

APPENDIX A

BACKGROUND REVIEW

STRATEGIC CONTEXT

Existing studies and reference documents that have informed the preparation of the Woodend Town Structure Plan include the following.

Woodend Strategy Plan, 1974

Comprehensive plan for Woodend that identified a range of issues and opportunities, many of which have been implemented. Parts of contextual analysis still relevant today.

Statement of Planning Policy No. 8 - Macedon Ranges & Surrounds, 1975 (SPP8)

The policy area encompasses a large part of the current Macedon Ranges Shire and the entire Woodend Township. Addresses a number of issues that are relevant to the Structure Plan including water conservation, vegetation, landscape, subdivisions, planning controls and fire prevention. The objectives of SPP8 are restated in clause 22.01 of the Macedon Ranges Planning Scheme and the State Planning Policy Framework.

Note: Council is currently working on a Localised Planning Statement. The development of the new LPS is intended to build on and update the policy goals of the original 1975 statement.

Land Capacity Study Shire of Newham and Woodend, 1992

This study assesses the capability of certain land uses based on land characteristics such as geology, landform, climate, soils and vegetation. The study provides important background information for new uses in Woodend.

Macedon Ranges Cultural Heritage Study and Landscape Study, 1994

The Study highlights the historical and cultural significance of Woodend. The study recommended the introduction of planning controls to create a new heritage precinct in Woodend.

Woodend Township Drainage Study, 1997

Comprehensive study of drainage conditions for Woodend. Included recommendations for infrastructure upgrades, many of which have been undertaken, or are being planned.

Woodend Urban Design Framework, 1999 & Woodend Urban Design Framework Strategy, 2000

Detailed urban design studies which include analysis and recommendations to improve buildings, streetscape and activities in the township. Many recommendations are relevant today and carried into current Town Structure Plan.

Macedon Ranges Residential & Industrial Land Review, 2000

Assessment of current and future land requirements, in view of opportunities and constraints for growth. Identifies landscape and built form character of Woodend, tourism potential and diversity of lot sizes as key assets.

Macedon Ranges Rural Land Review, 2002

Provides an analysis of land use planning issues in the rural areas of the Shire and identifies rural planning objectives to be achieved. Relates to rural land at the edges of Woodend township.

Macedon Ranges Industrial Land Strategy, 2010

Assesses future requirements for industrial land across the Shire. Strategy recommended that 12ha of land would be required to meet demand in Woodend, whilst acknowledging that if this was not possible in Woodend given land constraints, that Kyneton has an over supply and could absorb some of the Woodend demand.

Macedon Ranges Settlement Strategy, 2011

The Macedon Ranges Settlement Strategy (MRSS) identifies the role of each town in the Shire, and opportunities and locations for future growth. Recommendations are proposed to be implemented through Amendment C84 to the Macedon Ranges Planning Scheme.

The MRSS process identified that there were significant constraints to urban growth around Woodend, that Woodend remain as a District Town in the broader settlement hierarchy.

Amendment C84 to the Macedon Ranges Planning Scheme implements the outcomes of the Settlement Strategy in the Planning Scheme.

Draft Landscape Character Study, 2010

Identifies landscape character types for each township of the Shire. Specific to Woodend, the study describes the importance of the edges and gateways, particularly the Avenue of Honour and Black Forest Drive, elements of the natural and rural setting, and the landscape character of built up areas. Notes threats to character including lack of definition of edges, suburban style developments and lack of pathways.

Sustainable Communities Report, 2010

This study aims to outline the overall direction for the management of urban growth and development of sustainable communities within Macedon Ranges Shire for the period 2011 - 2036. Notes issues and opportunities for each town in relation to community services, the environment, housing and built form, transport connections, utilities and the economy.

Loddon Mallee South Regional Growth Plan, 2014

The State Government released Regional Growth Plans for each part of the State in May 2014.

The Loddon Mallee South Regional Growth Plan is the strategic land use plan for the region, including Macedon Ranges, Greater Bendigo, Central Goldfields, Loddon and Mount Alexander Shires, to guide growth and change for the next 30 years.

The Plan identifies where future growth is promoted and supported in the region. It identifies environmental, economic, community and infrastructure resources of regional importance that should be preserved, maintained or developed. It also outlines key planning considerations,

such as natural hazards, that may influence growth and seeks to guide future land use planning to ensure the region continues to thrive.

Woodend Town Structure Plan Issues Paper, 2012

The paper provided an outline of the issues facing Woodend to be addressed in the Structure Plan for community comment and gave an overview of the key next steps for the project. Community feedback was analysed in the first stages of preparing the Town Structure Plan.

DPCD Practice Note: Understanding Neighbourhood Character, 2001

This Practice Note outlines the meaning of neighbourhood character and how it can be identified and managed through the Planning Scheme. It forms the basis of neighbourhood character assessment in Victoria.

Black Gum Strategy, 1984

The Strategy was prepared following the listing of Black Gum (*Eucalyptus aggregata*) as 'threatened' under the Flora and Fauna Guarantee Act 1988. It maps the distribution of Black Gum in Woodend, identifies management issues and sets out objectives to ensure the long term survival of the species.

EXISTING ZONES

Residential 1 Zone

This zone provides for residential development at a range of densities. Subject to specific conditions, some local community uses may be permitted within the zone such as educational, recreational, religious, and community. The provisions of ResCode at Clause 54 and 55 of the Planning Scheme apply.

Rural Living Zone

The Rural Living Zone (Clause 35.03) provides for residential use in a rural environment. It is designed to cater for lots in a rural setting that are large enough to accommodate a dwelling and a farming use. A minimum subdivision area of 40 hectares applies to land around Woodend.

Low Density Residential Zone

This zone provides for low density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater. The minimum lot size is 0.4ha (for unsewered areas) and a permit is generally not required for a dwelling.

Rural Conservation Zone

The Rural Conservation Zone (Clause 35.06) is primarily concerned with protecting and conserving rural land for its environmental features or attributes. The minimum subdivision area is 40 hectares.

