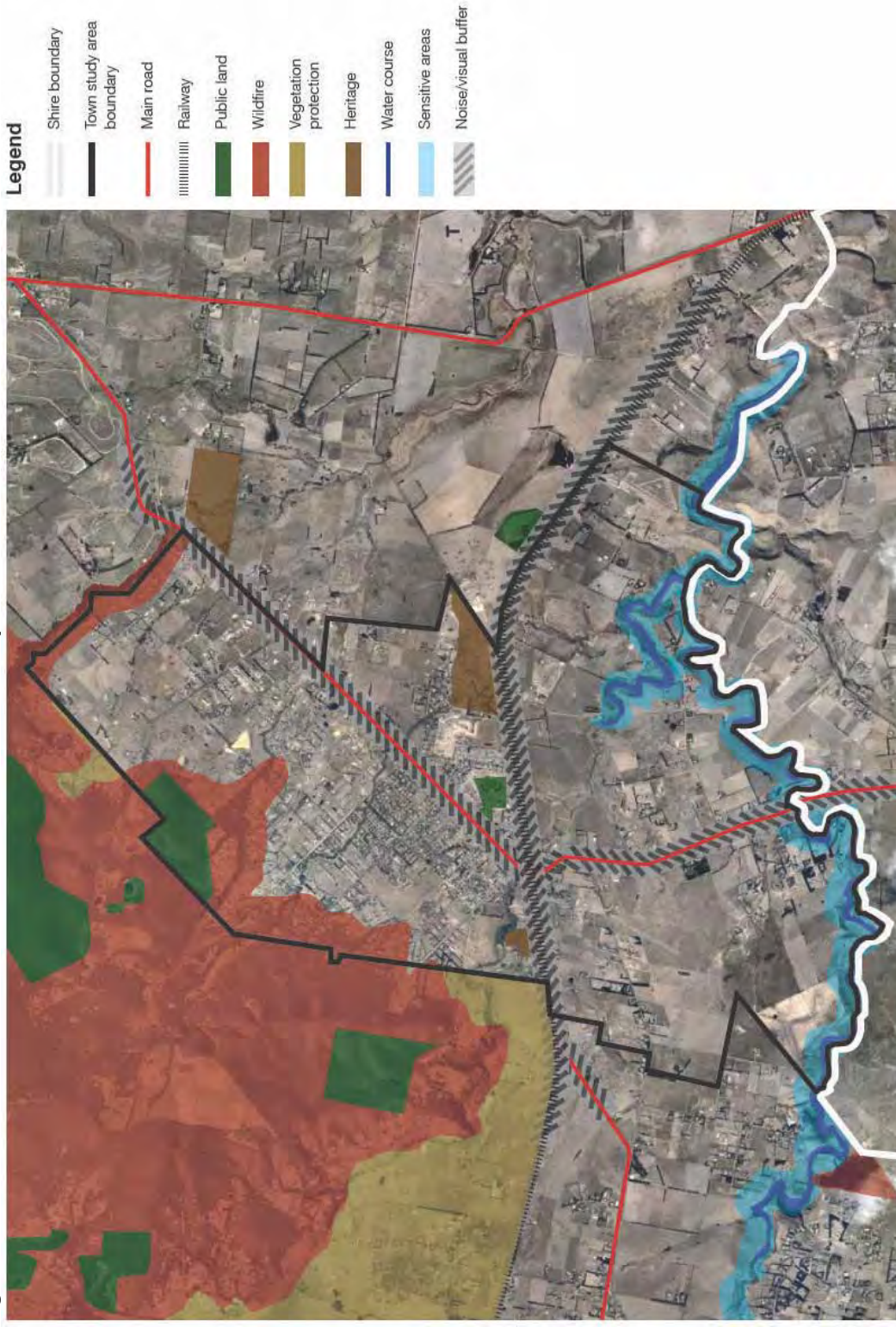
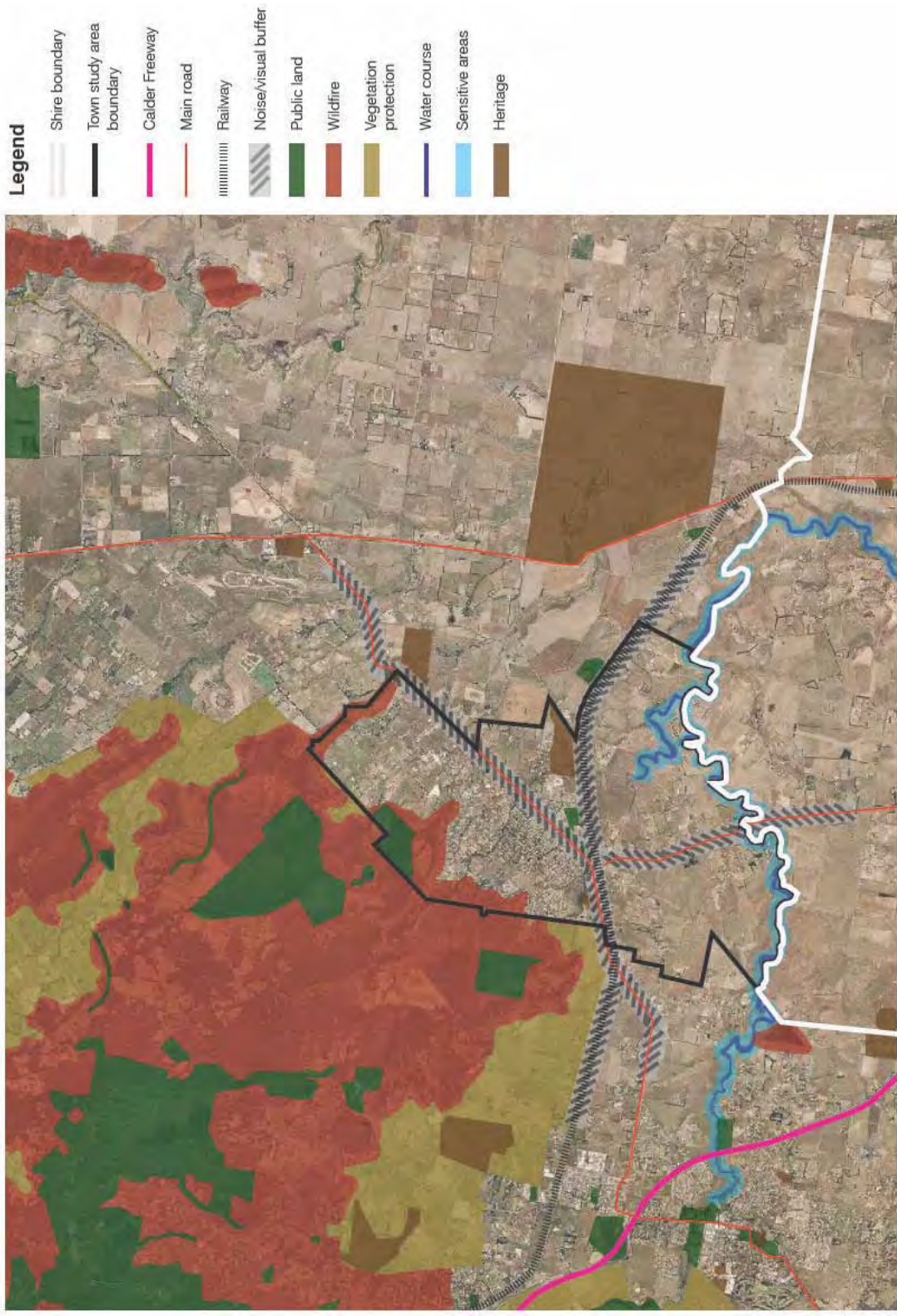


Figure 17 > Riddells Creek & Surrounds: Constraints on Development, Locational view



Town	Romsey & Surrounds
Role	<ul style="list-style-type: none"> - The existing role of Romsey is a District Town (2,000-6,000 residents). - It is possible this role will change to a Large District Town (6,000-10,000) by 2036.
Main Features	<ul style="list-style-type: none"> - Romsey has a range of retail businesses providing for weekly shopping requirements. - Employment within the town is limited and there is a high level of commuting – only 29% of workers are employed in the Macedon Ranges Shire. - Significant local land systems / features include an attractive, undulating rural landscape within a belt of productive agricultural land. Residents enjoy the ‘rural lifestyle’ offered by the township.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater - Primary school, indoor sports centre, Council service centre / library.
Existing land supply	<ul style="list-style-type: none"> - Existing and proposed residentially zoned land could accommodate approximately 6,000 people (low end potential lot yield 760; high end potential lot yield 1,240 refer Appendix 4).
Key policy / strategy references	<p><u>Romsey ODP</u></p> <ul style="list-style-type: none"> - Council has prepared an Outline Development Plan (ODP) which provides a detailed plan for the future residential, commercial and industrial growth of Romsey. <p>Key influences recognised in the development of this plan include:</p> <ul style="list-style-type: none"> - Protecting heritage assets, including the Main Street streetscape. - Protecting the semi-rural landscape along the Melbourne-Lancefield Road. - Providing employment, industrial and commercial development opportunities for the future, to help redress the imbalance between residential land and employment opportunities in Romsey. - Encouraging medium density residential development close to facilities, transport links and services, in recognition of changing demographics including an increasing proportion of one and two person households. - There are a number of additional studies which have been completed to inform the ODP, such as the neighbourhood character analysis.

Romsey & Surrounds	
Town	<p><u>Macedon Ranges Planning Scheme</u></p> <ul style="list-style-type: none"> - Key objectives outlined in Clause 22.02-6 for Romsey include: - To commit to urban development within defined township boundaries to protect agricultural land. - To protect the townscape and heritage features of the town. - To consolidate the retail area on the west side of the main street and provide for limited highway orientated uses. - To provide for a greater mix of housing densities and styles as the town grows.
Township Character <i>(Source: Aspect Studios 2010)</i>	<ul style="list-style-type: none"> - Romsey forms the major urban centre in the east of the Macedon Ranges Shire, and is located on a valley plane bound by ranges to both the east and west. Deep Creek to the east of the township is a significant landscape feature. - The Melbourne-Lancefield Road runs north / south through the centre of the township and lined by a significant avenue of large exotic trees which provide a formal sense of arrival. The avenue continues through to Lancefield visually connecting the two. - Romsey's town centre flanks the Melbourne-Lancefield Road on both sides, with residential precincts to the east and west. It appears the townships initial development was with the grid street layout which tightly bound the town centre. The more recent street layouts are more mixed, with some curvilinear layouts and cul-de-sacs similar to a typical suburban character. <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Fragmentation of the existing compact square town boundary with views to surrounding rural landscape. If town is to grow a hard street edge should mark the town boundary. ▪ Lack of development of infill areas before periphery expansion. ▪ Loss of the strong main grid street pattern in new developments.
Opportunities for development	<ul style="list-style-type: none"> - Supply estimates indicate potential capacity for approximately 6,000 people on existing residentially zoned land. - Given the limited services and transport infrastructure which current exist in Romsey, there is an opportunity to retain the unique village atmosphere that the township currently provides. This would offer a unique lifestyle choice for residents of Macedon Ranges Shire.

Town	Romsey & Surrounds
<p>Constraints on development</p>	<ul style="list-style-type: none"> - Romsey is not connected to a rail system and there are significant concerns regarding the standard of existing road infrastructure connecting the town with areas to the south. - A key physical constraint to growth in Romsey is the need to preserve the rich agricultural soils surrounding the town. Other constraints are identified in Figures 19 and 20. While additional work should be undertaken to further assess the value of the agricultural land surrounding Romsey, indicative assessments indicate the footprint of Romsey should not be extended. Since the precautionary approach must be adopted, the population Romsey is expected to accommodate should be limited to the current carrying capacity of the land. - Submissions received in regard to Romsey were generally concerned with the retention of the rural character.
<p>Recommended Outcome</p>	<ul style="list-style-type: none"> - Based on the lack of railway infrastructure, limited community services and concerns regarding the existing road infrastructure in comparison to other towns in the Shire, it is recommended Romsey could accommodate a population of approximately 6,000 by 2036.
<p>Justification of the recommended outcome</p>	<ul style="list-style-type: none"> - The recommendation is consistent with the Romsey ODP - Preserves of the rural town character and the lifestyle this delivers. - Ensures the conservation of rich agricultural land beyond the town boundary by preventing expansion of the urban footprint. - Such a level of growth could be met by existing infrastructure and service capacity while ensuring significant growth is not promoted along the Melbourne-Lancefield Road. - Through consultation, several community members expressed a desire for increasing the size of Romsey, primarily for the purpose of achieving the population level required to sustain a secondary school. However, in light of the fact Romsey residents currently enjoy the choice of ten secondary schools within a 45 minute radius, it is unlikely a secondary school would be delivered⁹.
<p>Implications</p>	<ul style="list-style-type: none"> - Further rezoning of residential land, beyond that provided by the Romsey ODP, will not be required out to 2036. - The Romsey ODP provides for rezoning of approximately 3.5 hectares of land on the western side of the Melbourne-Lancefield Road from Residential 1 and Business 4 to a Business 1 Zone. Along with existing vacant and underutilised Business 1 Zone land, this land provision should comfortably accommodate the level of commercial demand associated with the recommended level of

⁹ Schools within a 45 minute radius: Candlebark School, Gisborne Secondary School, Macedon Grammar School, Kyneton Secondary School, Salesian College, Sunbury Downs Secondary College, Sunbury College, Hume Anglican Grammar, Braemar College and Sacred Heart College.

Town	Romsey & Surrounds
	<p>population growth.</p> <ul style="list-style-type: none">- Industrial provision identified by Urban Enterprise and reflected in the Romsey ODP indicates an additional 21 hectares of industrial land is required to support the growth of Romsey as recommended.

Figure 18 > Romsey & Surrounds: Constraints on Development, Town view

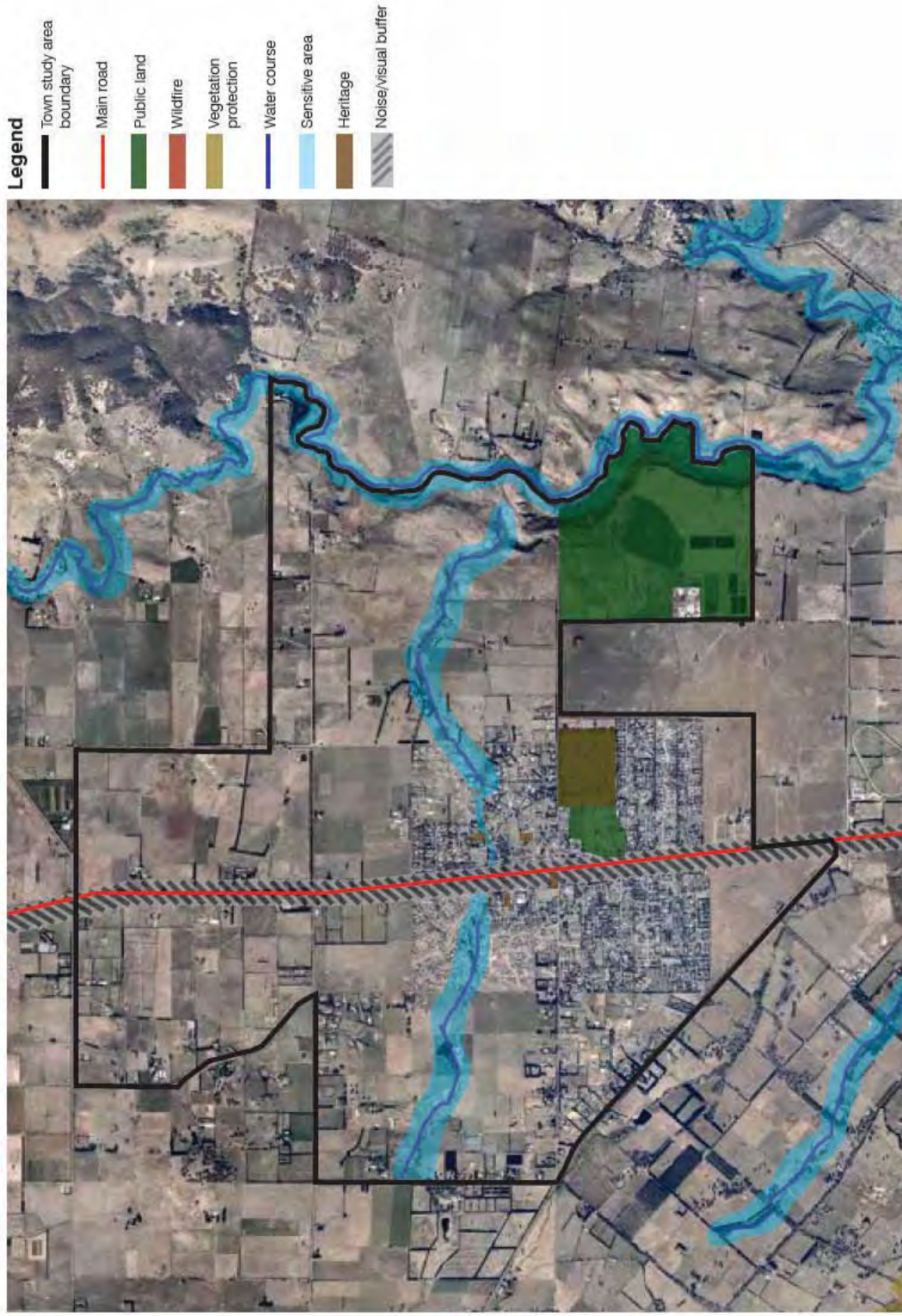
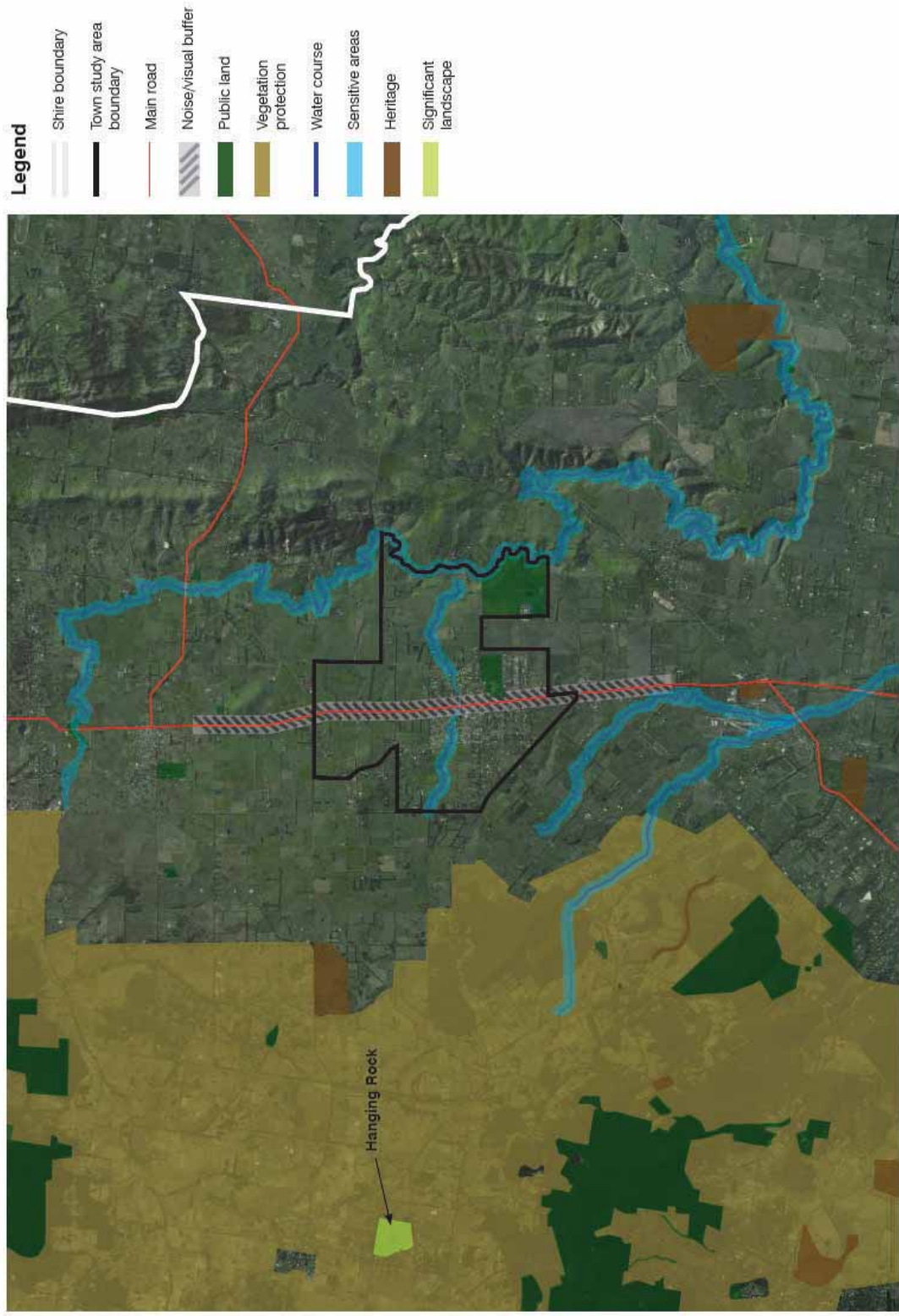