Farming Zone

The Farming Zone (Clause 35.07) provides for the use of land for agricultural purposes. In addition, the purpose of the zone includes ensuring sustainable land management practices and protecting the natural resources and

biodiversity of the area. A minimum subdivision area of 40 hectares applies.

Commercial 1 Zone

The retail and commercial areas of the town centre around High Street are included in the Commercial 1 Zone, recently changed from the Business 1 Zone.

The purpose of this zone is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, and to provide for residential uses at densities complementary to the role and scale of the commercial centre.

Public Use Zone

The Public Use Zone recognises the use of public land for utility, community services and facilities. This covers land uses such as service and utility, education, health and community, transport, cemetery and local government. Land identified as public use zones include Woodend Primary School, Woodend Community Centre and Woodend Cemetery.

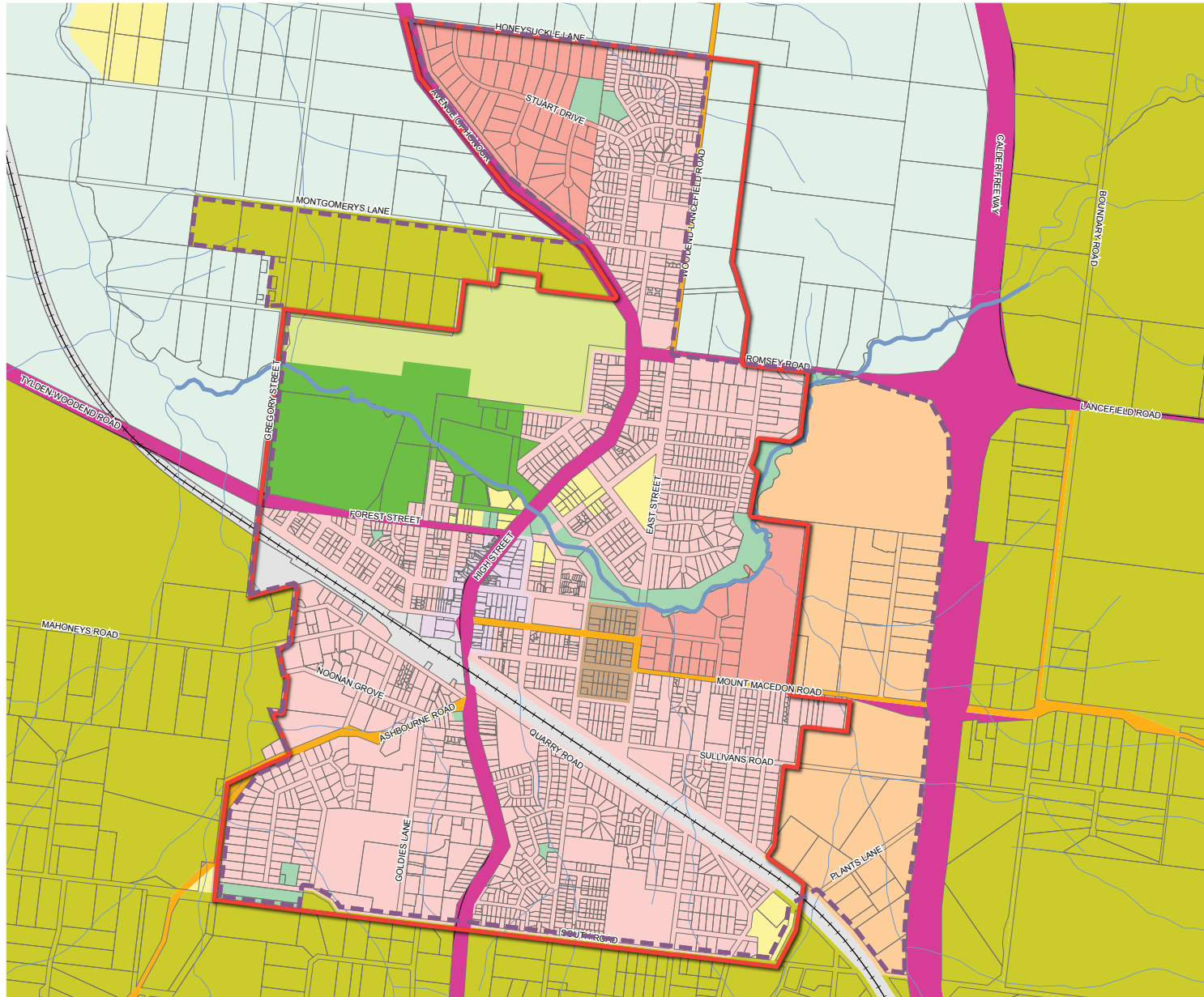
Public Park and Recreation Zone

This zone allows for public recreation and open space. It may also protect and conserve areas of significance. A permit is required to construct a building.

Open space immediately adjacent to Five Mile Creek is subject to this zone. This recognises the importance of this area to informal outdoor recreation in the township.

Special Use Zone

Special Use Zones in Macedon Ranges Shire are used to accommodate private schools, racecourses, private golf courses, and private hospital land uses within the municipality. At Woodend, only the Woodend Golf Course is subject to this zone.



- Residential 1 Zone
- Rural Living Zone
- Low Density Residential Zone
- Commercial 1 Zone
- Industrial 1 Zone
- Rural Conservation Zone
- Farming Zone
- Special Use Zone - Service & Utility
- Public Use Zone - Transport
- Public Park & Recreation Zone
- Public Conservation & Resource Zone
- Road Zone Category 1
- Road Zone Category 2

- Settlement Strategy Study Area
- Town boundary
- Property Boundaries
- Railway
- Creeks & Waterways

ZONES



EXISTING OVERLAYS

Design and Development Overlay 7 (DDO7)

DDO7 has been applied to identified properties on Quarry Road and Washington Land, Woodend. To ensure a low-density residential environment is maintained to this area, buildings are required to be located within an approved building envelope.

This overlay seeks to maintain rural outlooks of bushland and rolling hills and a permit is required to subdivide land.

Development Plan Overlay 11 (DPO11)

Applies to identified properties in Booths Lane, Washington Lane and Blackmore Road. Before a permit can be issued to sites affected by this overlay, a development plan is required to the satisfaction of the Responsible Authority. Requirements of the development plan include a minimum lot size of 2000 square metres and a minimum site width frontage of 23 metres.

Environmental Audit Overlay

The purpose of this overlay is to ensure potentially contaminated land is remediated for sensitive uses. Prior to the commencement of residential, child care, pre-school centre or primary school uses, a certificate of environmental audit, or a statement by an environmental auditor, must be issued for the land.

Environmental Significance Overlay 4 - Eppalock Proclaimed Catchment (ESO4)

Applies to the north-west of the municipality, including the entire study site. The purpose of this overlay is to ensure the protection and maintenance of water quality and water yield within the Eppalock Water Supply Catchment.

The catchment is an important source of water for both irrigation and urban supplies for towns within Macedon Ranges Shire.

A Permit is required to construct accommodation/dwelling that is not connected to reticulated sewerage and buildings and works for intensive animal husbandry.

To maintain environmental objectives, some uses may require comments from the Department of Environment and Primary Industries (DEPI) prior to a permit being issued. This includes the creation of lots smaller than 40 hectares not connected to reticulated sewerage.

Heritage Overlay (several sites)

This overlay seeks to conserve and enhance heritage places and elements that contribute to natural or cultural significance. The overlay applies to a precinct on High Street in the town centre, and various other individual sites throughout the town. Demolition, construction, or works to sites affected by this overlay generally require a permit from the Responsible Authority.

Land Subject to Inundation Overlay (LSIO)

Applies to land immediately adjacent to Five Mile Creek and identifies land that is affected by a 1 in 100 year flood. This overlay also seeks to maintain the health of rivers and wetlands and requires a permit for construction of a building or associated works (including fencing and roadworks).

Significant Landscape Overlay 1 (SLO1)

SLO1 applies to Woodend Golf Course site, and properties along Montgomerys Lane. It identifies a large collection of gardens within the Macedon Ranges that are significant landmark features of Victoria.

This overlay enforces the Macedon Ranges and Surrounds Local Policy (Clause 22.01) and ensures development is responsive to the identified landscape character.

Vegetation Protection Overlay (VPO1, 2, 3, 5, 6, 9)

The VPO seeks to protect specific vegetation species of significance and their habitat areas. The purpose of this overlay is to minimise the loss of vegetation, recognise vegetation areas as significant and encourage regeneration of native vegetation.

The overlay has been extensively applied near the town boundary and adjacent to Five Mile Creek, recognising the importance of vegetation to the township's character.

VPO1 – Black Gum Areas

Applies across Woodend, with particularly large regions within the immediate Five Mile Creek environs. Protects all remnant Black Gums, and conserves their habitat and environs.

VPO 2 - Roadside Vegetation

Applies to vegetation adjacent to Calder Freeway (south of Quarry Street) and recognises their importance as wildlife habitat. The vegetation also contributes to the experience of key entry points into the township and contributes to the visual character of the area.

VPO3 - Native Grassland Areas

VPO3 applies to land near the Woodend Racecourse to protect native grassland species considered to be very rare.

VPO5 – Narrow-Leaved Peppermint Gums

Protects a remnant area of the species located north of the Five Mile Creek.

VPO6 – Wildlife Corridors

Applies to key roads into and within Woodend and recognises the role of remnant native vegetation to the biodiversity of the municipality.