Figure 19 > Romsey & Surrounds: Constraints on Development, Locational view



Woodend & Surrounds	
Town Role	<ul style="list-style-type: none"> - The existing role of Woodend is a District Town (2,000-6,000 residents) and is unlikely to change by 2036.
Main Features	<ul style="list-style-type: none"> - Woodend's character is defined by its township setting in a valley surrounded by forest and bushland areas, significant views of Mount Macedon and Hanging Rock, and close proximity to forests particularly along Black Forest Drive. - Located approximately 70 km north-west of Melbourne, Woodend is 560 metres above sea level. - The town consists of historic buildings and streetscapes. - A train station is located in the town and many of Woodend's population regularly commute to Melbourne.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater. - Within close proximity to the Calder Freeway and railway line. - Council service centre / library, indoor sports centre and two primary schools.
Existing land supply	<ul style="list-style-type: none"> - Existing residentially zoned land could accommodate approximately 5,000 people to 2036. This primarily relies on land with no known environmental constraints. Additional population could be accommodated within the town if partially constrained land is developed through infill development (low end potential lot yield 520; high end potential lot yield 1,230 refer Appendix 4).
Key policy / strategy references	<p><u>Macedon Ranges Planning Scheme</u></p> <p>Clause 22.02-3 of the Macedon Ranges Planning Scheme outlines the following objectives in relation to the use and development of land in Woodend township and environs as shown on the Woodend Township Structure Plan:</p> <ul style="list-style-type: none"> - To reinforce key urban functions and the role of Woodend as a major township in the Shire. - To recognise that limits to the growth of Woodend need to be established based on protecting the landscape, environmental and lifestyle qualities and infrastructure limitations. - To protect Woodend's landscape and townscape character.
Township Character <i>(Source: Aspect Studios 2010)</i>	<ul style="list-style-type: none"> - The Woodend Township is located towards the centre of the Macedon Ranges Shire sitting within a gentle hillside valley bordered by the Macedon Ranges to the east and the densely planted Black Forest to the south. - Woodend is accessible from all directions with the notable entrance from the south along the densely vegetated Black Forest Road. The most significant entry into Woodend is the 'Avenue of Honour' from the north along Macedon-Wooden Road which is one of the

Town	Woodend & Surrounds
	<p>most important intact examples in the Macedon Ranges Shire if not the State.</p> <ul style="list-style-type: none"> - Woodend has significant views across the lower slopes of Mount Macedon and further north to Hanging Rock which form an important backdrop to the township, enhancing the semi rural character of the township. - The street layout has maintained a fairly uniform grid street layout around the natural and cultural features of the township. The street layout has grown along the main access road leading in all directions out of town. The majority of the residential development is quite established in character with larger lot rural residential development radiating outwards from the town's periphery. The large number of trees within the township helps defines Woodend's character within the Shire. <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Lack of township boundary through wide transition (low density residential) zones. ▪ Lack of street trees and pedestrian paths. ▪ The loss of rural character of entries, through lack of street tree and roadside reserve planting. ▪ Large scale development on the periphery that reduces the sense of centralising and township scale. ▪ Inappropriate suburban style residential subdivisions. ▪ Any dilution or linear extension of the main heritage street character and commercial focus area.
Opportunities for development	<ul style="list-style-type: none"> - Supply estimates indicate potential capacity for approximately 5,000 people on existing residentially zoned land that is not subject to constraints identified in the Planning Scheme. - There is an opportunity to take advantage of Woodend's attractiveness as a tourism destination within the Shire.
Constraints on development	<ul style="list-style-type: none"> - Consultation revealed strong community sentiment around future development of the town. While it was generally recognised that development would occur, it was clear the community would like to limit development to that which was able to be accommodated without jeopardising the character of the town. - The preservation of character is particularly important in light of the tourism role the town plays which may limit development potential and therefore may restrict the potential to realise the theoretical supply of developable land within the existing township. - Key physical constraints to Woodend are illustrated in Figures 21 and 22. These include wildfire risk to the south and east of the town, protection of native vegetation, and potential areas of cultural sensitivity and inundation risks along waterways.

Town	Woodend & Surrounds
<p>Recommended Outcome</p>	<ul style="list-style-type: none"> - Given the role of Woodend as an emerging tourism destination, as well as the valued character of the town and environmental constraints, it is recommended Woodend follow a limited growth path which recognizes the volume of growth it has experienced over the past 15 years and the attractiveness of the town for its tourism potential. Woodend should therefore seek to accommodate a population of approximately 5,000 by 2036.
<p>Justification of the recommended outcome</p>	<ul style="list-style-type: none"> - The recommendation does not promote considerable growth in a fire risk area. As identified in Recommendation 39 of the 2009 Victoria Bushfire Royal Commission's report, there is a necessity for State to 'adopt a clear objective of substantially restricting development in the areas of highest bushfire risk...' - The recommended outcome acknowledges existing environmental constraints such as wildfire risk and vegetation protection and the importance of protecting the valued character and tourism attributes of the settlement. - Overwhelming support was received for the October 2010 draft MRSS recommendations (as exhibited) in regard to Woodend with in excess of 200 submissions received.
<p>Implications</p>	<ul style="list-style-type: none"> - No further Greenfield land is required to be rezoned for residential purposes out to 2036. - A recommended population of 5,000 would represent a growth rate for Woodend of less than 1.1% per annum which is the average for regional Victoria. - In the medium-long term, an additional 0.7-1.0 ha of Business 1 Zone land may be required to meet commercial demand. However this should not be allowed to undermine the main street heritage character or fragment the commercial area. - The analysis suggests there will be potential demand for approximately 12ha of additional industrial land during the life of the Strategy. However it may not be necessary or appropriate to provide for all of this growth at Woodend, given the surplus of industrially zoned land at Kyneton. Any industrial expansion would need to avoid any adverse impacts on the character of Woodend and its tourism role. - It is recognised there are some existing industrial businesses for which additional growth should be facilitated, if required, to maintain local employment. - A structure planning exercise to complement the character analysis should be undertaken to direct the type and density of future infill development in Woodend.

Figure 20 > Woodend & Surrounds: Constraints on Development, Town view

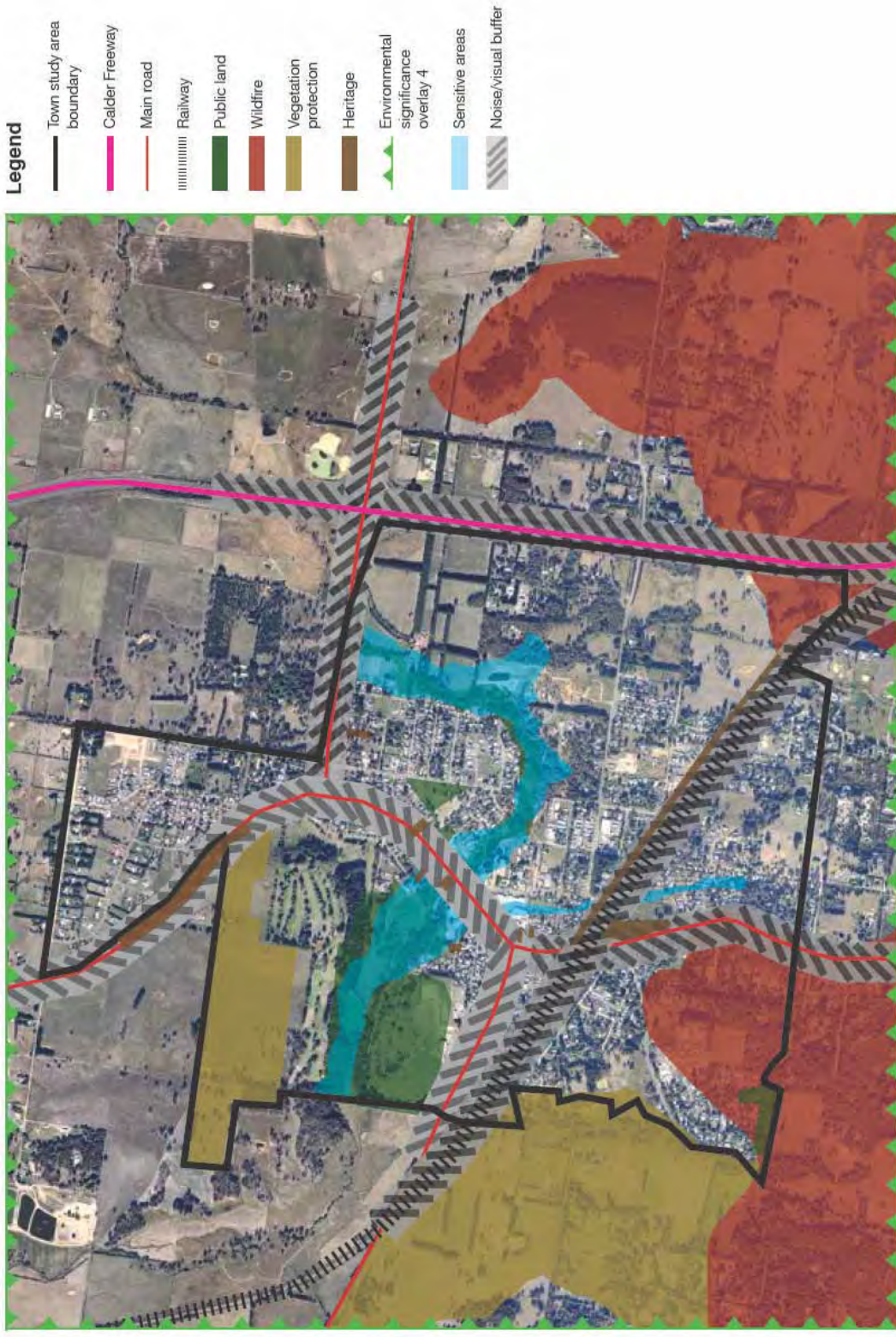
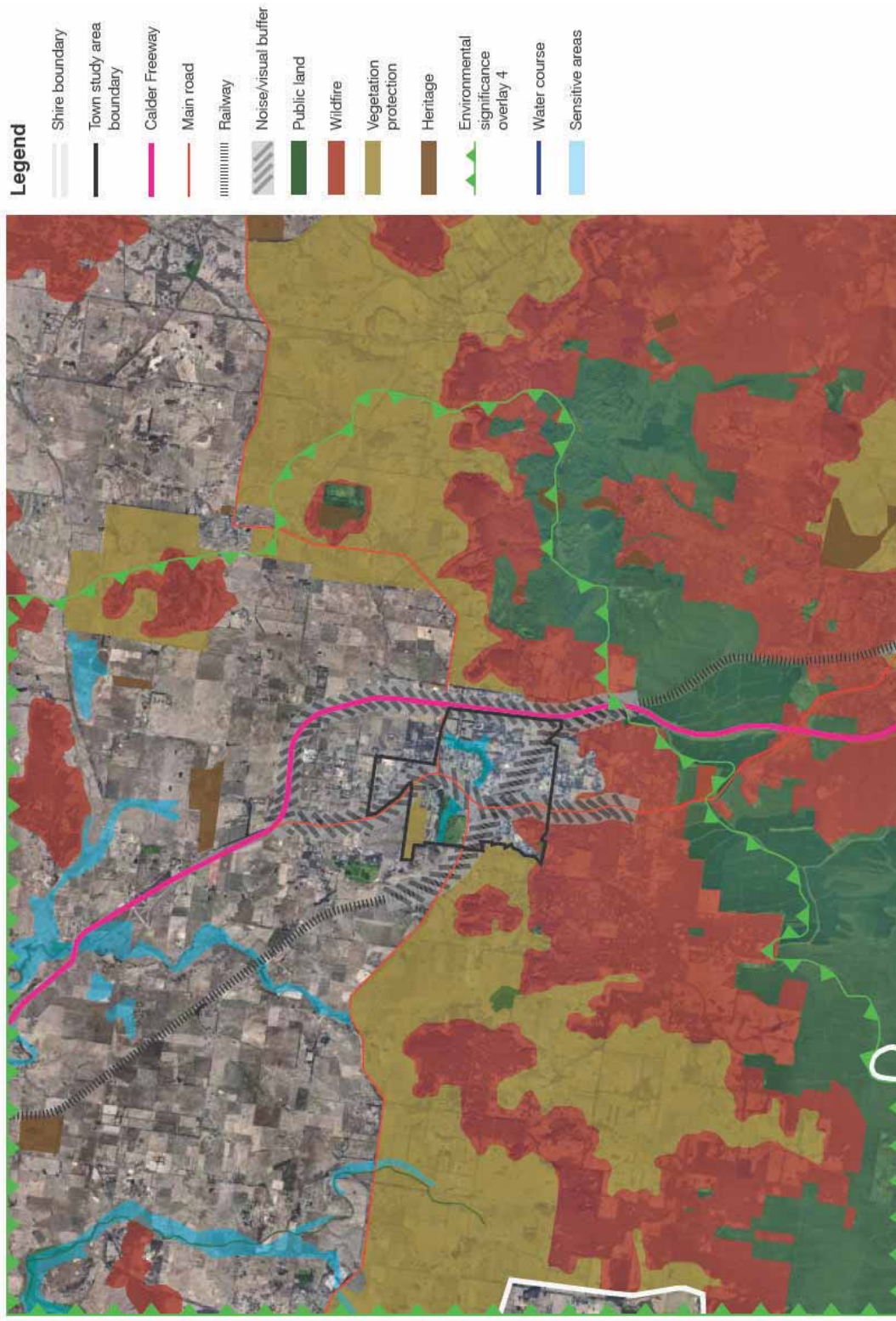


Figure 21 > Woodend & Surrounds: Constraints on Development, Locational view



6 Summary Recommendations

The extensive consideration of factors analysed in Section 5 has produced a recommendation for Macedon Ranges to plan for growth to approximately 56,000 people by 2036.

Throughout the development of the Macedon Ranges Settlement Strategy, a comprehensive community and stakeholder engagement program was developed. The community engagement program has played an essential role in uncovering community aspirations for the development of the Shire, and provided critical community input into the development of the Strategy's recommendations.

An overwhelming message that resonated throughout the Shire was the need to retain the character and individuality of towns. Residents in the Macedon Ranges Shire also placed a strong emphasis on protecting the Shire's natural assets and providing for growth in a sustainable manner that would not compromise the character of individual towns.

Figure 23 provides an overall interpretation of the desired future for the Shire, based on the recommended outcomes for each settlement.

Overall, the Strategy directs the highest level of growth to the towns with the greatest infrastructure capacity to accommodate it – particularly those towns on the Bendigo railway line, providing good public transport access.

The Strategy consolidates the roles of Gisborne and Kyneton as the main towns in the Shire. These communities have the strongest employment base and the best community and transport infrastructure. Current zoning and planning already provides for substantial growth in these towns. Only limited development is anticipated in Malmsbury, as neighbouring Kyneton is better placed to accommodate substantial growth.

The Strategy sees Romsey and Lancefield providing a more modest level of growth, reflecting the more limited infrastructure available and the need to protect both the character of these towns and the higher quality agricultural land around them. Woodend is placed on a modest growth path, with limitations relating to flooding, native vegetation and wildfire risk. Community concern about the character impacts of significant growth at Woodend is consistent with the expert landscape evidence, which suggests that large scale peripheral development would undermine that character. The Strategy supports Woodend's role as tourism town.

Development in Macedon and Mount Macedon is restricted in recognition of the high wildfire risk and environmental constraints. This continues the longstanding planning policy for this area.