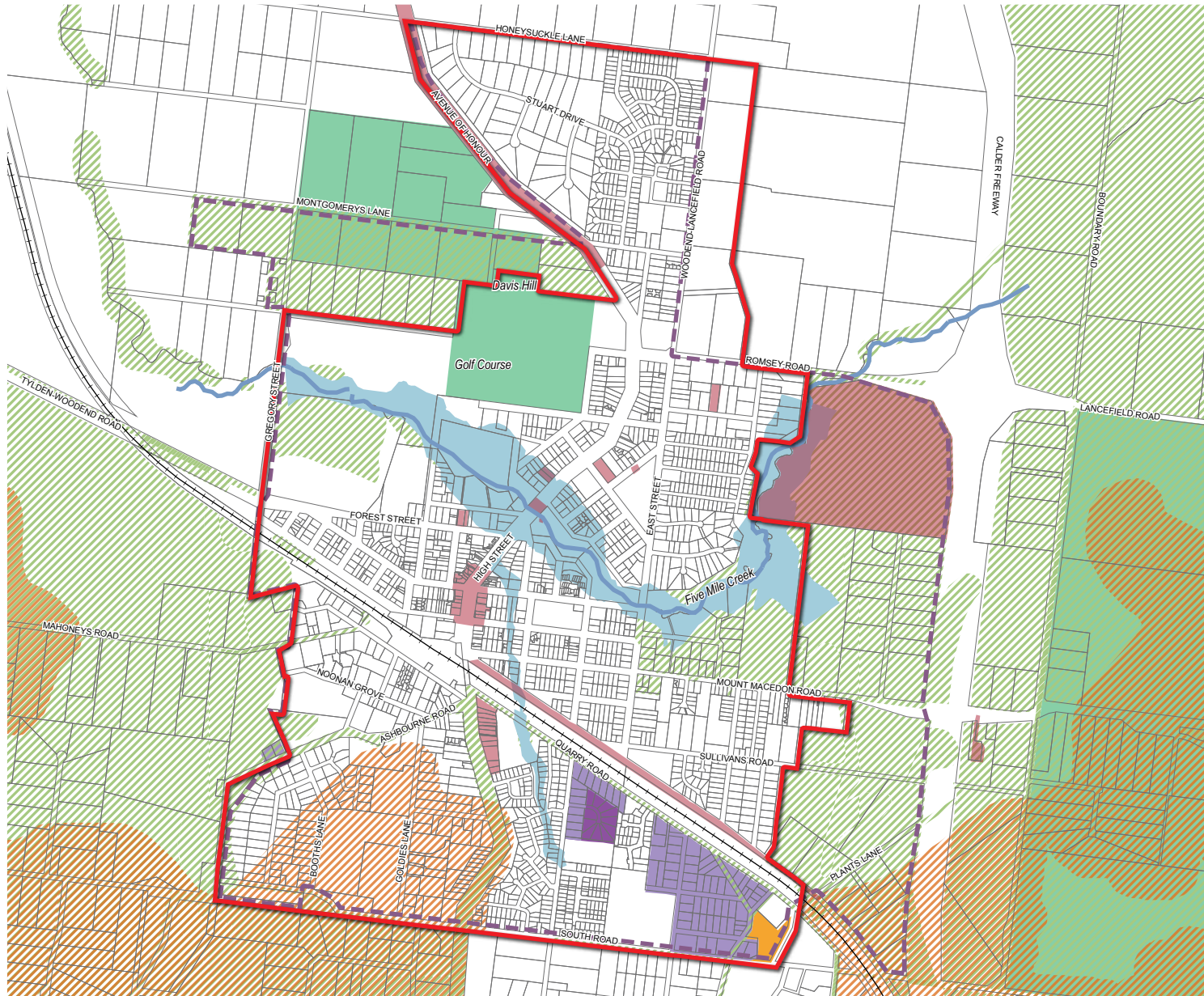
VPO9 – Living Forest

Applies to areas around the townships of Woodend, Macedon and Cobaws to protect existing native forests.


Bushfire Management Overlay

The BMO/WMO is in place to identify areas of bushfire hazard. It seeks to ensure that the location, design and construction of development takes appropriate bushfire protection measures, and that development does not proceed unless these risks are reduced to acceptable levels.

A permit is required to subdivide land, and any application must include a locality and site description and bushfire management statement.



-  Wildlife Management Overlay (WMO)
 -  Vegetation Protection Overlay (VPO)
 -  Land Subject to Inundation Overlay (LSIO)
 -  Heritage Overlay (HO)
 -  Significant Landscape Overlay (SLO)
 -  Environmental Audit Overlay (EAO)
 -  Development Plan Overlay (DPO)
 -  Design & Development Overlay (DDO)
- Note: The entire map area is covered by the Environmental Significance Overlay (ESO4)

-  Settlement Strategy Study Area
-  Town boundary
-  Property Boundaries
-  Railway
-  Creeks & Waterways

PLANNING OVERLAYS



APPENDIX B

ANALYSIS OF FUTURE
GROWTH OPTIONS

ANALYSIS OF FUTURE GROWTH OPTIONS

INVESTIGATION AREAS

A preliminary assessment of options for development outside of the current town boundary has been undertaken, as a starting point for discussion about future township growth.

Three 'investigation areas' have been identified, shown on the map on page 89:

- **East Investigation Area:** Land to the east of the town boundary, up to the Calder Freeway.
- **North-east Investigation Area:** Land to the northeast of the town boundary.
- **North-west Investigation Area:** Land to the northwest of the town boundary.

Each investigation area has been subject to a high level analysis against opportunities and constraints relating to current planning controls, bushfire risk, flooding, infrastructure provision, environmental and landscape considerations, access, the potential to create new open spaces and community feedback.

A possible future development scenario is outlined for each Investigation Area.

Recommendations on the preferred options are summarised.

The revised MSS indicates all three investigation areas as options to 'investigate for potential future urban development'.

PRINCIPLES FOR ASSESSING OPTIONS

Growth options would be assessed in detail if it is determined in the future that additional residential land supply is required.

The trigger point for expanding beyond the existing town boundary would be activated when a land supply and demand analysis assesses that there is less than 15 years' supply within the township boundary. The supply and demand for residential land will therefore need to be closely monitored and reviewed when census data is updated.

When the 'trigger point' is hit, a more detailed assessment of opportunities and constraints for each of the 3 Investigation Areas will be necessary to decide a preferred growth option. Assessment will consider strategic merit, including constraints, access to existing infrastructure, road access, proximity to the township and existing community facilities and potential yield based on the Garden Setting precinct guidelines.

A masterplan would be prepared for the preferred site, taking into consideration all of the site constraints and the siting and design principles listed in Chapter 3 Housing and Neighbourhood Character.

Specifically, proposals would need to demonstrate that:

- The rural edges of the town and the natural character of entry points is maintained.
- Viewlines from the Calder Freeway which are currently characterised by a natural, treed outlook, are maintained.
- Significant heritage, landscape or environmental features are protected.
- The proposed site layout and design of buildings incorporate and respect the natural features of the site, including topography, creeklines, floodplains and stands of vegetation.

Woodend's land supply will be reviewed when the relevant 2016 ABS census data is released (likely to be 2018). An

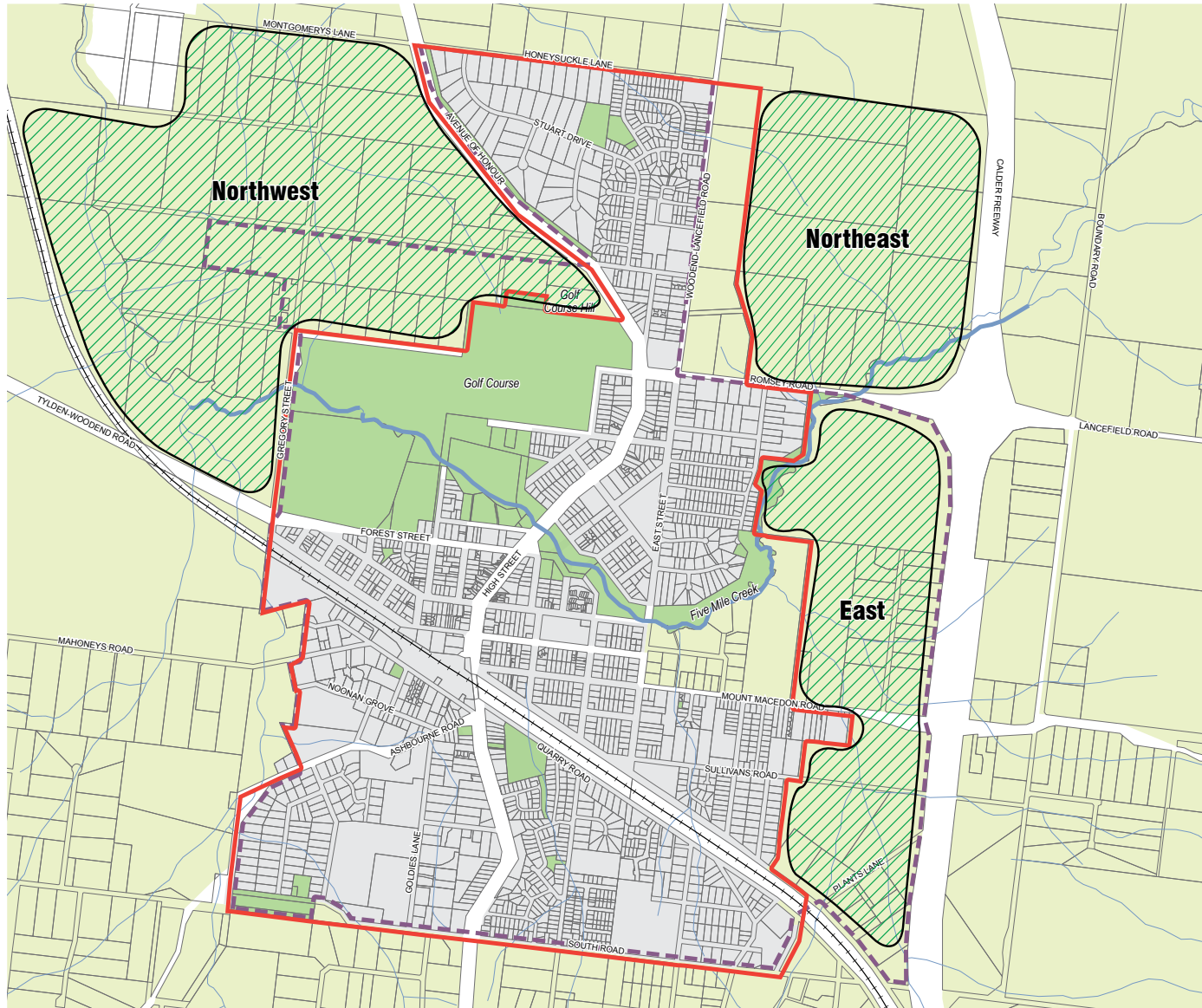
expansion of the town boundaries or rezoning of further land for residential development will not be supported unless this data demonstrates that the 15 year capacity is reached.

SUMMARY OF ANALYSIS

From this detailed analysis of each growth option, the following observations are made:

- East Investigation Area presents several development constraints in the form of environmental sensitivities, a number of overlay controls, flooding issues, native vegetation and fragmented land ownership. However, these constraints could be addressed in a well considered site layout. Parts of this area could be considered as an option for future development.
- Northeast Investigation Area presents the least amount of development constraints of the three options. However, there are environmental and heritage sensitivities, steep topography, views from the freeway to be protected and possible future flood management overlay controls to be applied. A large part of this area could be considered as an option for future development.
- Northwest Investigation Area presents considerable development constraints in the form of access, cultural, landscape and environmental sensitivities and a number of overlay controls as well as an extensive section of riparian corridor with flooding issues to the south-east and a prominent escarpment rising from the creek.

The northern part of the Northwest Investigation Area requires further detailed visual assessment to determine whether it could be developed. This area should not be considered as an option for future development at this stage.



- Town boundary
- - - Settlement Strategy study area
- / / / Investigation areas
- Property boundaries
- + + + Railway
- Open space
- Rural zoned land
- Urban zoned land
- ~ ~ ~ Creeks & waterways

INVESTIGATION AREAS



EASTERN INVESTIGATION AREA

OPPORTUNITIES & CONSTRAINTS

Current Strategy & Policy Direction

This area is included within the Settlement Strategy boundary, but not the existing town boundary.

Zoning

The land is included within the Rural Living Zone Schedule 1, which has a minimum lot size of 40 hectares.

Overlays

The Environmental Significance Overlay applies (ESO4), requiring accommodation and dwellings to be connected to reticulated sewerage.

The Vegetation Protection Overlay (VPO9) "Living Forest" applies, to protect areas of remnant native vegetation.

Heritage Overlay (HO272) applies to the north of the investigation area. HO272 and its values were discussed in the Panel Report to Amendment C33:

Shirley Park is a former horse stud farm on 37.5 hectares located on the eastern edge of the Woodend township. There are a number of buildings on the site, including a manager's residence, an arena, silos, stables, vet's room, horse wash room, enclosed horse lunging yard and 3 stallion yards. The site also contains distinctive fencing with rails of steel cabling as well as Monterey and Golden Cypress windrows.

Fire

The CFA has advised that land to the east would be suitable for development, provided potential risks are taken into account during the design phase. A head of a fire from the east is likely to be halted by the Calder Freeway corridor, offering a degree of protection to housing on its western side.

The site offers potential for adequate access requirements in relation to fire risk management. Most of this area is not affected by the Bushfire Management Overlay (BMO), aside from a small section in the southeast.

Flooding & Infrastructure

The Land Subject to Inundation Overlay (LSIO) applies to Five Mile Creek and its surrounds. There are a number of tributaries that run through the area into Five Mile Creek which may pose a risk of flood. The LSIO is recommended for review in this location and may need to be extended.

The watercourses are part of the local water supply catchment and would require substantial riparian buffers.

Any new development will be required to connect to reticulated services and drainage.

Environment, Landscape & Heritage

This area comprises flat to gently undulating, grazing land, rising up to a low ridgeline towards the east of the investigation area. It interfaces with the Five Mile Creek to the north and existing suburban development to the west. Currently, it is attractive, lightly-treed rural land forming the edge to the town. There are no other key landscape features.

Mt Macedon Road and Romsey Road form eastern gateways to Woodend and are popular tourist roads to Mount Macedon. The rural character of this land forms part of these gateway experiences and should be retained.

The Calder Freeway is a strong eastern edge to the town and logical physical barrier within which to contain development. A landscaped buffer along road reserves and within property frontages would assist in screening development from the freeway.