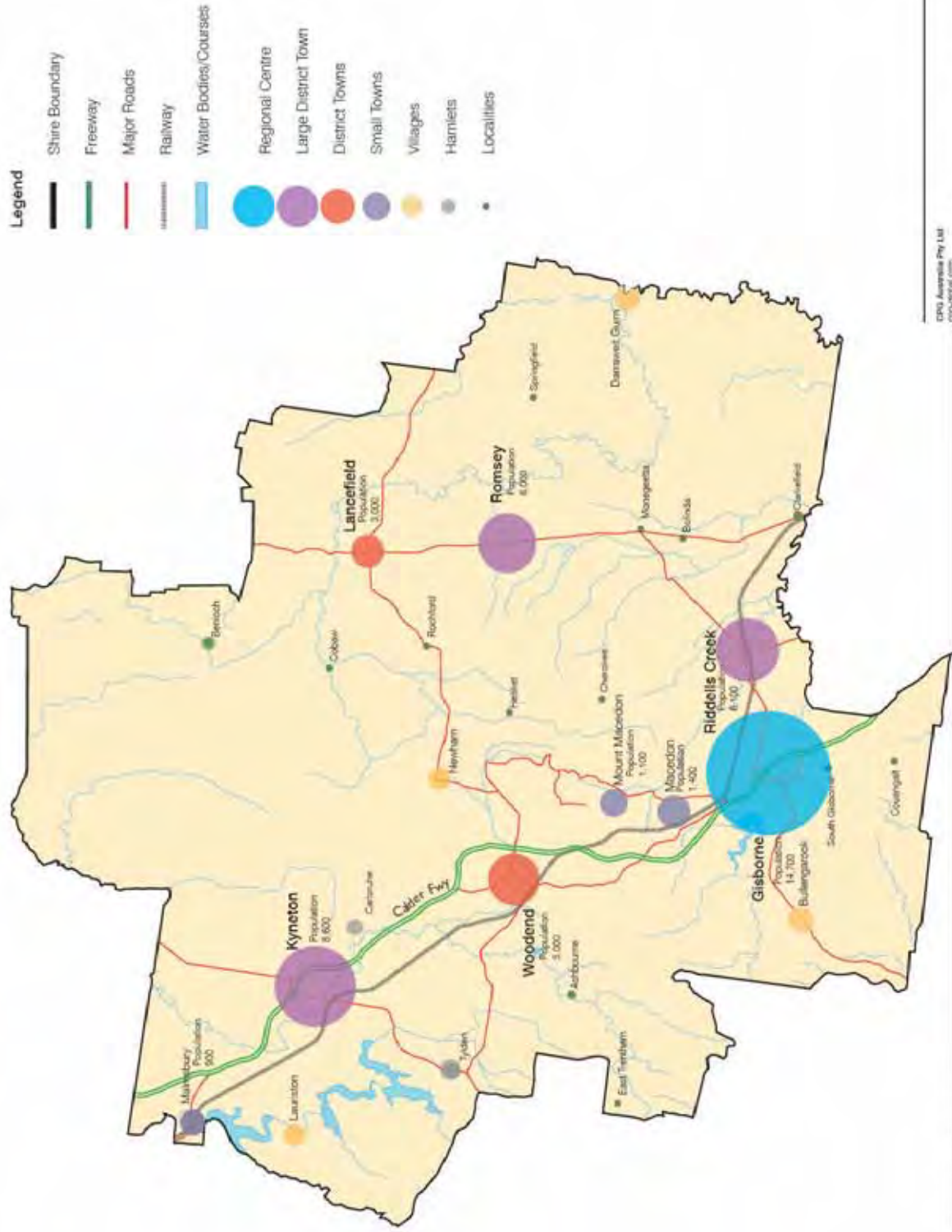
The Strategy avoids further dispersal of residential development across the rural areas of the Shire. There is limited scope to accommodate growth in the smaller settlements, although Tylden in particular has some potential. The potential for further rural living development is restricted by a number of factors. Rural living areas will be considered in the Rural Living Strategy.

The Strategy provides for industrial and commercial development in association with residential growth, and seeks to achieve a better balance between housing and employment. This balance is critical, given a history of growth driven by long distance, car based commuting.

Overall the Strategy provides for 90% of the population growth projected by the State Government's Victoria in Future projections. The overall growth has been generated through a bottom-up approach, assessing the population growth each town can reasonably accommodate from a sustainability perspective and aggregating this at a shire-wide level.

In terms of planning for future development, settlements in the Shire with the exception of Riddells Creek already have available zoned land which would enable these population projections to be realised. Such recommendations align with the aim of developing sustainable communities: directing growth towards strategically identified locations; building on existing infrastructure; and protecting the values and natural amenity considered unique to the Macedon Ranges Shire.

Figure 22 > Macedon Ranges Shire, Recommended Future 2036



7 Implementation

The process of developing the Settlement Strategy has identified a number of strategic planning projects that should be undertaken to address issues raised during the process. Many of these projects have previously been identified as necessary work. The table below identifies the projects that should be undertaken, summarises the key issues that need to be addressed (indicative only), notes whether they are currently included in the Council Plan and assigns priority.

The list is not necessarily exhaustive – other projects are likely to emerge over time. It does not include projects already substantially advanced, such as the planning scheme amendments to implement the Gisborne and Romsey Outline Development Plans (ODP).

It is envisaged that the Planning Scheme Amendment to incorporate the Settlement Strategy will include policy arising from the character work already undertaken by ASPECT Studios. This could then be further refined and translated to control on a town by town basis in association with ODP type processes. Alternatively, a broad neighbourhood character study for Gisborne, Kyneton, Lancefield, Macedon, Malmsbury, Riddells Creek and Woodend, could be undertaken as a separate project. If a broad neighbourhood character study is conducted the urgency of some of the town specific projects may be reduced.

Further detailed strategic work such as ODPs will be needed to initiate any change to town boundaries, zones or subdivision minima. These plans should be undertaken in line with the outcomes of this strategy and character studies, and provide the opportunity for community consultation and input.”

A program to monitor residential land take-up rates, population growth, demographic changes and density and development outcomes against the Settlement Strategy’s objectives, and findings of new strategic work, should be initiated and implemented for the life of the Strategy.

Project	Key issues to address	Council Plan	Priority /timing
Planning Scheme Amendment	Review MSS and incorporate Settlement Strategy, including neighbourhood character work undertaken to date.	Yes	High
Rural Living Strategy	Address community expectations around Rural Living; facilitate appropriate tourism, agribusiness and equestrian development; better protect valuable agricultural land; respect environmental constraints and risks; manage development in water supply catchments; generally avoid creating additional residential opportunities outside existing urban or rural living areas.	Yes	High
Kyneton ODP	Facilitate medium density housing development around the town centre, while respecting heritage values; plan for additional business land.	Yes	High
Riddells Creek ODP/ Structure Plan	Provide additional medium long-term opportunities for Greenfield residential development; facilitate sustainable development; identification of preferred and non-preferred medium density areas; manage wildfire and flood risk; facilitate development of well designed and interconnected town centre; consider long term requirements for business land.	Yes	High/Me dium
Woodend Structure Plan	Consideration of commercial and industrial land capacity and issues; identification of preferred and non-preferred medium density areas; address community expectations; manage wildfire risk; protect important vegetation and landscapes; manage flood risk and location within a proclaimed water catchment; respect town character.	Yes	Medium
Macedon overlay review	Review alignment of zoning and overlays with infrastructure and constraints; address community expectations; manage wildfire risk; protect important vegetation; respect town character.	Yes	Medium
Mt Macedon town centre plan	Consider rezoning that allows Mt Macedon to sustain a town centre, while protecting the character of the town.	No	As required
Gisborne town centre review	Provide for additional business land in Gisborne in the medium/long term.	No	Longer term

8 Conclusion

In conclusion, the Settlement Strategy and associated *Context* and *Moving Towards Sustainable Communities* reports have sought to provide guidance for Macedon Ranges Shire in the sustainable management of future urban growth.

Through detailed analysis of contextual issues influencing urban development in the Shire, key settlements have been identified where growth should be directed out to 2036. Recommendations have been presented regarding appropriate levels of future growth in each of these settlements and should provide for in the future.

This strategy does not identify specific land parcels for this growth. The Strategy and its recommendations for growth can be accommodated on existing zoned and committed urban land. Additional land requirements (rezoning) and intensification are not anticipated or required, apart from at Riddells Creek.

The Blueprint for Regional and Rural Victoria notes: '*Regional Victoria today is in a strong position and regional lifestyles, opportunities and amenities are better than ever. But more challenges lie ahead... planning policies can help keep new and established communities strong, healthy and safe in the face of significant change.*' The development of the overarching Settlement Strategy enables Macedon Ranges Shire to continue striving towards the goal of sustainable communities which meet the diverse needs and values of existing residents, visitors and future generations.

Appendix 1
– Theoretical Population Growth Scenarios

Appendix 1 – Theoretical Population Growth Scenarios

This appendix outlines a number of theoretical scenarios for Macedon Ranges Shire and their implications. These are not growth options, but rather provide a range of ways to look at the future growth of Macedon Ranges on a purely theoretical population basis.

The three scenarios are:

1. Applying growth forecast for Regional Victoria generally
2. Projecting the historical magnitude of annual growth
3. Applying Victoria in Future (VIF) Projections (2008)

The implications of each of these growth scenarios will now be considered in turn.

Note: population projections have been included for the smaller rural towns as an aggregate. Both this figure and the population of the rural balance of the Shire have been held constant in all scenarios.

SCENARIO 1: Applying growth forecast for Regional Victoria generally

This scenario is based on applying the growth projected by VIF¹⁰ for regional Victoria generally between 2006 and 2036 (1.1%) to each of the nine towns of Macedon Ranges.

This scenario maintains the existing roles of settlements in the Shire, acknowledging Gisborne and Kyneton as the primary foci for future growth since they currently represent areas of highest population concentration. Table 1.1 shows how the application of the average annual growth rate (AAGR) for Regional Victoria compares to existing population distribution in Macedon Ranges Shire. This is represented in Figure 1.1.

¹⁰ Department of Planning and Community Development (2008) *Victoria in Future 2008 – Population Projections*. Contains current population and household projections of the Victorian State Government.

Table 1.1 > Comparison of Population Growth applying AAGR for Regional Victoria

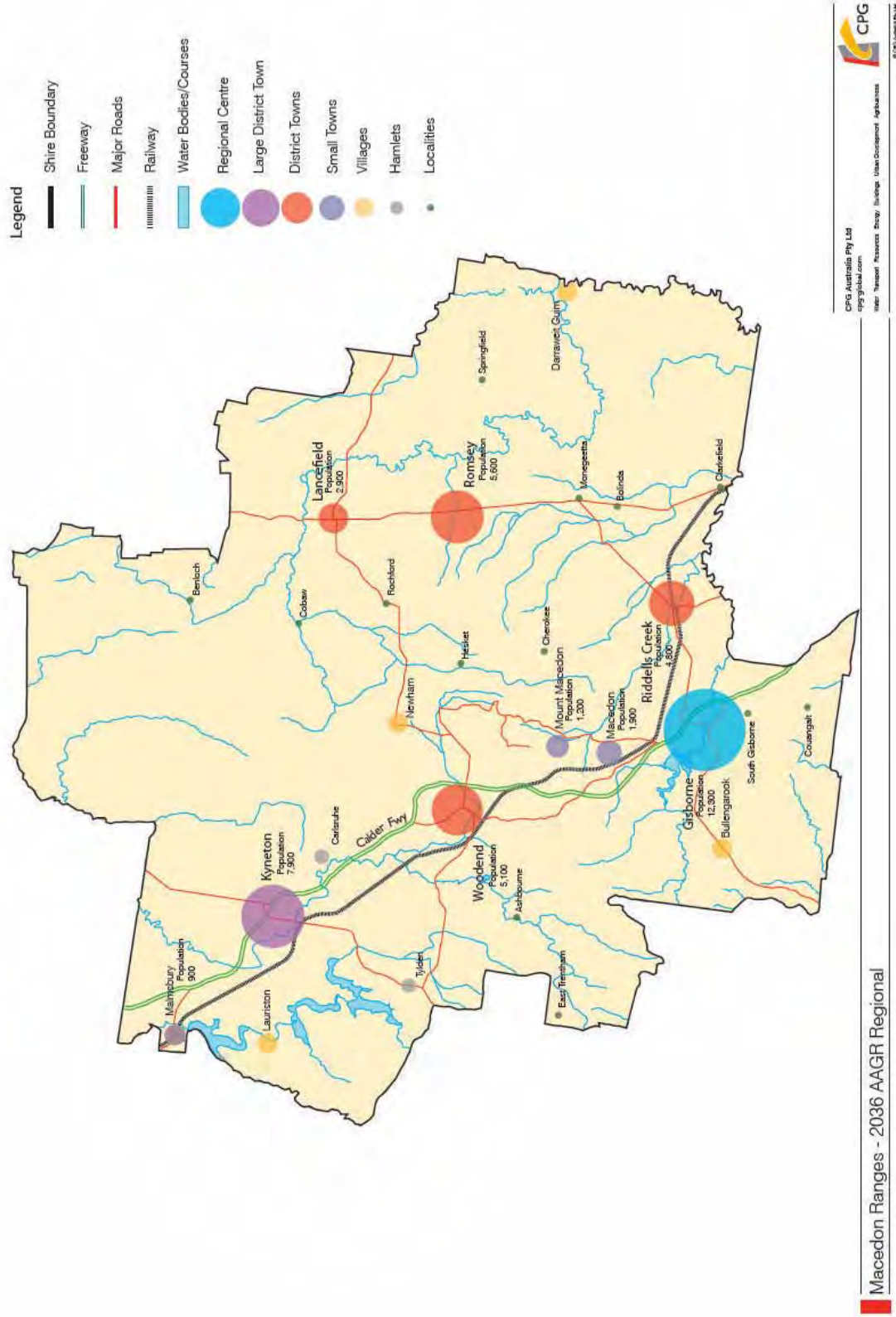
	2006 Population	2036 AAGR for Regional Victoria applied
Gisborne	8,900	12,300
Kyneton	5,700	7,900
Lancefield	2,000	2,900
Macedon	1,400	1,900
Malmsbury	700	900
Mt Macedon	1,100	1,200
Riddells Creek	3,500	4,800
Romsey	4,100	5,600
Woodend	3,700	5,100
Rural Towns	4,130	4,500
Balance	4,770	4,770
Total	40,000	51,870

The implications of Growth Scenario 1 are detailed below.

Implications:

Positive	Negative
<ul style="list-style-type: none"> - Largely maintains existing character, general size and lifestyle experience of most settlements in Macedon Ranges Shire. - Lower growth overall may generally protect environmental values and productive agricultural land. 	<ul style="list-style-type: none"> - Does not consider the varying capacity of different towns to accommodate growth, based on community aspirations, environmental constraints and available infrastructure. - Does not consider already existing and proposed land supply. - Does not allow settlements to accommodate varying rates of growth as has historically been the case. - Accommodates only 83% of the VIF projections for Macedon Ranges.

Figure 23 > Applying AAGR for Regional Victoria



SCENARIO 2: Projecting the historical magnitude of annual growth

In this scenario, the average number of additional people per year added to the population of each of the towns¹¹ over the past 15 years is applied to the towns for the period 2006 to 2036.

Compared to the first scenario, this scenario recognises the trend towards higher growth rates in Gisborne, Romsey and Riddells Creek in recent times given their proximity to Melbourne.

Table 1.2 provides a comparison of how the reflecting magnitude of growth by town between 1991 and 2006 into the future compares to the existing population in Macedon Ranges Shire. This is represented in Figure 1.2.

Table 1.2 > Comparison of Population Growth applying reflected magnitude of growth by town (1991 – 2006)

	2006 Population	Projecting the historical magnitude of annual growth
Gisborne	8,900	14,900
Kyneton	5,700	6,000
Lancefield	2,000	2,300
Macedon	1,400	1,400
Malmsbury	700	900
Mt Macedon	1,100	1,200
Riddells Creek	3,500	5,500
Romsey	4,100	6,700
Woodend	3,700	4,400
Rural Towns	4,130	4,500
Balance	4,770	4,770
Total	40,000	52,570

The implications of this growth scenario area detailed below.

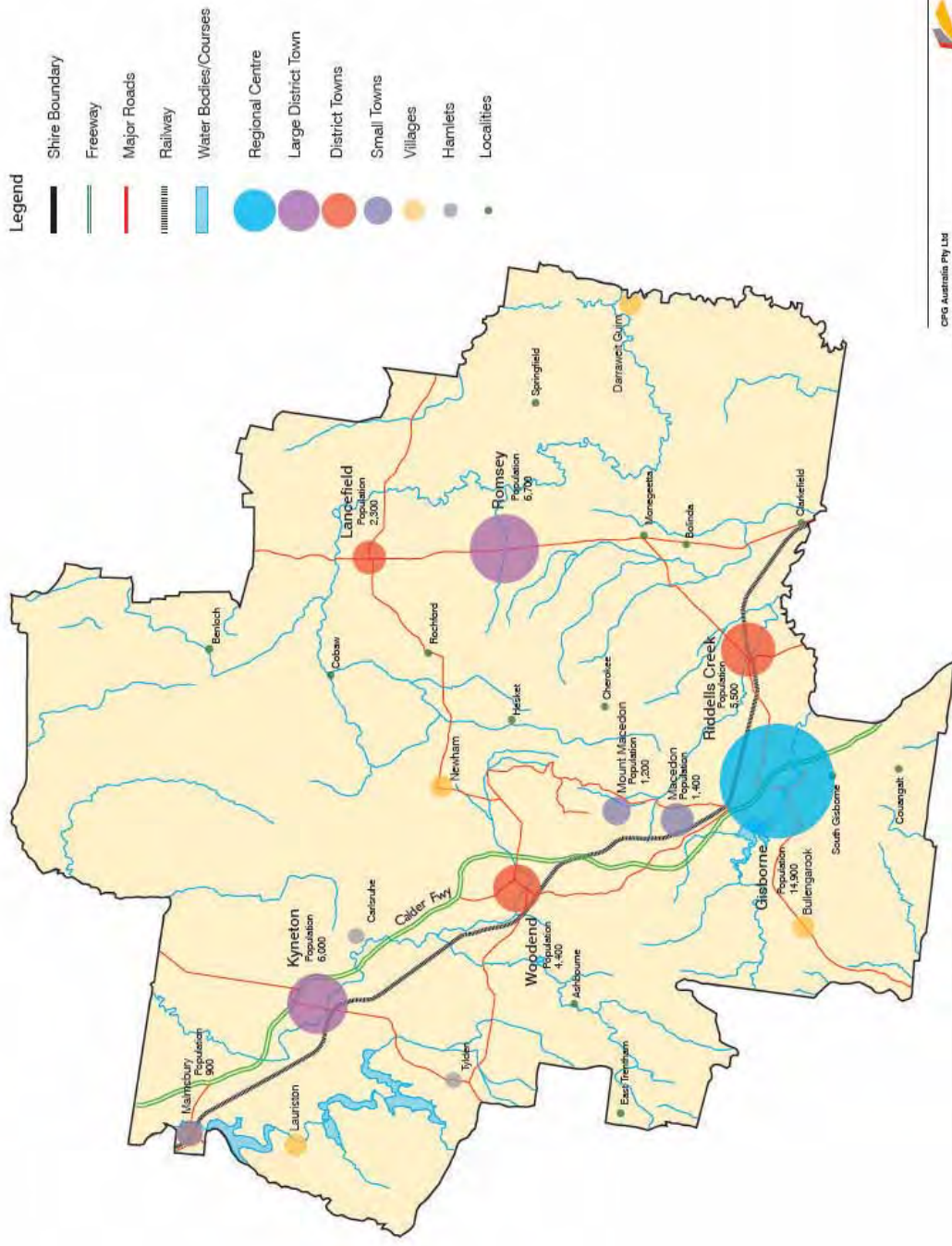
Implications:

Positive	Negative
<ul style="list-style-type: none"> - Provides opportunity for more organic growth without planning controls (demand led). - Acknowledges historical growth trends. 	<ul style="list-style-type: none"> - Does not consider the varying capacity of different towns to accommodate growth, based on community aspirations, environmental constraints and available infrastructure. - Higher levels of growth may result in negative impacts on the character and

¹¹ Growth in estimated ERP by Town between 1991 and 2006: Towns in Time - Department of Planning and Community Development; ERP extrapolation applied ABS ERP data.