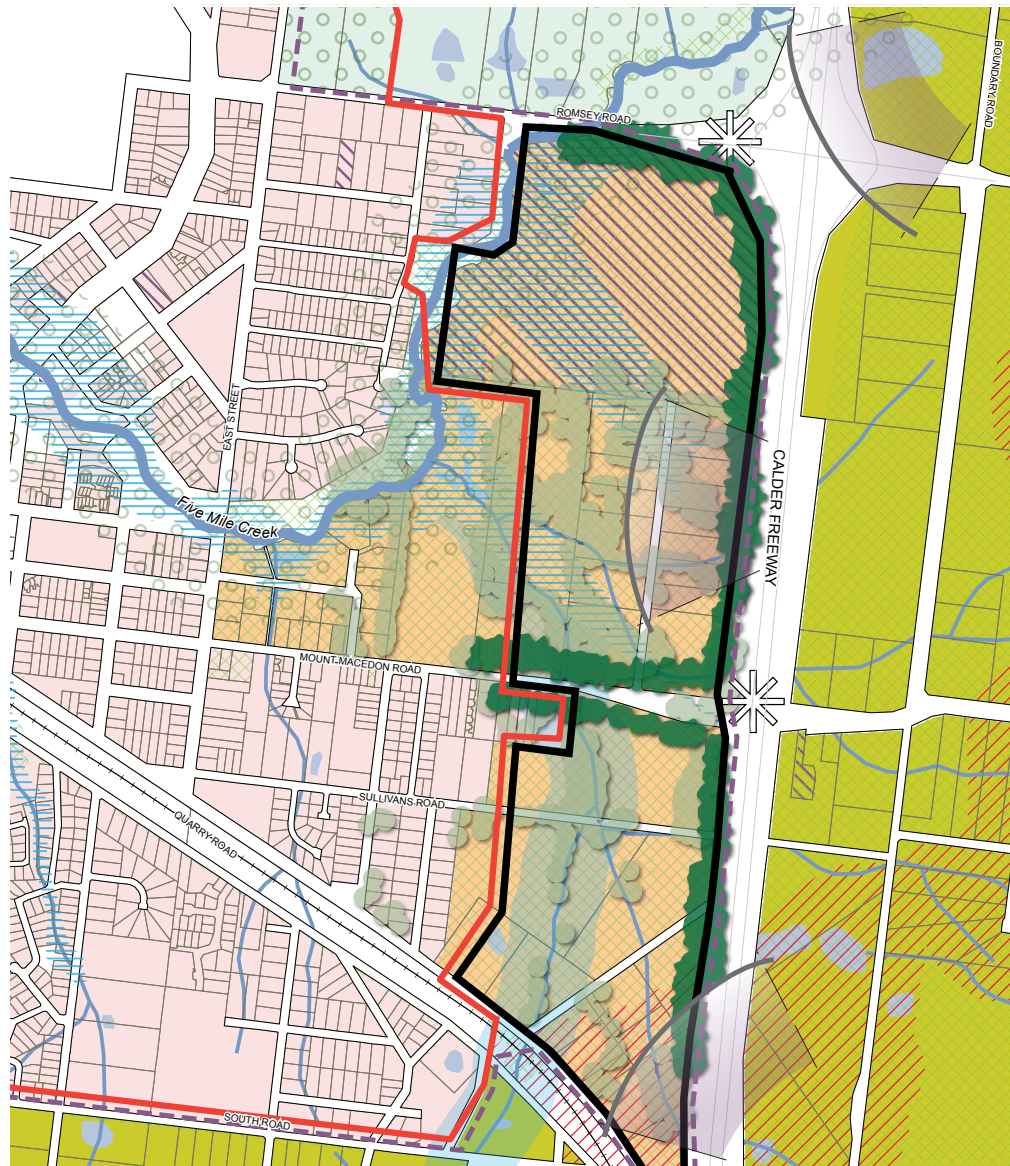
Outside of the VPO there are several stands of remnant vegetation that should be protected. Remnant vegetation and drainage lines may constrain development in some areas, however they also provide the opportunity for creating open space corridors with a natural landscape theme.

Areas around the watercourses potentially have high cultural value for aboriginal people.






















Access

Mount Macedon and Romsey Roads are sealed bitumen roads. There is some curb and channel on the developed side of the roads. The carriageways are narrow with no footpaths or bicycle lanes. The roads would need upgrading if additional development was proposed.

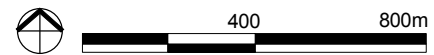
The parts of Mount Macedon Road within this area are approximately 1.5-2km from the centre of town (notionally the corner of High and Anslow Streets). Parts of Romsey Road within this area are approximately 2-2.5km from the centre of town. The southeastern corner of the area is over 2.7km from town.



LEGEND

-  Investigation Area
 -  Settlement Strategy Boundary
 -  Town Boundary
 -  Property Boundaries
 -  Railway
 -  Creeks and Waterways
 -  Water bodies
 -  Existing large trees
 -  Areas of Cultural Sensitivity
 -  Residential Zoned Land
 -  Rural Living Zone
 -  Rural Conservation Zone
 -  Farming Zone
 -  Heritage Overlay
 -  Land Subject to Inundation Overlay
 -  Potential Future LSIO
 -  Wildfire Management Overlay
 -  Vegetation Protection Overlay
 -  Township Gateway
 -  Suggested Landscape Buffer
 -  Key Views
- N.B. ESO4 applies to the whole map

EASTERN INVESTIGATION AREA



EASTERN INVESTIGATION AREA CONTINUED

Potential for open space

Significant stands of vegetation, creek tributaries and existing dams present opportunities to integrate these features into open space within new developments.

Community Feedback

People value the fact that Woodend is not visible from the freeway and would like to see this character retained. There has been concern about the nature of residential developments and subdivision on Mount Macedon Road.

ANALYSIS

The relatively flat topography of this land means that it may be more easily developed, provided that flooding issues near the Five Mile Creek can be managed. The key constraints of landscape character, including protecting gateways, trees and the town's rural edge, could be addressed through careful site planning and controls. However, the fragmented and developed nature of parcels of land would pose challenges for coordinating an acceptable development outcome. Good access for all forms of transport could be achieved through infrastructure upgrades, potentially paid for through development levies or agreements.