	<p>environmental values unique to the settlements of Macedon Ranges Shire.</p> <ul style="list-style-type: none">- Allowing for demand led growth could result in inefficient infrastructure upgrade requirements or expansion of settlement footprints that are inappropriate when considered in the broader context of the Shire.- May not be consistent with the aim of developing sustainable communities.- Accommodates only 84% of VIF projections.
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Figure 1.2 > Applying the reflected magnitude of growth by town (1991-2006)



Macedon Ranges - Reflected magnitude of growth per town 1991-2006

SCENARIO 3: Applying Victoria in Future (VIF) Projections (2008)

This scenario applies the Victoria in Future (2008)¹² population forecasts to the 2006 estimated resident population (ERP) by town. This is arguably the most likely 'business as usual' growth scenario, if growth is not actively directed.

The scenario would see Gisborne become a more dominant town within Macedon Ranges, while also increasing the proportion of the Macedon Ranges population living in Romsey. A slightly smaller proportion of the population would be living in Kyneton compared with 2006 figures. Such growth would encourage use of existing infrastructure and consolidation of development in Gisborne.

Table 1.3 provides a comparison of how the application of the VIF projections compares to the existing population in Macedon Ranges Shire. This is represented in Figure 1.3.

Table 1.3 > Comparison of Population Growth applying VIF projections (2008)

	2006 Population	Applying the VIF Projections 2008
Gisborne	8,900	16,400
Kyneton	5,700	8,900
Lancefield	2,000	3,200
Macedon	1,400	1,700
Malmsbury	700	1,500
Mt Macedon	1,100	1,200
Riddells Creek	3,500	6,100
Romsey	4,100	8,700
Woodend	3,700	5,900
Rural Towns	4,130	4,500
Balance	4,770	4,770
Total	40,000	62,870

The implications of this growth scenario area detailed below.

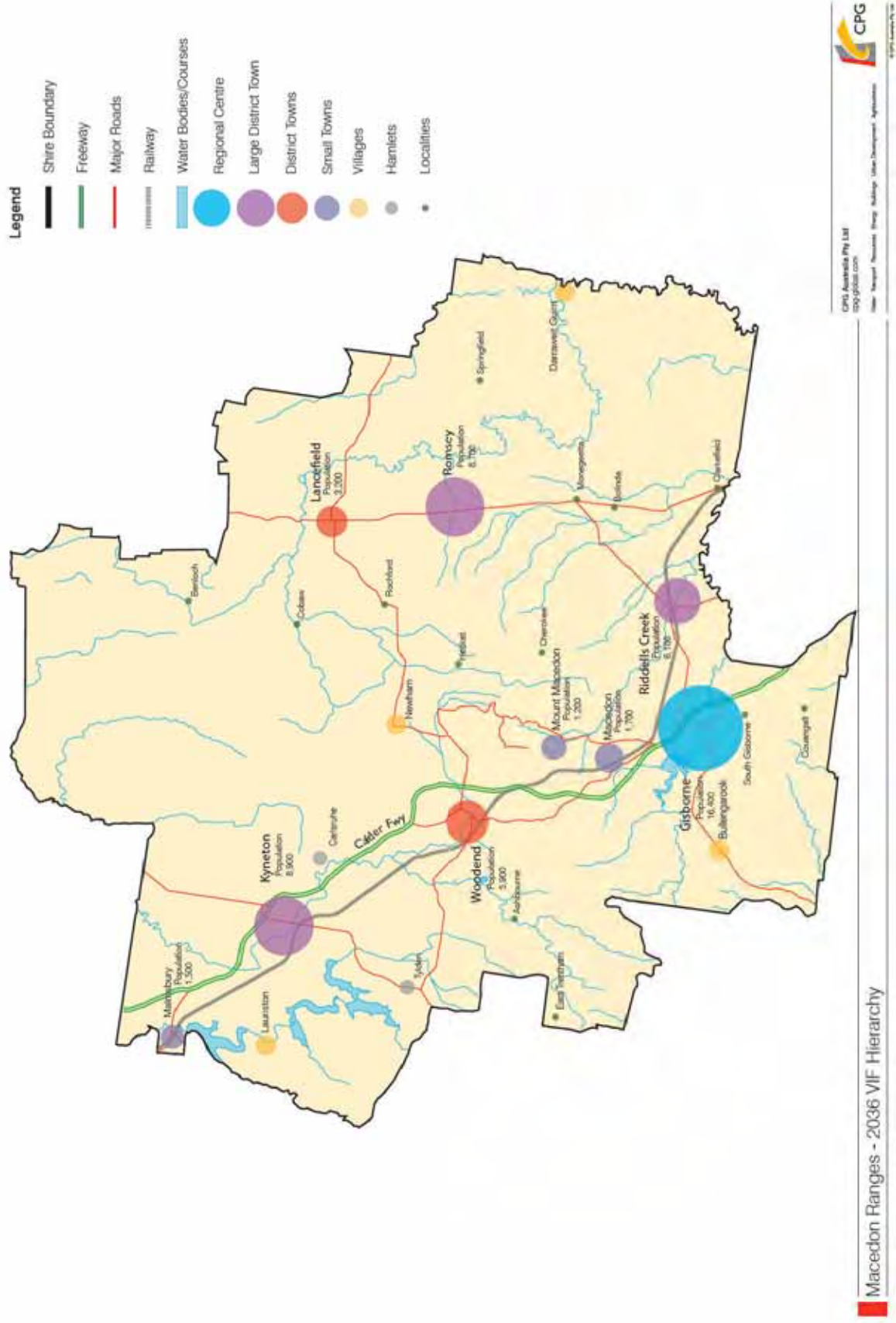
Implications:

Positive	Negative
<ul style="list-style-type: none"> - Meets the population projections of VIF - Utilises existing land supply 	<ul style="list-style-type: none"> - The high population forecast is likely to have a significant impact on the existing character of settlements. - Does not direct growth to maximise use of existing infrastructure and consolidation of development in strategically identified

¹²Department of Planning and Community Development (2008) *Victoria in Future 2008 – Population Projections*. Contains current population and household projections of the Victorian State Government.

	<p>settlements deemed suitable for sustainable communities.</p> <ul style="list-style-type: none">- Higher growth may not protect environmental values and productive agricultural land.- Most likely to exacerbate the unsustainable pattern of development based on mass commuting to the metropolitan area.
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Figure 1.3 > Applying the VIF projections (2008)





Appendix 2 – Consultation Methodology



Appendix 2 – Consultation Methodology

At CPG, we see consultation as a key component to the successful delivery of projects. Consultation and effective communication is an integral part of any design and planning process. We believe that by listening to and communicating with our clients and the communities in which we work, we can develop visions and built environments that reflect and respond to localised social needs and site conditions.

The community engagement program developed for the Macedon Ranges Settlement Strategy has played an essential role in uncovering community aspirations for the development of the Shire, and provided critical community input into the development of the draft Macedon Ranges Settlement Strategy. The community engagement program has involved a series of listening posts and workshops that have provided residents with the chance to voice their concerns and aspirations regarding the future development of the Shire. The community engagement program for the development of the draft Macedon Ranges Settlement Strategy has consisted of:

First Stage

In developing the *context report* a range of consultation approaches were undertaken, including:

- Weekday & weekday listening posts held on the streets of four settlements in Macedon Ranges Shire.
- Enquiry by Design workshops held internally with Council staff and key agencies.
- Website updates and uploaded material from public meetings, including an address for written submissions.

Second Stage

Further to this process, CPG held a number of public workshops throughout the Shire in conjunction with the Council. The workshops included a presentation of the contextual material followed by a comprehensive discussion of a number of concepts for the future growth of the Macedon Ranges, in addition to forecast demographics. Participants were presented with a series of maps illustrating settlement options at a Shire wide level, asked to discuss the various options and present their views to the room. The workshops provided the opportunity for residents to voice their concerns and aspirations regarding the Settlement Strategy and were extremely well attended, with approximately 200 people attending the four workshops.

Third Stage

Leading on from the public workshops, a series of growth options were developed specific to each settlement, with particular emphasis on the supply and demand assessment. These growth options were presented to Council staff through a succession of internal meetings, aimed at gaining a holistic view of the implication



for the Shire overall as well as particular issues associated with specific settlements. Key findings from these meetings related to the provision of existing services and facilities and infrastructure. This information was then used in the *Moving Towards Sustainable Communities* report, which provided a more detailed analysis of the existing and future sustainability of settlements in the Shire.

From the internal Council discussions, a range of growth scenarios and forecast demographics for each town were identified and canvassed with Councillors over three in-depth meetings. These scenarios provide the basis for the Strategy, with objective and strategies derived to deliver town specific recommendations.

Fourth Stage

Upon the exhibition of the draft Settlement Strategy a further series of listening posts were held throughout the Shire as well as a public meeting at Riddells Creek. Submissions were also invited regarding the draft Settlement Strategy and over 300 submissions were received in response to the draft Strategy's recommendations. Residents views and concerns were heeded and have influenced the final Strategy.

The main issues raised are presented below in relation to each town.

Riddells Creek

The public meeting held in Riddells Creek was extremely well attended by over 150 people. Residents were generally not opposed to the population forecast in the Strategy, however expressed concern regarding the process as they could not at this stage know where the population would be accommodated or what the level of infrastructure provision would support this growth.

Gisborne

Over 30 community members attended the listening post held inside the Gisborne Village shopping centre. The population forecast for Gisborne was generally well accepted by residents. A number of Riddells Creek residents attended this listening post. Some residents were opposed to the level of growth forecast for Gisborne, however residents were generally comfortable with the recommendations. Residents stated that there needs to be plans for where this population will be accommodated and appropriate infrastructure, sports facilities and industry provided.

Lancefield

The Lancefield listening post was well attended with approximately 20 people providing input into the strategy. A few business owners expressed concern at the population forecast for Lancefield, stating it would not support local businesses. Mention was made that there is a high demand for growth in Lancefield, with an example provided of a 100 lot subdivision all having recently sold.



Other residents stated they were very happy with the strategies recommendations in regard to Lancefield, especially concerning keeping Lancefield as a small country town.

Woodend

The Woodend listening post was attended by over 70 residents and community members. Opinion was split amongst individuals regarding the population forecast for Woodend. A number of business owners and developers raised concerns regarding the forecast population. They expressed concern that this small level of growth would not support the town economically, and that to constrain growth to such a level would have negative social effects for the town. A number of residents were satisfied with the draft recommendations for Woodend. They believed that the recommendations would preserve the character of the town.

Kyneton

The Kyneton listening post was well attended by the local community. Approximately 30 people attended the listening post. Residents were generally satisfied with the recommendations, although they expressed they were opposed to development that would compromise the character of the town.

Romsey

The Romsey listening post was attended by approximately 25 people. The listening post was held outside the IGA supermarket. Residents were generally satisfied with the recommendations in regard to population forecast, however expressed concern that Romsey lacks infrastructure compared to the other main towns within the Shire.

Fifth Stage

In May 2011 final adoption of the Strategy was deferred while some additional consultation took place. This included a meeting with the Minister for Planning and consideration of a substantial number of further submissions and comment from the community. A public meeting was held in Woodend on 13 July 2011 to communicate the final recommendations to the community.



Appendix 3 – Background Town Analysis



Appendix 3 – Background Town Analysis

This appendix outlines the capacity and opportunities for towns to accommodate growth based on a technical population analysis.

Table 4a > Population Growth Scenarios in Macedon Ranges

	2006 Population	2036 AAGR for Regional Victoria applied	Projecting the historical magnitude of annual growth	2036 VIF 2008 Population applied
Gisborne	8,900	12,300	14,900	16,400
Kyneton	5,700	7,900	6,000	8,900
Lancefield	2,000	2,900	2,300	3,200
Macedon	1,400	1,900	1,400	1,700
Malmsbury	700	900	900	1,500
Mt Macedon	1,100	1,100	1,200	1,200
Riddells Creek	3,500	4,800	5,500	6,100
Romsey	4,100	5,600	6,700	8,700
Woodend	3,700	5,100	4,400	5,900
Rural Towns	4,130	4,500	4,500	4,500
Balance	4,770	4,770	4,770	4,770
Total	40,000	51,770	52,570	62,870

Source: CPG Australia

Table 5a > Supply Analysis

	2006 Population	Recommended population 2036	Increase in population 2006 to 2036	Est. lot supply required to accommodate 2036 population	Theoretical vacant lot supply (lower)	Estimated vacant lot supply (lower) @ 85% take- up	Estimated vacant lot supply (upper)	Estimated vacant lot supply (upper) @ 85% take- up	
Larger Settlements & Surrounds	Gisborne	8,900	14,700	5,800	2,200	3,910	4,920	4,180	
	Kyneton	5,700	8,600	2,900	1,310	1,540	2,210	1,880	
	Lancefield	2,000	3,000	1,000	480	700	1,160	990	
	Macedon	1,400	1,400	0	0	4	150	120	
	Malmsbury	700	900	200	90	270	350	290	
	Mt Macedon	1,100	1,100	0	n/a	n/a	n/a	n/a	
	Riddells Creek	3,500	6,100	2,600	950	610	1,590	1,350	
	Romsey	4,100	6,000	1,900	760	890	1,510	1,240	
	Woodend	3,700	5,000	1,300	530	610	1,450	1,230	
	Ashbourne	320	320	0	0	0	0	0	
Rural Settlements	Benloch	430	430	0	0	0	0	0	
	Bullengarook	710	710	0	n/a	n/a	n/a	n/a	
	Carlsruhe	460	460	0	n/a	n/a	n/a	n/a	
	Clarkefield	0	50	50	20	na	20	20	
	Darraweit Guim	700	720	20	10	10	10	10	
	Tylden	360	500	140	60	60	60	60	
	Newham	590	600	10	5	5	5	5	
	Lauriston	560	560	0	0	0	0	0	
	Balance	4,770	4,770	0	0	0	0	0	0
	Total	40,000	56,020	16,020	6,455	8,610	7,345	7,345	7,345

Note: Numbers subject to rounding

Gisborne / New Gisborne

Evaluation of Residential Growth Scenarios

Table 6 shows the population of Gisborne under each of the growth scenarios and relative to the effective population capacity the unconstrained land in Gisborne can accommodate.

Table 6 > Population Growth Scenarios in Gisborne

	Population	Increase	Average Annual Growth Rate	% supply required to effectively accommodate popn within current unconstrained land	Annual Population Increase
2006 Population	8,900				
2036 AAGR Reg Vic	12,300	38%	1.1%	72%	113
Reflecting the quantum growth in est ERP by Town 1991-2006	14,900	67%	1.7%	88%	200
2036 VIF 2008 Popn Applied	16,400	84%	2.1%	96%	250
Effective Supply*	17,650				

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

The recommendations of this strategy need to have strong regard for the directions outlined in the Gisborne ODP, which identifies growth to a population of 12,070 by 2031 within the area covered by the ODP, which is significantly smaller than the Settlement Strategy study area for Gisborne. There has been very significant community and stakeholder engagement in the ODP process over a number of years and the resulting Planning Scheme Amendment is well advanced.

The low projection of growth (12,300 reflecting the average annual growth for Regional Victoria) will not meet the population as directed in the ODP. In comparison, allowing population growth to the level forecast through the VIF will provide a population almost 70% larger than the current population. This would be likely to have negative impacts on character and amenity.

On this basis, facilitating population growth in line with the order of magnitude Gisborne has historically accommodated would seem to offer a population size which is consistent with the ODP, able to be accommodated through existing residentially zoned land, and offer a population which can be accommodated more consistently with character and the way Gisborne has evolved over the past 15 years.

Evaluation of Economic Role of Gisborne

Commercial Land Provision

This strategy relies on the Commercial Assessments undertaken by Tim Nott: Economic Analysis and Strategy for Gisborne (2009).

This assessment suggests that, in the period to 2031, between 4 ha and 6 ha of additional development land will be required to accommodate commercial development in the Gisborne town centre. This assessment allows for the development of local activity centres in New Gisborne, West Gisborne and South Gisborne.

This assessment depends on Gisborne being able to retain a much higher share of spending in household goods, a retail category in which escape spending from the trade area is presently over 70%. Capture of more resident spending in this category will depend on investment by particular types of retailers, such as a discount department store (DDS), or outlets selling furniture, floor coverings, hardware, white goods and so on. Many of these retailers require large format shops and may prefer to be clustered together. As an indication of the potential development footprint, a DDS of 4,000 sq m is likely to require a site of 1.5 ha to accommodate ground level development.

Sites for large format retailers are in short supply in the town centre. With the exception of the allotment where the municipal offices are located, all other potential locations within the centre will require redevelopment of some existing uses. Even then, large developments are likely to require multiple levels to accommodate parking. Another option would be to accommodate some peripheral commercial activities (bulky goods, wholesalers, automotive activities etc) away from the town centre altogether. However, there are few good sites with sufficient exposure to be attractive to investors.

Even if some activities could be located outside the town centre, it would be important to retain core retail and other commercial activities within the centre. There is some leeway for the proposed local centre at New Gisborne to develop into a small neighbourhood centre (containing a small supermarket) given adequate population growth.

Because of the high level of existing vacant space in the Gisborne town centre, and expected pattern of growth in available retail spending in the trade area, it is likely that demand for additional commercial space will not be strongly felt until after 2021. Nevertheless, there may be some potential operators for whom the existing space is not configured appropriately and who will require large format spaces in the meantime. Future planning should identify appropriate locations for such activities. Fortunately, there appears to be a number of years in which to plan and assemble sites for the largest potential developments in the town centre.



On the basis of this analysis, which is quite optimistic in that it relies on Gisborne retaining a much higher share of spending in household goods, it is reasonable to assume the assessment of between 4 and 6ha is sufficient to accommodate commercial land demand out to 2036 even under the highest population growth forecast (VIF population forecast).

Industrial land provision

The Gisborne ODP and Planning Scheme Amendment C67 identify a 42 ha area for future industrial expansion in New Gisborne. This will meet the demand identified by Urban Enterprise in their analysis of industrial land.

Kyneton

Evaluation of Growth Scenarios

Table 7 shows the population of Kyneton under each of the scenarios, relative to the effective population capacity the unconstrained land in Kyneton can accommodate.

Table 7 > Population Growth Scenarios in Kyneton

	Population	Increase	AAGR	% unconstrained land supply required to effectively accommodate forecast popn	Annual Population Increase
2006 Population	5,700				
2036 AAGR Reg Vic Reflecting the quantum growth in est ERP by Town 1991-2006	7,900	39%	1.1%	92%	73
2036 VIF 2008 Popn Applied	8,900	56%	1.5%	103%	107
Effective Supply*	8,600				

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

The principal impediment to developing Kyneton to the level forecast through the application of the VIF figures (i.e. 8,900) is the level of historic demand. The low projection of growth (6,000) reflects the magnitude of growth Kyneton has experienced over the past 15 years – just 10 people per annum.

Given the large supply of residentially zoned land in Kyneton, and the desire of the community for growth, it will be important for the Council to be proactive in facilitating the growth of Kyneton, as historical growth levels would suggest very low growth would otherwise occur.

While allowing growth to the level forecast through the VIF will deliver a population increase of 55%, this growth would both take advantage of the existing effective capacity of zoned land and meet resident desire for a larger, economically more vibrant town. Important in this growth will be ensuring development is consistent with the preservation of the town character and the tourism role Kyneton plays.

Evaluation of Economic Role of Kyneton

Commercial Land Provision

Kyneton is an attractive activity centre with an extensive mix of retail, other commercial and community uses. The centre draws heavily on the spending of people from outside the immediate area – people from the wider region and visitors travelling on the Calder Freeway. Currently the centre provides a successful retail mix, managing to accommodate a variety of comparison goods as well as local convenience goods.

This assessment suggests the town centre can continue to provide this central role for its trade area in the period to 2031. Over that time, up to 1 ha of land will be required to accommodate additional retail and other development. This assessment allows for the development of local activity centres in east and south Kyneton, modest development of peripheral sales on the edge of town and minor additions to retail floor space elsewhere in the Kyneton trade area.

There is sufficient vacant land and buildings to accommodate the expected growth in the town centre, although developers of larger format uses may need to spend time in assembling sites for redevelopment.

Informing this demand was an estimate of the population of 10,730 people by 2031. Since the expected growing role of Bendigo as a Major Regional Centre may cannibalise what may have otherwise been a broader commercial catchment for Kyneton, the estimate of 1ha of land required to accommodate additional retail and other development is considered sufficient to accommodate even the highest population growth forecast in the scenarios outlined in Section 6.2.1 (VIF population forecast).

Industrial land provision

Industrial provision identified by Urban Enterprise indicates that Kyneton is forecast to have a substantial oversupply of industrially zoned land, even at 2031. This analysis was based on servicing a population of some 6,400 people (Macedon Ranges Social Development Unit) which sits between the 'scenario 2' and 'scenario 1' population projections outlined above. Clearly Kyneton's vacant industrially zoned land more than meets the demand for local job containment.

The extent to which Kyneton should be providing the industrial zoned land needs of neighbouring towns will be considered further in the recommendations.

Lancefield

Evaluation of Growth Scenarios

Table 8 shows the population of Lancefield under each of the scenarios, relative to the effective population capacity the unconstrained land in Lancefield can accommodate.

Table 8 > Population Growth Scenarios in Lancefield

	Population	Increase	AAGR	% unconstrained land supply required to effectively accommodate forecast popn	Annual Population Increase
2006 Population	2,000				
2036 AAGR Reg Vic	2,900	45%	1.2%	90%	30
Reflecting the quantum growth in est ERP by Town 1991-2006	2,300	15%	0.5%	71%	10
2036 VIF 2008 Popn Applied	3,200	60%	1.6%	99%	40
Effective Supply*	3,230				

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

The principal constraints to developing Lancefield to the level forecast through the application of the VIF figures (i.e. 3,200) are the relative geographical remoteness of Lancefield, the relative inaccessibility of Lancefield and the traditional low demand for growth.

While a very attractive, historic town, Lancefield is not well serviced by with public transport or strong road infrastructure. Nor is it particularly well positioned to accommodate population growth to service a large sustainable community. As such, the historic growth numbers together with the effective population the currently zoned land could accommodate, provide the best guidance to determining an optimum population size for Lancefield.

Evaluation of Economic Role of Lancefield

Commercial Land Provision

While the work undertaken by Tim Nott: Economic Analysis and Strategy provides an estimate of 0.25 ha of land required to accommodate the forecast additional activity space in the Lancefield town centre over the period to 2036, this assessment was made on an expectation of an increase in the population to almost 3,700 people by 2036. The population estimates relied upon in this strategy are in the order of 2,300 (based on historical growth numbers) to 3,200 people (applying the VIF extrapolated growth), with the limited growth scenario likely to be encouraged given the lack of public transport and inadequacy of the road provision to the town. On this basis, together with the economic role of Lancefield within the broader economic hierarchy, it is not anticipated any significant retail and commercial provision will be required to support the population of Lancefield out to 2036. Indeed, Tim Nott's report indicated that even the notional space requirement of 2,500 sq m by 2036 can readily be accommodated on Main Street, through redevelopment of existing housing.

Industrial land provision

Lancefield has an existing area of vacant Industrial 3 Zone land of approximately 6 hectares.

Urban Enterprises' assessment of Industrial Land needs in Lancefield was that given the size, location and nature of the town, Lancefield is not considered an appropriate location for future industrial activity.



Macedon

Evaluation of Growth Scenarios

Table 9 shows the population of Macedon under each of the scenarios, relative to the effective population capacity the unconstrained land in Macedon can accommodate.

Table 9 > Population Growth Scenarios in Macedon

	Population	Increase	AAGR	% unconstrained land supply required to effectively accommodate forecast popn	Annual Population Increase
2006 Population	1,400				
2036 AAGR Reg Vic	1,900	36%	1.0%	-36%	17
Reflecting the quantum growth in est ERP by Town 1991-2006	1,400	0%	0.0%	100%	0
2036 VIF 2008 Popn Applied	1,700	21%	0.6%	-21%	10
Effective Supply*	1,400				

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

There is some argument that Macedon should be permitted to grow to support the viability of the commercial centre, yet while this rationale has merit, such growth should be limited. In the case of Macedon, historic growth does not provide an indicator to demand since the restructure overlay has essentially prevented development since 1980. Hence, it is difficult to determine underlying demand. If fire constraints do not prohibit development in Macedon, it is expected Council should plan to accommodate moderate development rather than the VIF applied growth to 1,700 people, given the range of constraints that exist.

Evaluation of Economic Role of Macedon

Commercial Land Provision

The population estimates relied upon in this strategy are in the order of a resident population of 1,500 to 2,000 people with the minimal scope for growth in light of environmental constraints. On this basis, together with the nominal economic role of Macedon within the broader economic hierarchy, it is not anticipated that any additional retail and commercial provision will be required to support the population of Macedon out to 2036.



Industrial land provision

Macedon currently has no land zoned for industry. Urban Enterprises' assessment of Industrial Land needs in Macedon was that given the size, location and nature of the town, Macedon is not considered an appropriate location for future industrial activity.



Malmsbury

Evaluation of Growth Scenarios

Table 10 shows the population of Malmsbury under each of the scenarios, relative to the effective population capacity the unconstrained land in Malmsbury can accommodate.

Table 10 > Population Growth Scenarios in Malmsbury

	Population	Increase	AAGR	% unconstrained land supply required to effectively accommodate forecast popn	Annual Population Increase
2006 Population	700				
2036 AAGR Reg Vic	900	29%	0.8%	75%	7
Reflecting the quantum growth in est ERP by Town 1991-2006	900	29%	0.8%	75%	7
2036 VIF 2008 Popn Applied	1,500	114%	2.6%	125%	27
Effective Supply*	1,200				

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

The figures in Table 13 show that using the historical demand and average annual growth of regional Victoria, the population is expected to increase from 700 to 900 people. There is little evidence to suggest that the extrapolated VIF figures indicating growth to 1,500 people would be expected to eventuate. The relative lack of supporting infrastructure, particularly compared to Kyneton, means that growth projected through VIF could more sustainably be accommodated at Kyneton rather than Malmsbury.

Evaluation of Economic Role of Malmsbury

Commercial Land Provision

The resident population estimates relied upon in this strategy are in the order of 900 to 1,500. On this basis, together with the economic role of Malmsbury within the broader economic hierarchy, it is not anticipated that any additional retail and commercial provision will be required to support the population of Malmsbury out to 2036.



Even if additional land were required, the existing town centre already carries large areas of vacant land (including on the corner of Barker Street and the Calder Highway) where there are opportunities for more intensive development of existing premises.

Industrial land provision

Urban Enterprises' assessment of Industrial Land needs in Malmsbury is that no land should be zoned for industrial uses given the significant industrial land supply in Kyneton.



Mount Macedon

Evaluation of Growth Potential

Table 11 shows the population of Mount Macedon under each of the scenarios.

The numbers show that under either of the historical growth patterns (last 15 years) or applying the extrapolated VIF projections, Mount Macedon is not expected to grow by more than 100 people over the period to 2036. This low level of growth reflects the existing constraints in the town, which include very high wildfire risk, slope and native vegetation issues and the absence of a reticulated sewer system. All these factors mean that no additional population should be planned to be accommodated at Mount Macedon.

Table 11 > Population Growth Scenarios in Mount Macedon

	Population
2006 Population	1,100
2036 AAGR Reg Vic	1,200
Reflecting the quantum growth in est ERP by Town 1991-2006	1,200
2036 VIF 2008 Popn Applied	1,200
Effective Supply*	1,000

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

Evaluation of Economic Role of Mount Macedon

Commercial Land Provision

The existing town centre of Mount Macedon sits in the Rural Conservation Zone, which does not provide for business purposes. Tim Nott reported that in order to allow the Mt Macedon activity centre to grow to its *full potential as a local centre serving residents and visitors*, a potential solution would be to change the zoning of the existing town centre precinct to Township Zone. The boundaries of this Zone would require further discussion and consultation with land-holders but should include some land capable of being further developed (including land on the west side of Mt Macedon Road for example).

The Township Zone would allow development of commercial activities with a permit (and not as of right as with the Business 1 Zone).

Industrial land provision

Urban Enterprises' assessment of Industrial Land needs in Mount Macedon was that given the size, location and nature of the town, Mount Macedon is not considered an appropriate location for future industrial activity.



Riddells Creek

Evaluation of Growth Scenarios

Table 12 shows the population of Riddells Creek under each of the scenarios, relative to the effective population capacity the unconstrained land in Riddells Creek can accommodate.

Table 12 > Population Growth Scenarios in Malmsbury

	Population	Increase	AAGR	% unconstrained land supply required to effectively accommodate forecast popn	Annual Population Increase
2006 Population	3,500				
2036 AAGR Reg Vic	4,800	37%	1.1%	98%	43
Reflecting the quantum growth in est ERP by Town 1991-2006	5,500	57%	1.5%	112%	67
2036 VIF 2008 Popn Applied	6,100	74%	1.9%	124%	87
Effective Supply*	4,920				

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

The low projection of growth (4,800 reflecting the average annual growth for Regional Victoria) is not expected to meet demand since historical growth has been tracking at 3.2% per annum. In comparison, allowing population growth to the level forecast through the VIF will provide a population some 74% larger than the current population which is likely to have challenges to character which will need to be addressed.

Opportunities for growth of Riddells Creek include the historically high growth patterns (AAGR 3.2% 1991-2006) and the existing rail infrastructure provision including a rail station.

Challenges for Macedon Ranges Shire for the support of the high VIF projection will include the cost of infrastructure servicing to deliver a sustainable community.

Evaluation of Economic Role of Riddells Creek

Commercial Land Provision

Riddells Creek has a small town activity centre providing local convenience services, some professional services and a strong range of community service



activities. The centre principally serves the people of Riddells Creek township and immediate surrounds.

A major development has been proposed for the centre which would provide a larger supermarket and further specialty shops. This would expand the centre from a small neighbourhood activity centre to a more substantial neighbourhood centre that could cater for most of the weekly shopping requirements of trade area residents.

In addition to the proposed development, the assessment in this report suggests that, in the period to 2031, around a further 1 ha of land will be required to accommodate the growth of the centre. One option is that some or all of the 2.1 ha of vacant land currently zoned Industrial/Business adjacent to the centre could be rezoned for town centre purposes to meet this need. Such a rezoning should only be undertaken following the preparation of an urban design framework that provides for the future shape and integration of the centre.

Industrial land provision

Industrial provision identified by Urban Enterprise indicates only a modest additional provision will be required to support demand out to 2036. Urban Enterprise note that considering the constrained existing supply of industrial land and the local population base, it may be appropriate to set aside a small amount of land for industrial use to cater for small service industrial businesses with any larger scale industrial businesses located in New Gisborne.

It should be noted that the Business 3 zoned land referred to in the commercial assessment above can also accommodate some industrial uses and hence, the relative demands for commercial and industrial land will need to be balanced.

Out to 2036 the additional industrial land provision in Riddells Creek is expected to be in the order of 2-3ha.

Romsey

Evaluation of Growth Scenarios

Table 13 shows the population of Romsey under each of the scenarios, relative to the effective population capacity the unconstrained land in Romsey can accommodate.

Table 13 > Population Growth Scenarios in Romsey

	Population	Increase	AAGR	% unconstrained land supply required to effectively accommodate forecast popn	Annual Population Increase
2006 Population	4,100				
2036 AAGR Reg Vic	5,600	37%	1.0%	93%	50
Reflecting the quantum growth in est ERP by Town 1991-2006	6,700	63%	1.7%	-12%	87
2036 VIF 2008 Popn Applied	8,700	112%	2.5%	-45%	153
Effective Supply*	6,000				

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

Most notable of the population growth scenarios outlined in Table 16, is the significant difference between each of the population forecasts. While the average annual growth forecast for Regional Victoria generally would see Romsey's population increase to some 5,600 people, the historical growth patterns reflect an increase to 6,700 while the Victoria in Future applied projections would have Romsey grow to 8,700; about the same population as Gisborne and surrounds as at 2006. This level may be regarded as 'too big' for many members of the Romsey community. Further challenges to the desirability of growth to this level are the limited public transport offerings for the Romsey population and the inferiority of the Melbourne-Lancefield Road to adequately service even the existing population. These factors, combined with the high-value agricultural land surrounding Romsey, makes growth in Romsey beyond that which can be effectively accommodated within the existing available land, undesirable.

If Romsey were to grow at the rate of Regional Victoria generally, there would be sufficient existing and proposed residentially zoned land to accommodate this population. However if Romsey is to continue to grow by the same number of people each year it has increased by over the past 15 years, there would be insufficient land to accommodate the population. It is important to note in considering various population growth scenarios that the adopted Romsey ODP



plans for a population of 5,095 people at 2021 and 6,155 people in 2031 which represents demand for about 650 new dwellings to 2021.

Evaluation of Economic Role of Romsey

Commercial Land Provision

The Romsey ODP provides for rezoning of approximately 3.5 hectares of land on the western side of the Melbourne-Lancefield Road from Residential 1 and Business 4 to a Business 1 Zone. Along with existing vacant and underutilised Business 1 Zone land this should comfortably accommodate the level of demand associated with the recommended level of population growth.

Industrial land provision

Industrial provision identified by Urban Enterprise and reflected in the Romsey ODP indicates an additional 19 hectares of industrial land is required to support demand to 2021.

Woodend

Evaluation of Growth Scenarios

Table 14 shows the population of Woodend under each of the scenarios, relative to the effective population capacity the unconstrained land in Woodend can accommodate.

Table 14 > Population Growth Scenarios in Woodend

	Population	Increase	AAGR	% unconstrained land supply required to effectively accommodate forecast popn	Annual Population Increase
2006 Population	3,700				
2036 AAGR Reg Vic Reflecting the quantum growth in est ERP by Town 1991-2006	5,100	38%	1.1%	102%	47
2036 VIF 2008 Popn Applied	4,400	19%	0.6%	88%	23
Effective Supply*	5,900	59%	1.6%	118%	73

*Effective supply – the population capacity that can be effectively accommodated within the unconstrained land zoned for residential purposes. This estimate takes into account changing average household size and an allowance for unoccupied private dwellings.

Both growth at the rate forecast for Regional Victoria generally and the historical growth pattern would see Woodend develop to 2036 at a rate which, taking into account existing constraints, should be able to be accommodated within the currently zoned land. Growing at the rate forecast through the extrapolation of the VIF figures would see Woodend require additional residentially zoned land: this may be regarded as problematic given the constraints to the south and the character issues identified through the Aspect work to the North. Further, Woodend is an important tourist town to Macedon Ranges and erosion of the character values through the increased commercial and possibly industrial land provision that would be required to support the higher population of almost 6,000 people projected through the VIF figures may challenge the retention of this character.

Evaluation of Economic Role of Woodend

Commercial Land Provision

While the work undertaken by Tim Nott: Economic Analysis and Strategy provides an estimate of the 2.7 ha of land required to accommodate the forecast additional

activity space in the Woodend over the period to 2036, this assessment is made on an expectation of an increase in the population based on a trade area population of 15,500 by 2036. The population estimates relied upon in this strategy are in the order of 4,400 to 5,900. Even allowing for the tourism demand, it is not anticipated the level of additional retail and commercial provision forecast in the Tim Nott work will be required to support the population of Woodend out to 2036. A more realistic provision in light of the projected population would be in the order of 0.7-1 ha of land which may be able to be accommodated at the rear of the existing strip shopping area.