POSSIBLE FUTURE DEVELOPMENT SCENARIO

- Sensitively designed residential area, with new housing integrated with the landscape character.
- A range of lot sizes which respond to constraints and opportunities outlined above.
- Design guidelines for new development prepared, as per preferred neighbourhood character type.
- Landscape buffer within property setbacks west of road reserve (approximately 50m width) adjacent to the freeway interface so that housing is obscured from view from the freeway.
- Generous landscape buffers and larger lots provided along Mt Macedon Road and Romsey Road edges to retain rural character.
- Site planning to incorporate natural features into open space links.
- Large tree stands protected through statutory controls such as Vegetation Protection Overlay, Development Plan Overlay, etc.
- Network of pedestrian and cycle links created through site and connected to the town centre.

NORTHEASTERN INVESTIGATION AREA

OPPORTUNITIES & CONSTRAINTS

Current Strategy & Policy Direction

The area to the northeast lies adjacent to the strip of land east of Woodend-Lancefield Road that is included within the MSS town boundary and noted as an option for future investigation.

Zoning

Land is included within the Farming Zone, which has a minimum lot size of 40ha. The existing township boundary includes a strip of Farming Zoned land on the eastern side of Woodend-Lancefield Road.

Overlays

The Environmental Significance Overlay (ESO4) applies, requiring accommodation and dwellings to be connected to reticulated sewerage.

Fire

The CFA has advised that land to the northeast would be suitable for development, provided potential risks are taken into account during the design phase. A head of a fire from the northeast is likely to be halted by the Calder Freeway corridor, offering a degree of protection to housing on the western side.

The site offers potential for adequate access requirements in relation to fire risk management. This area is not affected by the BMO.

Flooding & Infrastructure

The Five Mile Creek is to the south of the area and causes significant flood constraints in the south-east of the Investigation Area.

The watercourses are also part of the local water supply catchment and would require substantial riparian buffers. Any new development will be required to connect to reticulated services and drainage.

Environment, Landscape & Heritage

This area comprises steeply sloping land rising up from the creekline to the east to a ridgeline roughly 200m from the Calder Freeway. The area has patches of mature trees along the roads and in the southwest portion. There is an area of interface with the Five Mile Creek to the south and on the western side of Woodend-Lancefield Road are contemporary suburban housing developments.

Woodend-Lancefield and Romsey Roads form gateways to Woodend, and Romsey Road is a popular tourist route to Mount Macedon and Hanging Rock. The rural character of this land forms part of these gateway experiences and will be protected by maintaining the natural flooding regime along Five Mile Creek.

The Calder Freeway is a strong eastern edge to the town. Currently, views from the freeway towards Woodend feature undeveloped rural land, with the town beyond not visible. This is a highly valued aspect of Woodend's eastern gateway. Containing development to the west of the ridgeline would retain this rural outlook, with buildings concealed by vegetation and the ridgeline. Detailed topographic features and cross sections showing viewlines

from the freeway corridor would inform any decision about the potential for this area in the future.

Flint Hill is a significant property in the south-west of the area with established gardens and buildings worthy of heritage consideration and protection from development. Glen Osmond Farm is located to the north of Honeysuckle Lane, on the eastern side of Old Lancefield Road. It is an important community site, offering farmstay respite for families and kids with special needs. Areas around the watercourses potentially have high cultural value for aboriginal people.

Access

Woodend-Lancefield and Romsey Roads are sealed bitumen roads. There is some curb and channel on the developed side of the roads. The carriageways are narrow with no footpaths or bicycle lanes. The roads would need upgrading if additional development was proposed.

The southwest part of this area is approximately 1.4km from the centre of town (notionally the corner of High and Anslow Streets), following existing main roads. The northeast corner would be over 3km from the centre of town, depending on the street pattern.

Potential for open space

Existing stands of vegetation, small watercourses and dams present opportunities to integrate these features into open space within new developments.

Community Feedback

People value the fact that Woodend is not visible from the freeway and would like to see this character retained.

NORTHEASTERN INVESTIGATION AREA CONTINUED

There has been concern about new residential development and subdivision on Woodend-Lancefield Road and the importance of retaining low density, rural development at the town's edges.

A number of submissions have raised concern about the impacts on Glen Osmond Farm and Flint Hill. Development would need to provide a substantial setback from these sites and landscape buffer zones.