Industrial land provision

Industrial provision identified by Urban Enterprise indicates an additional 12 hectares is required to support demand to 2031, which could be extrapolated to an overall increase of 18.1ha to 2036 to support a population of some 4,950 people.

While the population estimates relied upon in this strategy are in the range of that relied upon by Urban Enterprise (in the order of 4,400 to 5,900), given the expectation that Kyneton will carry an excess supply of Industrially zoned land, together with the potential lack of fit between the tourist role of Woodend and industrial uses, it is not expected Wooded should re-zone any additional land for industrial use.



Appendix 4 – Methodology for Residential Land Supply Assessment

Appendix 4

Methodology for Residential Land Supply Assessment

In order to provide a balanced land supply assessment, a supply range has been provided indicating an upper and lower supply level depending on the assumptions applied to the lot count. The lower supply level adopts an extremely conservative count method and could be viewed as the minimum development expected while the upper supply level reflects the maximum development that could be accommodated. The two supply levels can be broadly defined as:

- a) Lower supply level: totally unconstrained land in development parcels (as defined below)
- b) Upper supply estimate: includes constrained land and in-fill sub-division.

In order to make this assessment, decision rules were developed. These included:

Lower Theoretical Supply Level – only non-constrained land representing:

- **Vacant blocks** both non-subdividable and subdividable at the levels identified in Table 1
- **Vacant and Occupied development parcels** developed to the multiplier of the minimum lot size. Each individual parcel was considered in terms of the maximum sub-division potential and the residual land was not aggregated.

In the case of Kyneton, Malmsbury and Woodend, all Rural Living land was omitted from the supply on the basis of current sewerage constraints.

In the case of Kyneton, a doubling of the density within 400m of the town centre is forecast to accommodate community desire for higher densities within walking distance of the town centre.

Upper Theoretical Supply Level – all land (including land with constraints) representing:

- **Vacant blocks** both non-subdividable and subdividable at the levels identified in Table 1
- **Occupied subdividable blocks** at the levels identified in Table 1
- **Vacant and Occupied development parcels** developed to the multiplier of the minimum lot size. Each individual parcel was considered in terms of the maximum sub-division potential and the residual land was not aggregated.

Definition of terms

Non-constrained land

only those blocks not covered by an overlay representing a constraint to development (eg: WMO; LSIO; VPO). EMOs were only taken into account in areas not seweraged.

Development Parcel

Land of a size 10 times the size of the minimum lot size for each zone.

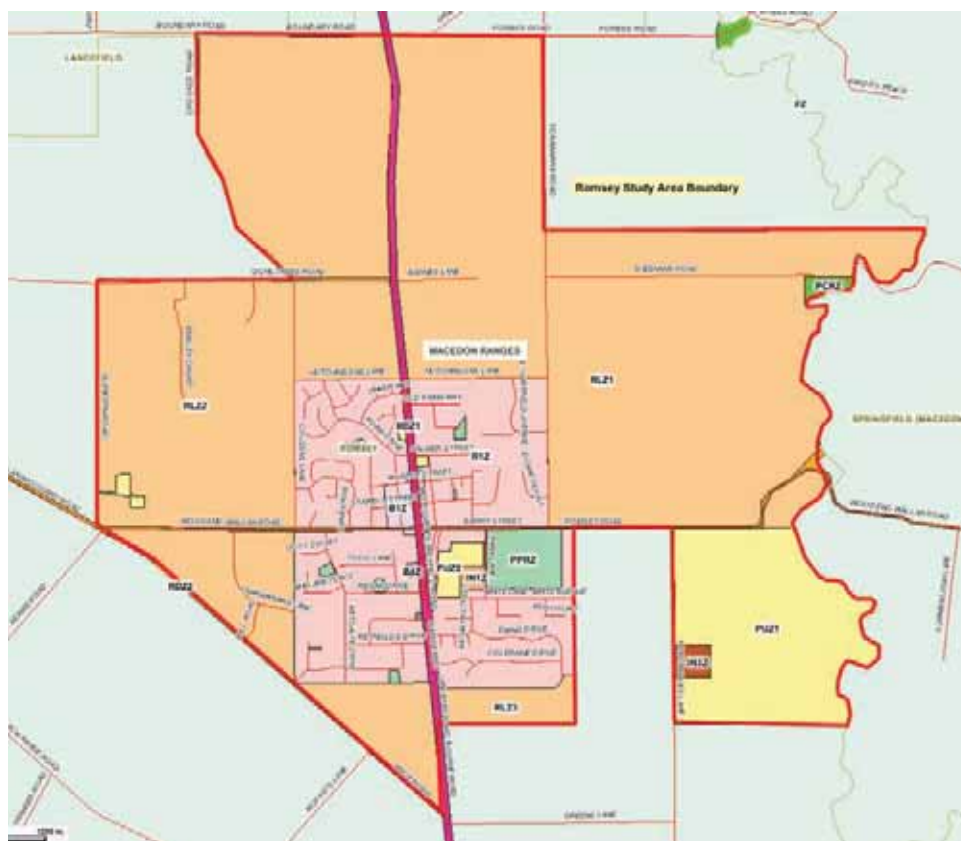
Table 1: Development Parcel Definition

Zone	Minimum Lot (Ha)	Minimum for Sub-div (ha)	Development Parcel (Ha)
RZ1	0.1*	0.2	1
LDRZ	0.8**	1.6	8
RLZ1	40	80	400
RLZ2	2	4	20
RLZ3	8	16	80
RLZ4	1	2	10
RLZ5	8	16	80

* No minimum subdivision size is set out in the Macedon Ranges Planning Scheme for the Residential 1 Zone. To maintain consistency with the Gisborne / New Gisborne ODP a density of 10 dwellings per hectare (min sub size 0.1ha) was used for all Res 1 land throughout the Shire. NB: Romsey has been calculated according to the ODP

** 0.8ha was used rather than the 0.4ha minimum outlined in the scheme to take account of the fact that some of the LDRZ land is unsewered

This analysis was undertaken using MapInfo where settlement study area boundaries (all land currently zoned for residential and rural living purposes) were identified for each settlement. These formed the base map. The layer depicting the planning scheme is shown below:



These layers were used to calculate:

- Total No. titles
- Total No. titles with exist dwellings
- No. Vacant titles
- Area of vacant land parcels (ha)
- Development Parcels with existing dwelling (Lot area as defined in Table 1)
- Area of Development parcels with existing dwelling
- Vacant Development Parcels (Lot area as defined in Table 1)
- Area of Vacant Development Parcels
- Lots with infill potential (with Existing Dwellings)
- Area of lots with infill potential (with existing dwellings)
- Lots with infill potential (vacant)
- Area of lots with infill potential (vacant)
- Total number of potential lots
- Total area of constrained land (ha)

Using aerial photography layer overlaid by the planning zone layer identify all vacant titles within each residential zone.



TOWNSHIP ZONE

No minimum subdivision is set out in the Macedon Ranges Planning Scheme for the Township Zone.

Given that all the settlements in the Shire with land zoned Township are not connected to reticulated sewerage, the minimum subdivision size used for this zone was 1ha. As a general guide, lots of greater than 1 ha should be required to provide effective absorption of effluent over the longer term¹³. While each site and area must be analysed and considered on its merits, it is appropriate that the Council take a cautionary approach to this matter in unsewered Township Zones.

CONSTRAINTS ASSESSMENT

- Using the settlement boundaries previously identified, check all existing overlays on residential and rural living zoned land (including DPOs, DDOs, ROs etc).
- For each overlay check the affect this may have on the land supply, i.e. is there a minimum subdivision size stated in the schedule.
- Lots are counted within an overlay according to the following parameters:

Overlay	Issue	Parameter
WMO	Wildfire Risk	All vacant lots with over 10% coverage by overlay excluded from supply (illustrative of blurred boundaries of wildfire risk)
LSIO	Land Subject to Inundation	All vacant lots with over 75% coverage by overlay excluded from supply
ESO2	Monegetta Piggery	Vacant lots not required to be excluded from supply
SLO1	Mountain Ranges and Features	All vacant lots with over 75% coverage by overlay excluded from supply
SLO2	Ridges and Escarpments	All vacant lots with over 75% coverage by overlay excluded from supply
VPO9	Vegetation Protection	All vacant lots with over 75% coverage by overlay excluded from supply. Other VPOs not included
DPO / DDO & RO	Used as appropriate	Vacant lots excluded or min sub sizes applied as relevant.
Constraints considered but excluded from final supply summary:		
EMO	Erosion Management	All vacant lots with over 75% coverage by overlay

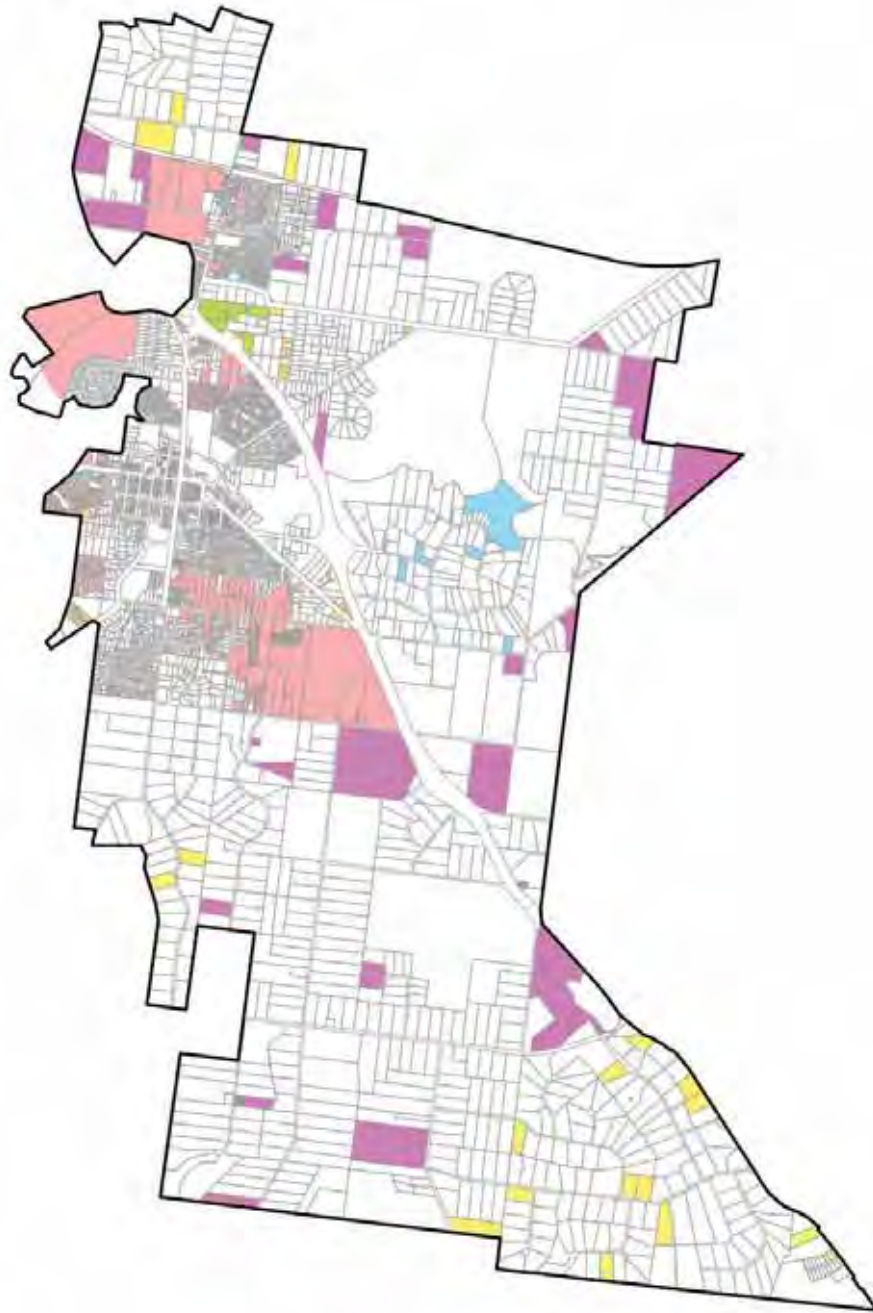
- All overlays are checked but only those that actually affect the residential land supply are included in the assessment.

NB: While every effort has been made to produce an accurate assessment of supply, there may be non-planning scheme constraints which have not been taken into account (such as legal agreements between parties) which may impact the extent to which the theoretical supply may be realised

Maps showing the land parcels forming the high and low theoretical supply levels follow for each of the major towns.

¹³ Environment Protection Authority (2008) *Guidelines for Environmental Management, Code of Practice – Onsite Wastewater Management*.

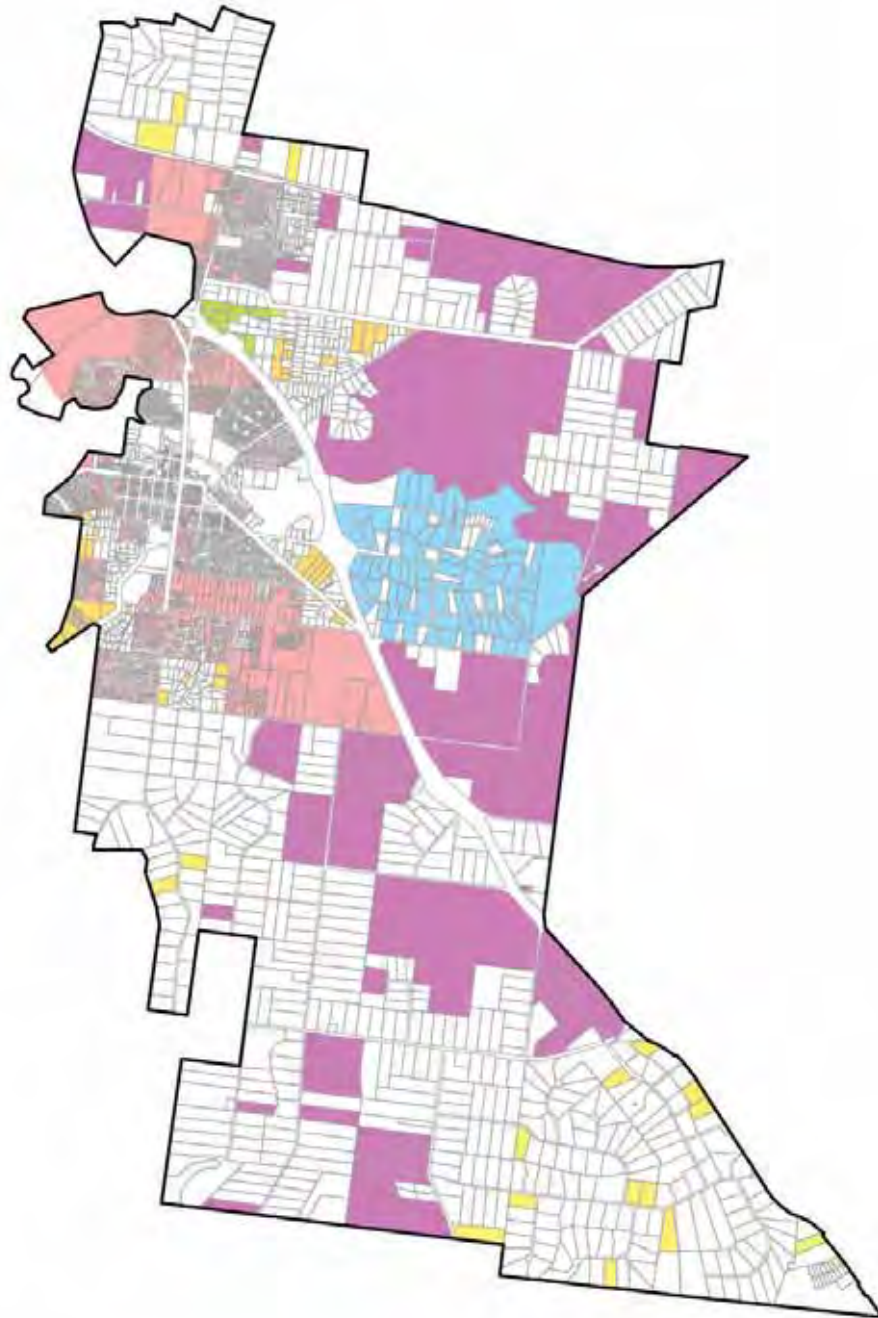
Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

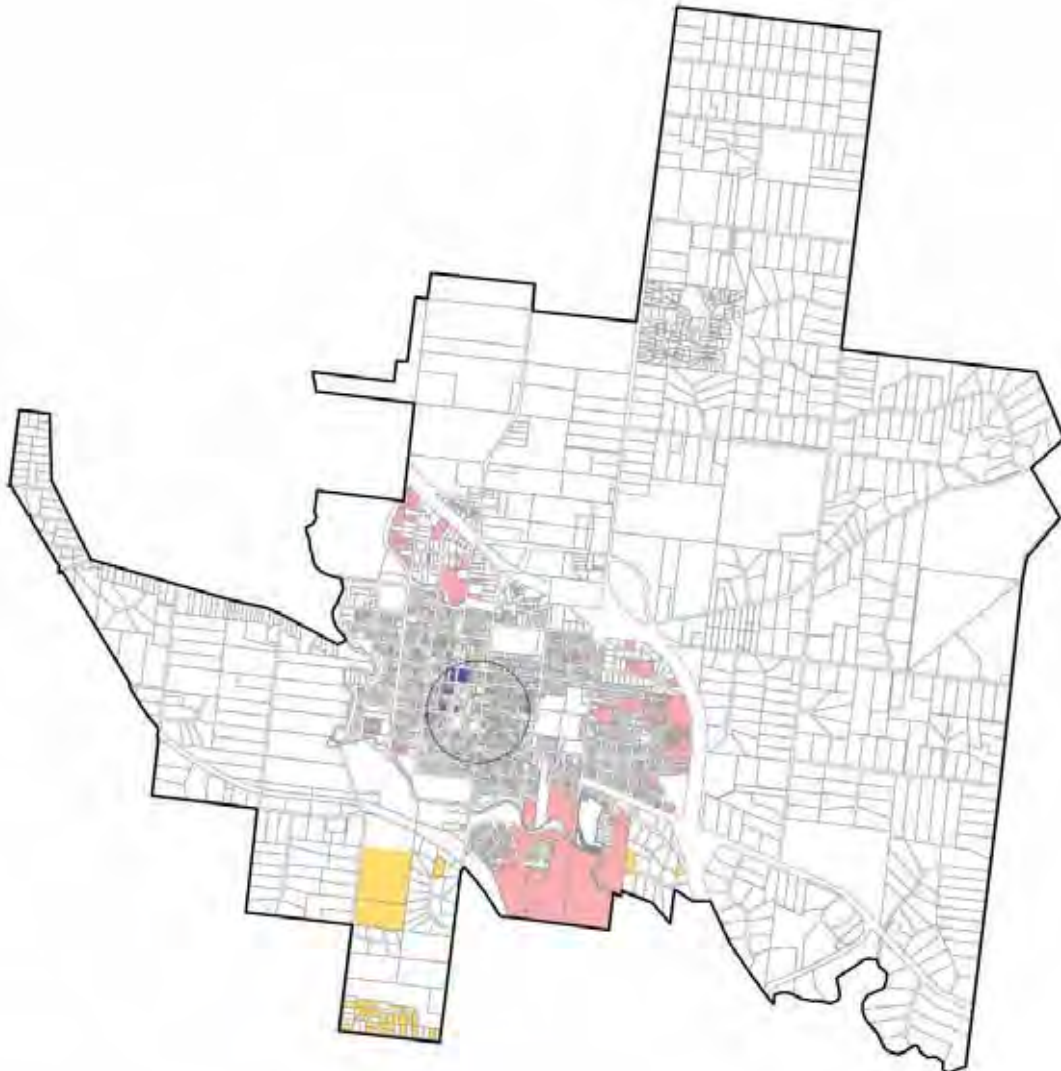
Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

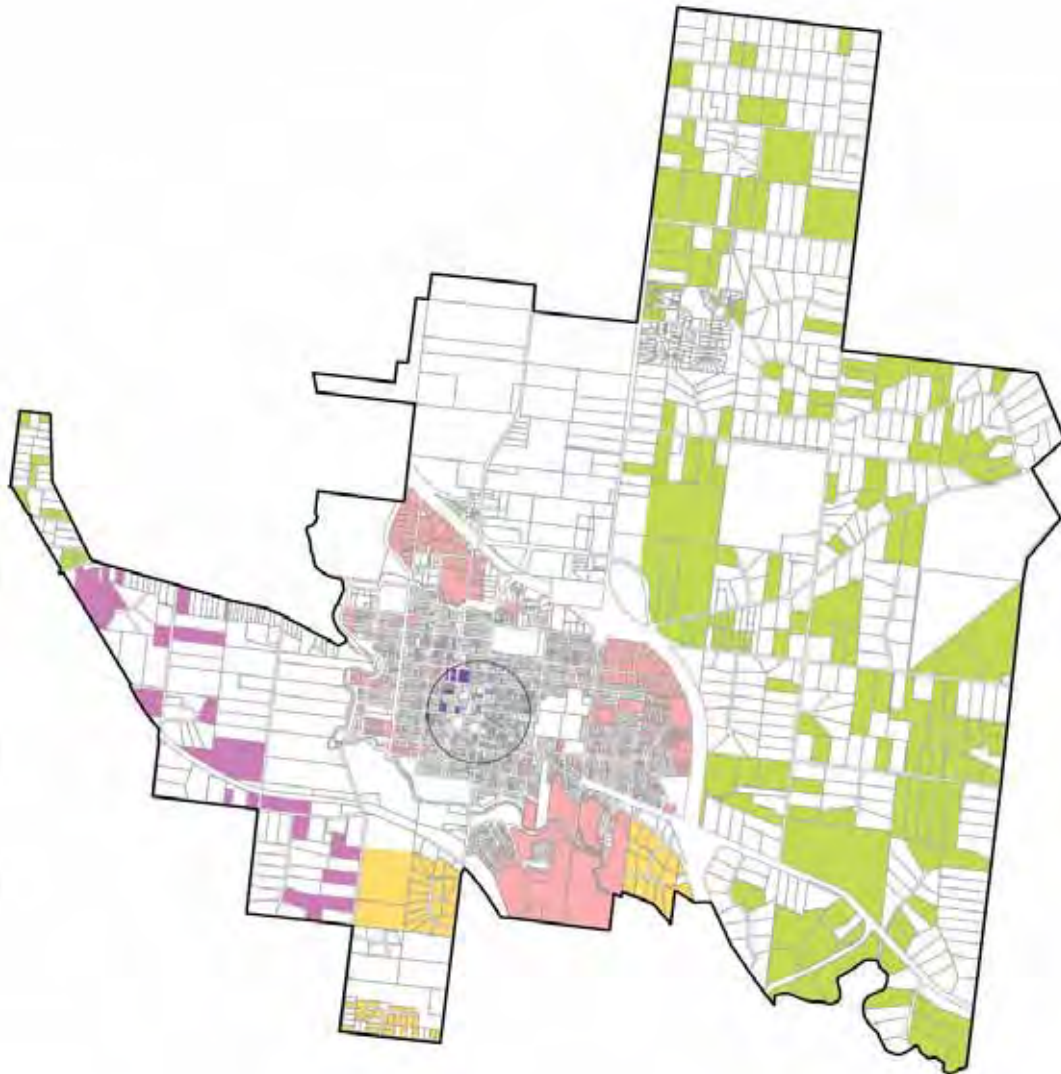
Kyneton - low end potential lot yield - 960 @ 85%

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Theoretical Supply ONLY: Does not infer development rights



Legend

-  Town Boundary
-  Residential 1 Zone
-  Medium Density Residential 1 Zone
-  Low Density Residential Zone
-  Rural Living Zone 1
-  Rural Living Zone 2
-  Rural Living Zone 3
-  Rural Living Zone 4
-  Rural Living Zone 5

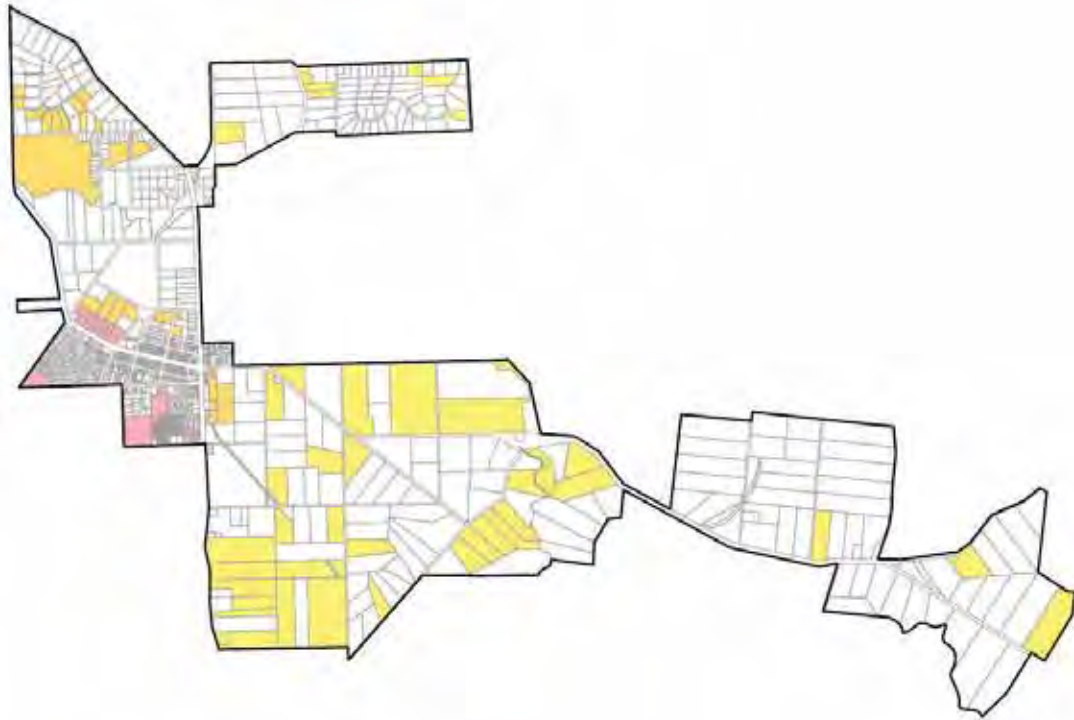
Kyneton - high end potential lot yield -1530 @ 85%

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Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Lancefield - high end potential lot yield - 990 @ 85%

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Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Macedon - high end potential lot yield - 120 @ 85%

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Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Malmobury - low end potential lot yield - 230 @ 85%

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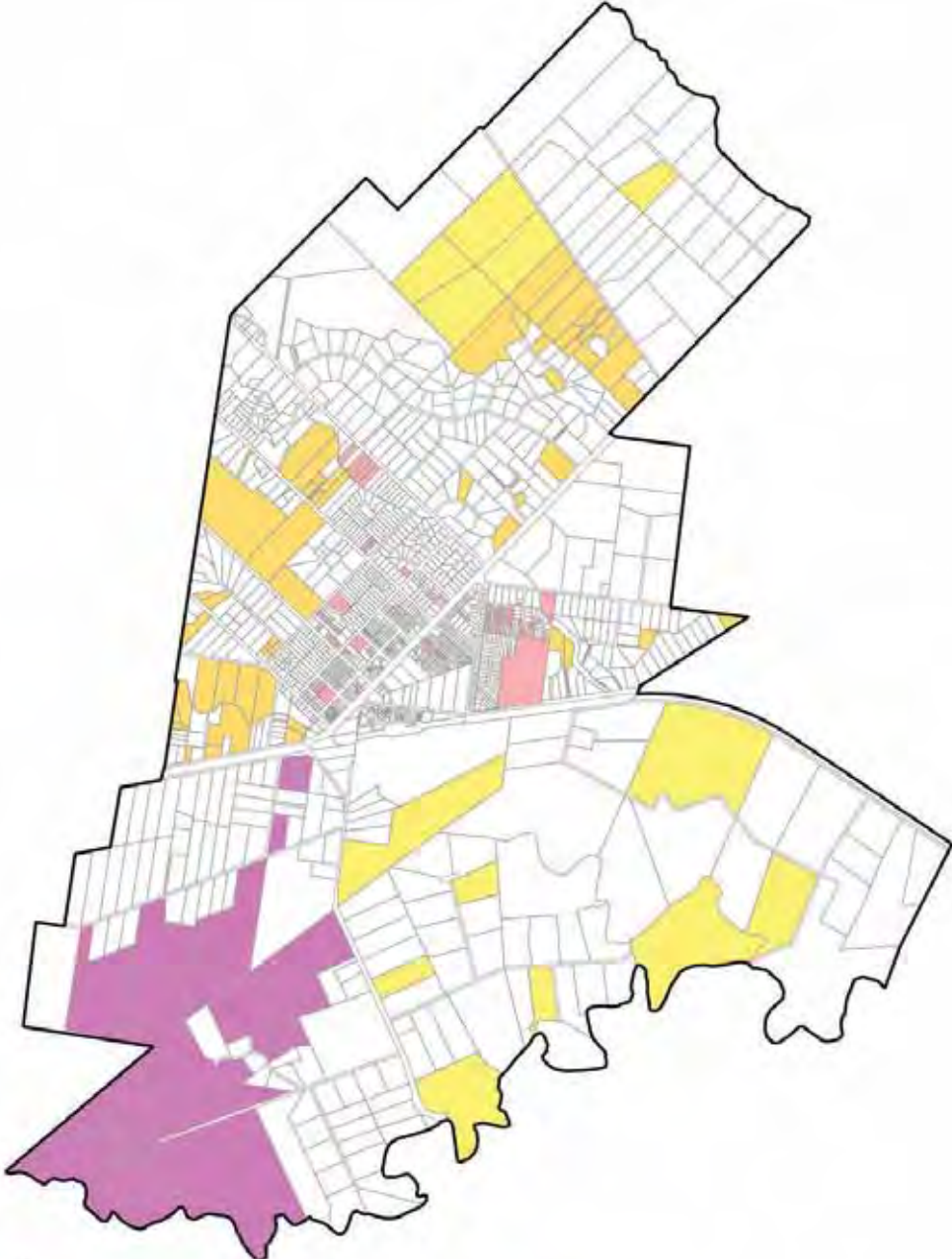
Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Theoretical Supply ONLY: Does not infer development rights

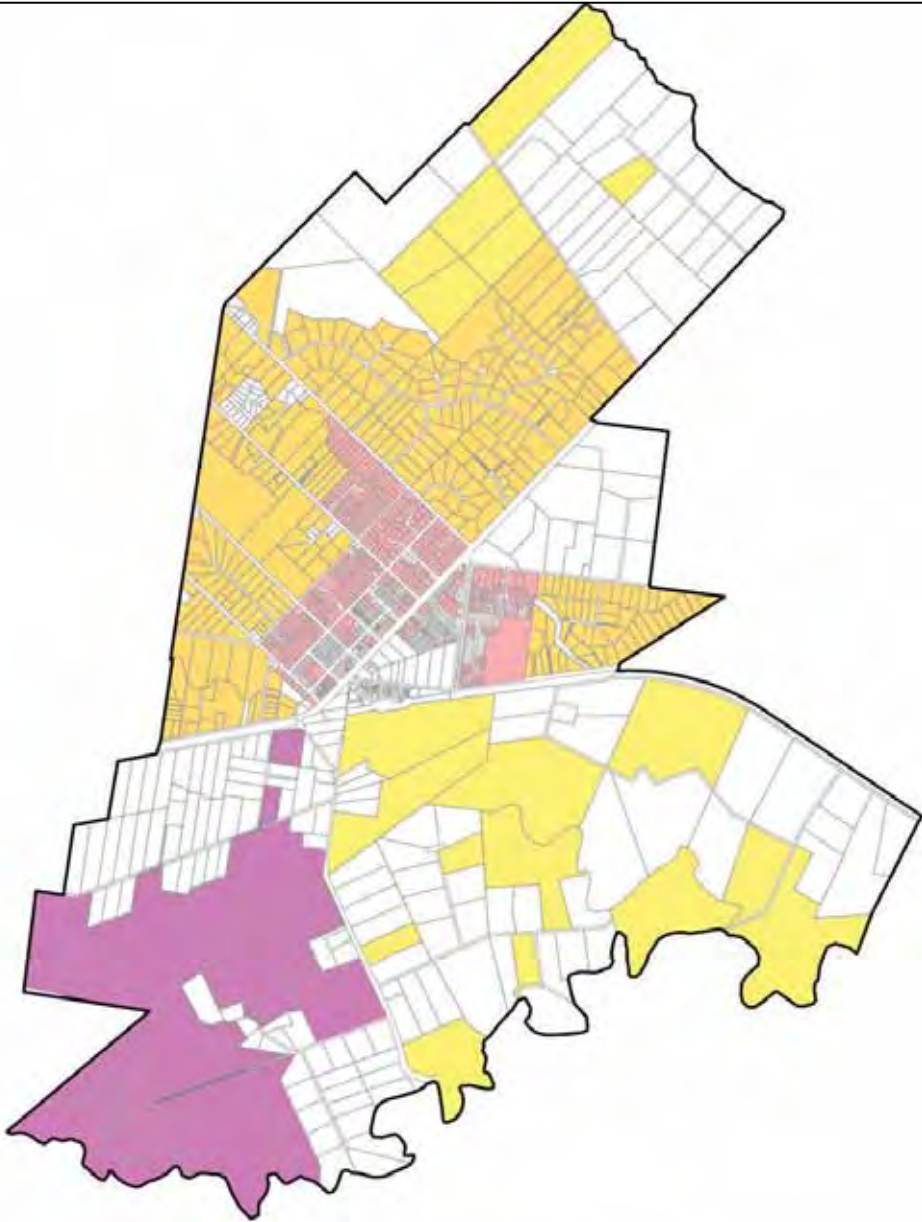


Legend

-  Town Boundary
-  Residential 1 Zone
-  Medium Density Residential 1 Zone
-  Low Density Residential Zone
-  Rural Living Zone 1
-  Rural Living Zone 2
-  Rural Living Zone 3
-  Rural Living Zone 4
-  Rural Living Zone 5



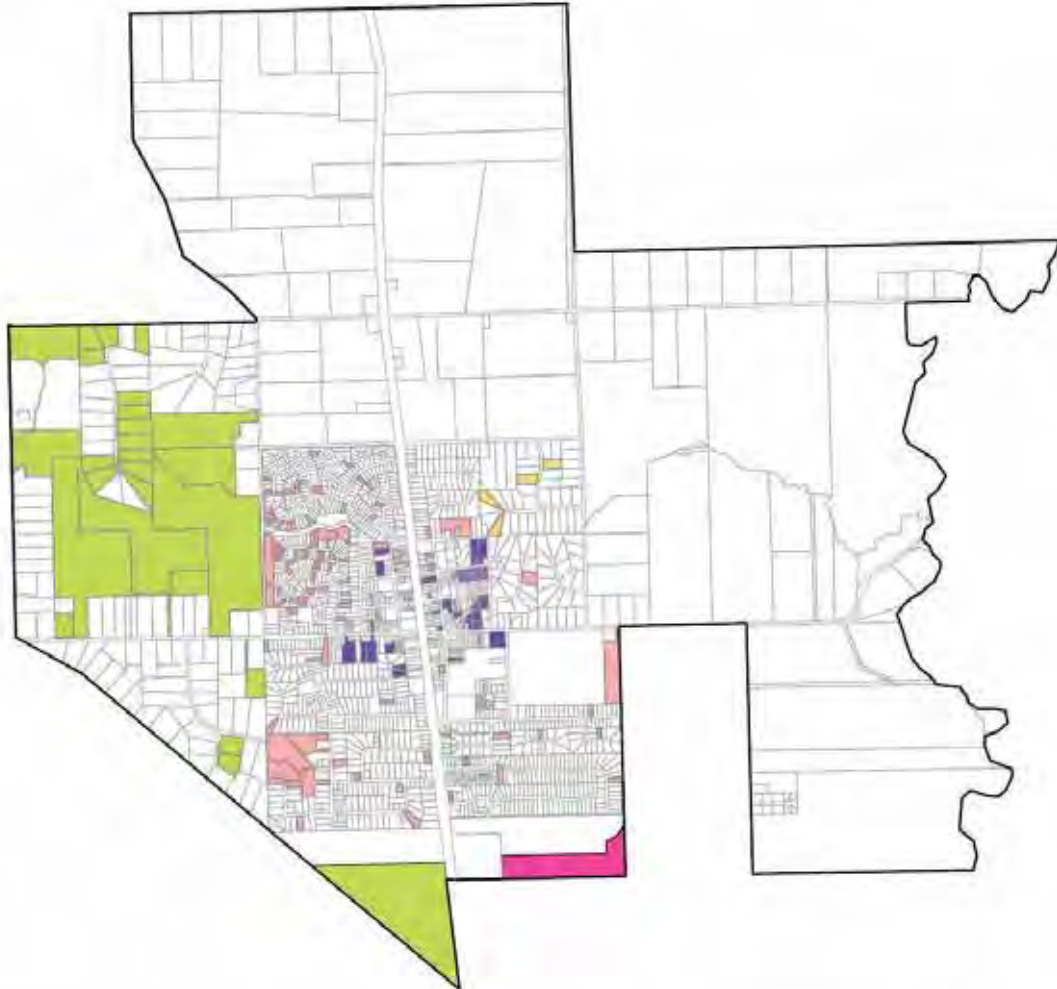
Theoretical Supply ONLY: Does not infer development rights



Legend

-  Town Boundary
-  Residential 1 Zone
-  Medium Density Residential 1 Zone
-  Low Density Residential Zone
-  Rural Living Zone 1
-  Rural Living Zone 2
-  Rural Living Zone 3
-  Rural Living Zone 4
-  Rural Living Zone 5

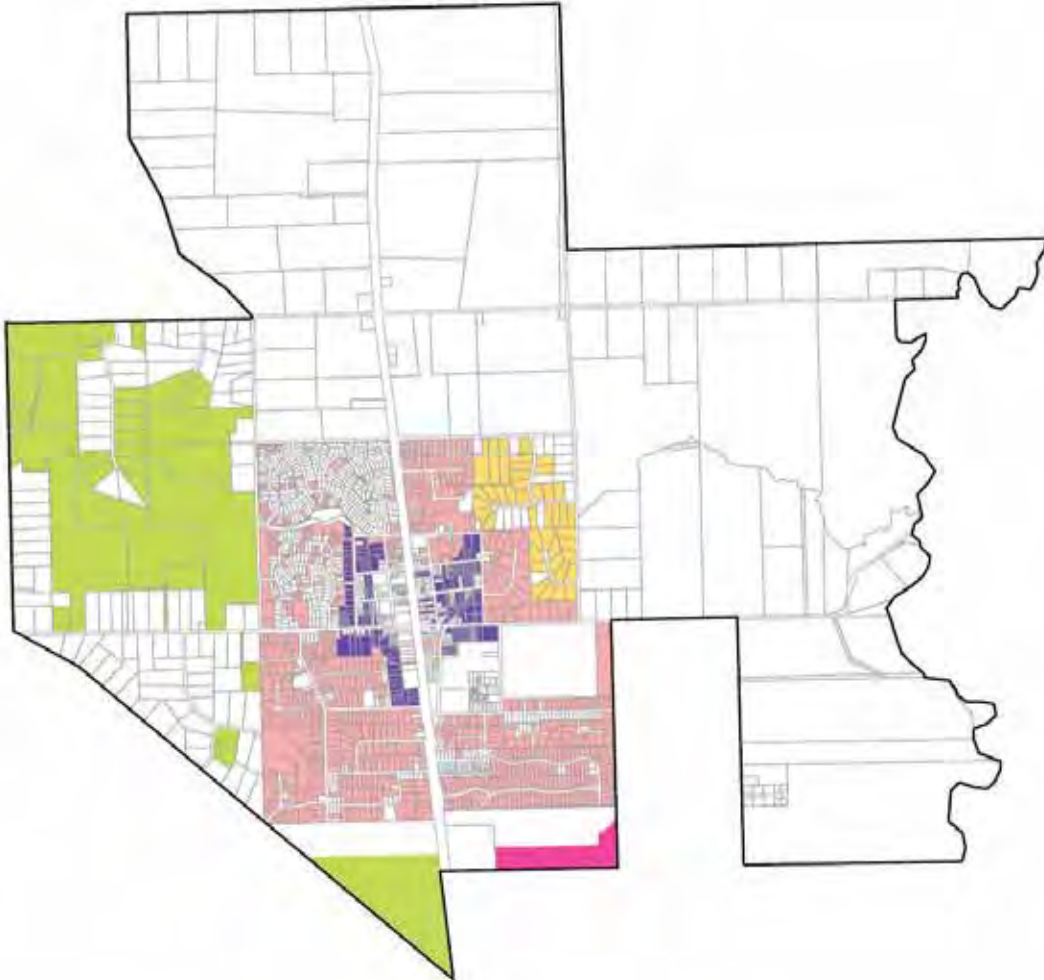
Theoretical Supply ONLY: Does not infer development rights



Legend

-  Town Boundary
-  Residential 1 Zone
-  Medium Density Residential 1 Zone
-  Low Density Residential Zone
-  Rural Living Zone 1
-  Rural Living Zone 2
-  Rural Living Zone 3
-  Rural Living Zone 4
-  Rural Living Zone 5

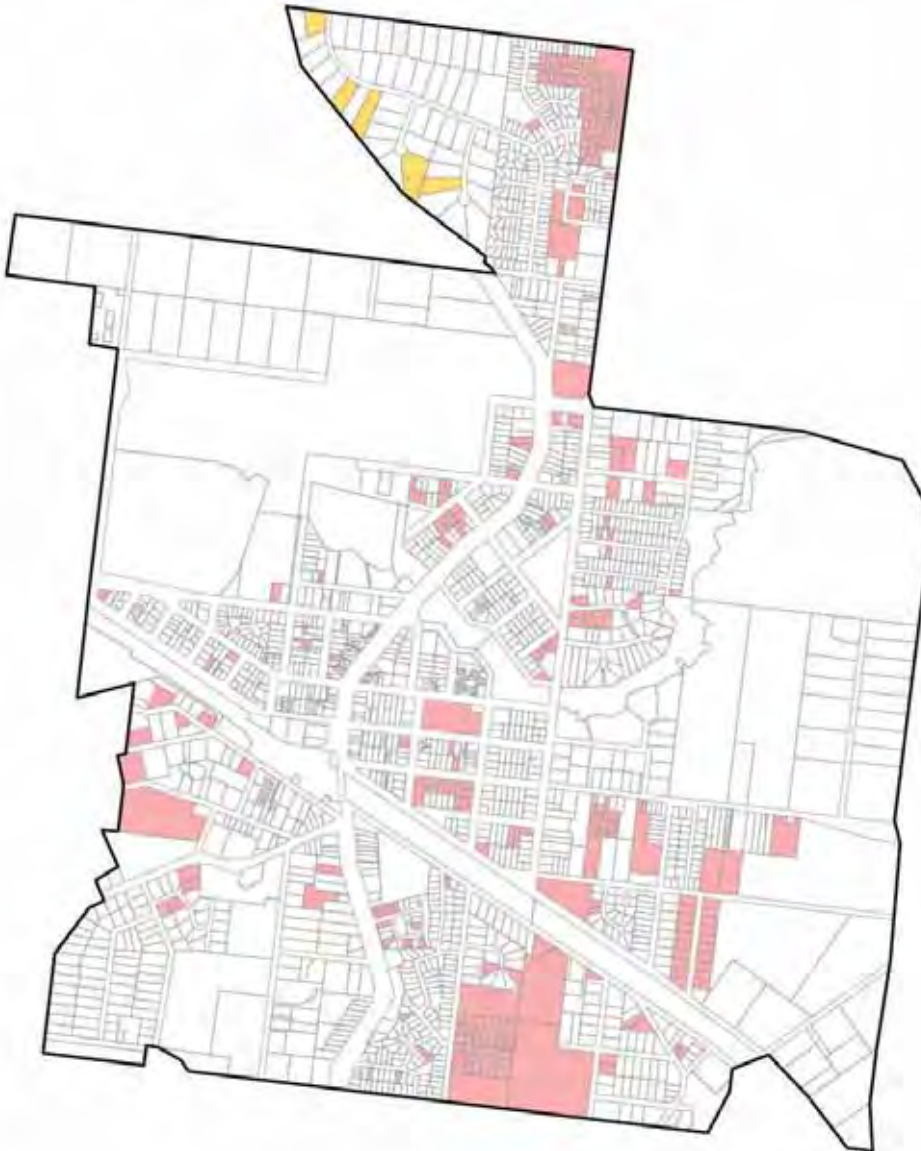
Theoretical Supply ONLY: Does not infer development rights



Legend

- | | |
|-----------------------------------|---------------------|
| Town Boundary | Rural Living Zone 1 |
| Residential 1 Zone | Rural Living Zone 2 |
| Medium Density Residential 1 Zone | Rural Living Zone 3 |
| Low Density Residential Zone | Rural Living Zone 4 |
| | Rural Living Zone 5 |

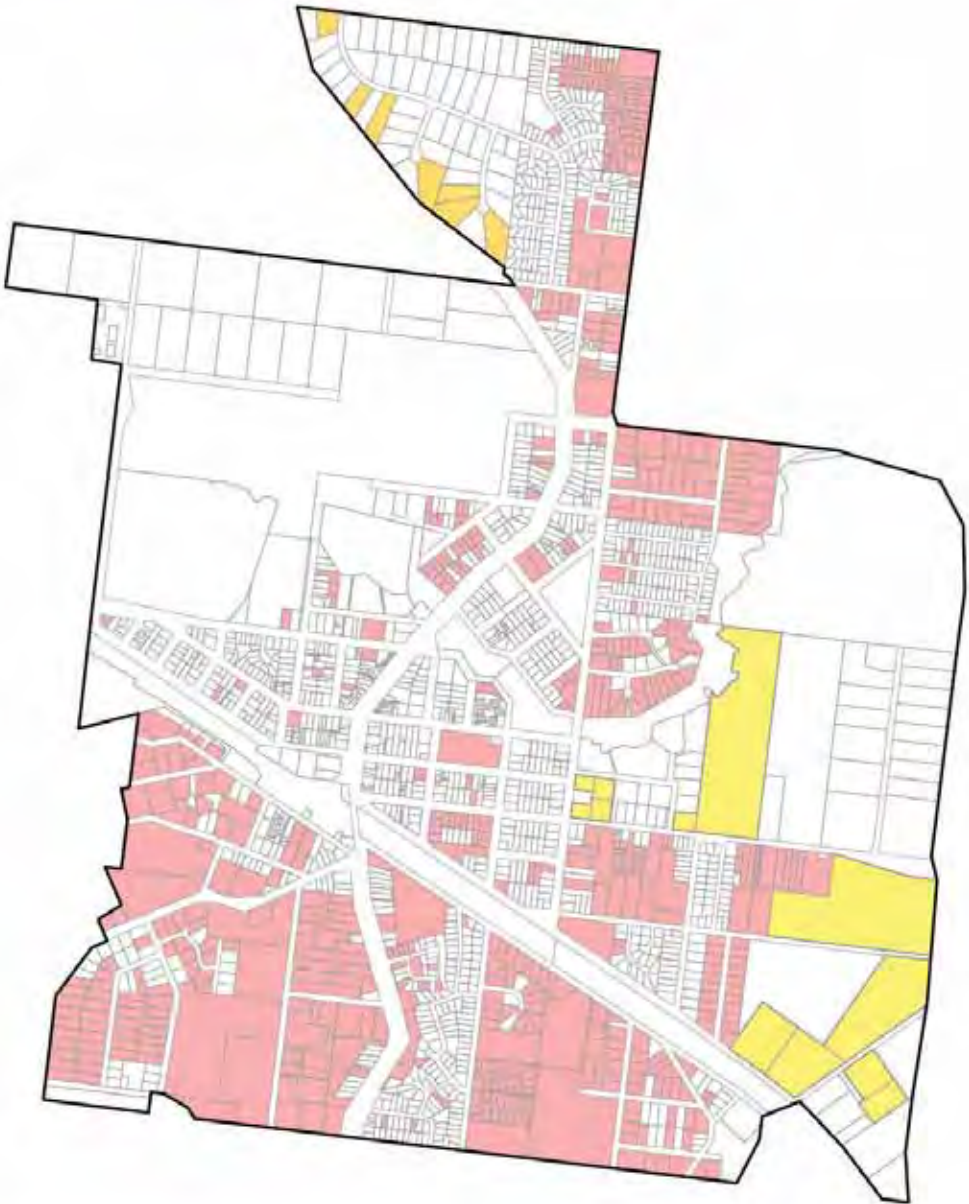
Theoretical Supply ONLY: Does not infer development rights



Legend

- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
- Low Density Residential Zone
- Rural Living Zone 1
- Rural Living Zone 2
- Rural Living Zone 3
- Rural Living Zone 4
- Rural Living Zone 5

Theoretical Supply ONLY: Does not infer development rights



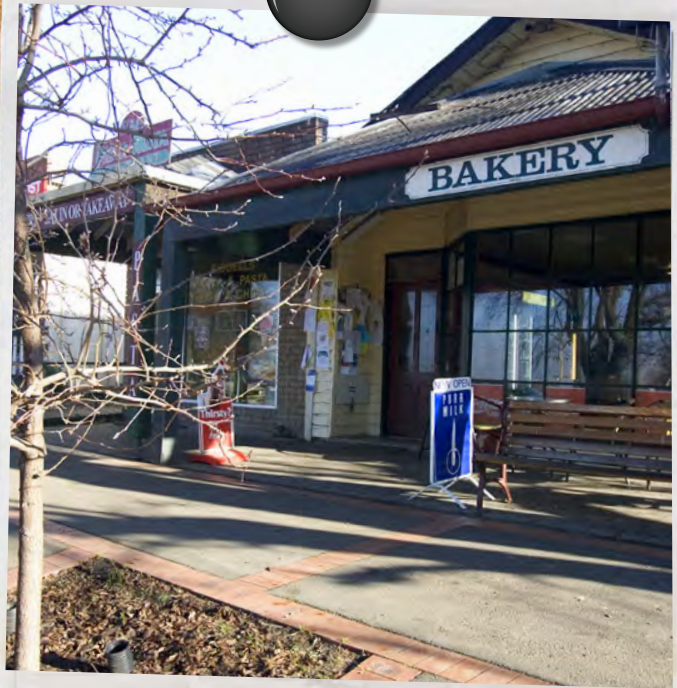
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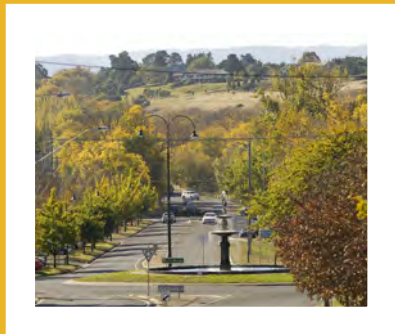
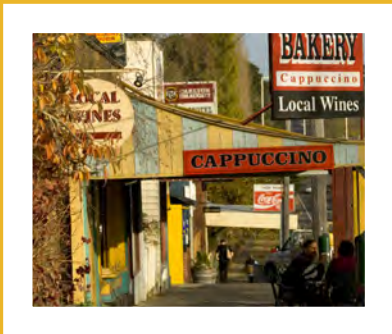
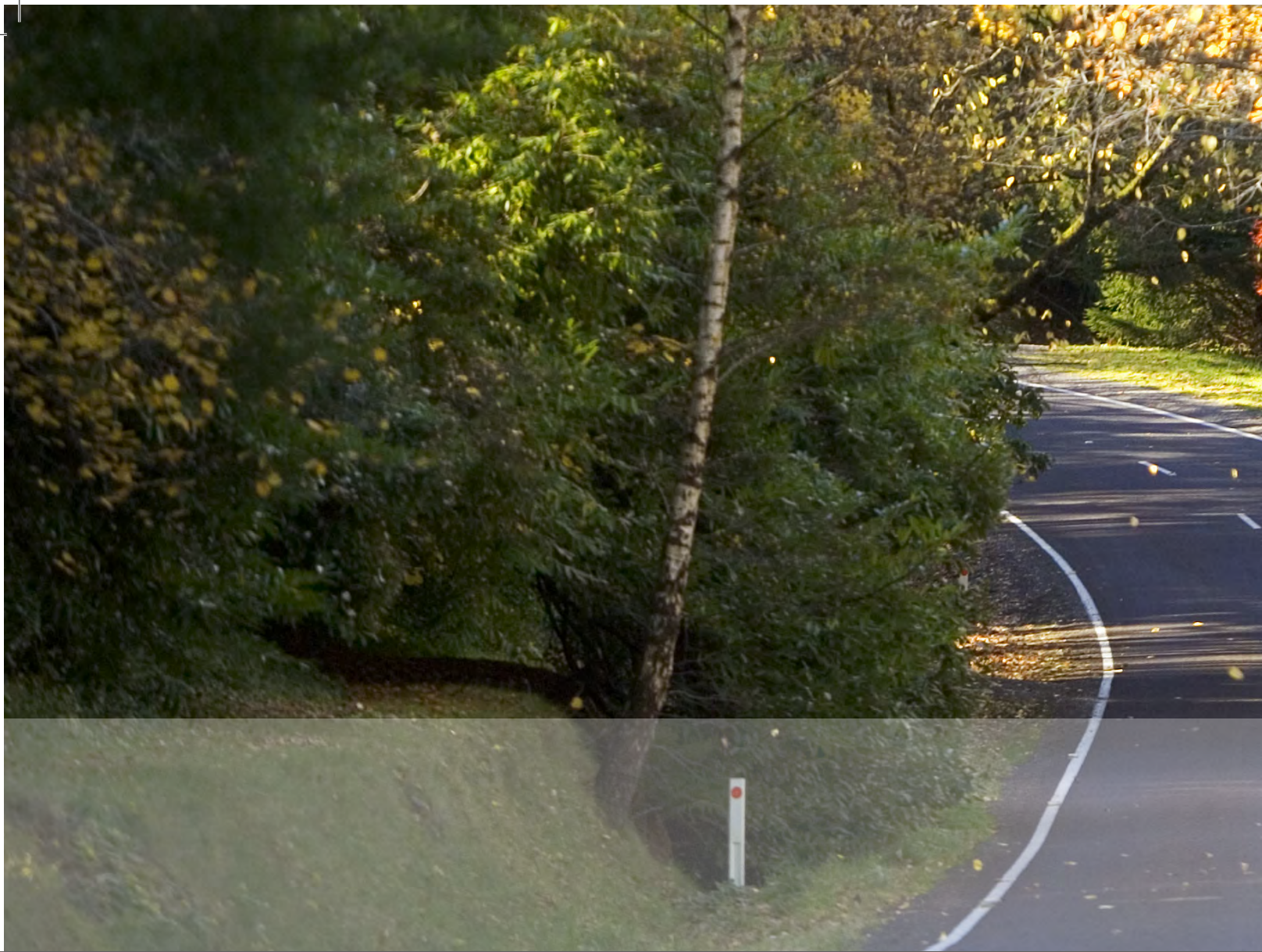
- Town Boundary
- Residential 1 Zone
- Medium Density Residential 1 Zone
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Woodland - high end potential lot yield = 1230 @ 65%

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