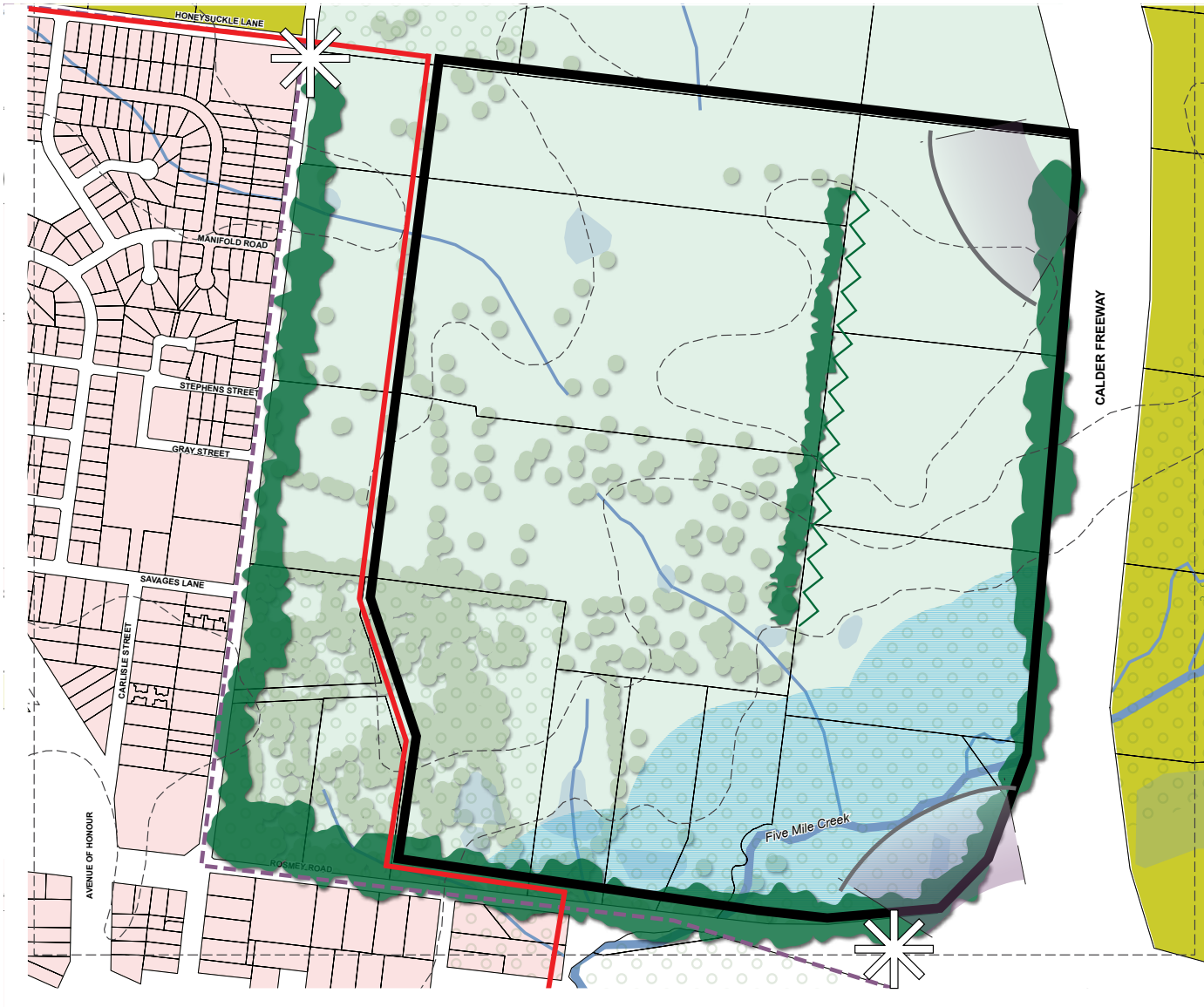
ANALYSIS

The relatively flat topography of this land, west of the ridgeline, means that it may be more easily developed. The key constraints of landscape character, including protecting gateways, visibility of the township from the Calder Freeway and the town's rural edge, could be addressed through careful site planning and controls. Good access for all forms of transport could be achieved through infrastructure upgrades.

POSSIBLE FUTURE DEVELOPMENT SCENARIO

- Sensitively designed residential area, with new housing integrated with the landscape character.
- A range of lot sizes provided which respond to constraints and opportunities outlined above.
- Design guidelines for new development prepared, as per preferred neighbourhood character type. Landscape buffer created along the freeway interface so that housing is obscured from view from freeway (approximately 20m).
- Buildings obscured from the Calder Freeway by siting development to the west of the natural ridgeline and creating a landscape buffer around the developable area.
- Landscape buffers retained along edge of Woodend-Lancefield Road to protect rural character (approximately 20m).
- Site planning to incorporate natural features into open space links.

- Large tree stands protected through statutory controls.
- Network of pedestrian and cycle links created through site and connected to the town centre.
- The whole of the development site determined following detailed site analysis needs to be designed as an integrated development.
- Duplication of Old Lancefield Road to provide a frontage to new development with roadside vegetation retained within a central median.



LEGEND

- Investigation Area
- Settlement Strategy Boundary
- Town Boundary
- Property Boundaries
- Contour lines
- Creeks and Waterways
- Water bodies
- Existing large trees
- Indicative ridgeline
- Areas of Cultural Sensitivity
- Residential Zoned Land
- Farming Zone
- Rural Conservation Zone
- Township Gateway
- Suggested Landscape Buffer
- Potential Future LSIO
- Key Views

N.B. ESO4 applies to the whole map

NORTH EASTERN INVESTIGATION AREA

200 400m

NORTHWESTERN INVESTIGATION AREA

OPPORTUNITIES & CONSTRAINTS

Current Strategy & Policy Direction

Protection of significant landscape was identified as an issue for land zoned Rural Conservation within the Settlement Strategy. The revised MSS refers to the landscape values of this area, including the Avenue of Honour.

Zoning

Land is included within the Rural Conservation and Farming Zones, both of which have minimum lot sizes of 40ha.

Overlays

The Environmental Significance Overlay (ESO4) applies, requiring accommodation and dwellings to be connected to reticulated sewerage.

The Vegetation Protection Overlay (VPO9) "Living Forest" applies, to protect areas of remnant native vegetation. VPO1 is located along creeks to protect areas of Black Gum Eucalyptus.

The Significant Landscape Overlay (SLO1) applies to part of Golf Course Hill. The Town Structure Plan recommends that this overlay is revised and expanded to adequately address the significance of the site.

The Heritage Overlay (HO34) applies to the Avenue of Honour. The Town Structure Plan also recommends that either the HO or the SLO be applied to private land adjacent to the Avenue of Honour to protect the Avenue from development that may detract from its significance.

Fire

The CFA has advised that land to the northwest would be suitable for development, provided potential risks are taken into account during the design phase. A head of a fire from the northwest or southwest will initially impact on the edge of developed areas, which may slow its advance to the remainder of the town. The railway line may provide a good fire break if vegetation is managed. The site offers potential for adequate access requirements in relation to fire risk management. This area is not affected by the BMO.

Flooding & Infrastructure

There are a number of small watercourses that run through the area into Five Mile Creek, as well as Slatey Creek which forms a large floodplain in the southwest portion of the area. These watercourses present flooding issues which significantly limit development potential. The watercourses are also part of the local water supply catchment and would require substantial riparian buffers.

The recycled water treatment plant on Montgomery's Lane requires a buffer to residential development of approximately 300m. The highest parts of the site immediately adjacent to the golf course may not provide adequate water pressure.

Any new development will be required to connect to reticulated services and drainage.

Conflicting uses and expectations associated with the recycled water treatment plant that adjoins the Investigation Area would be a factor in considering this option.

Environment Landscape & Heritage

The golf course and Golf Course Hill provide a visual and landscape buffer to the site from the town centre.

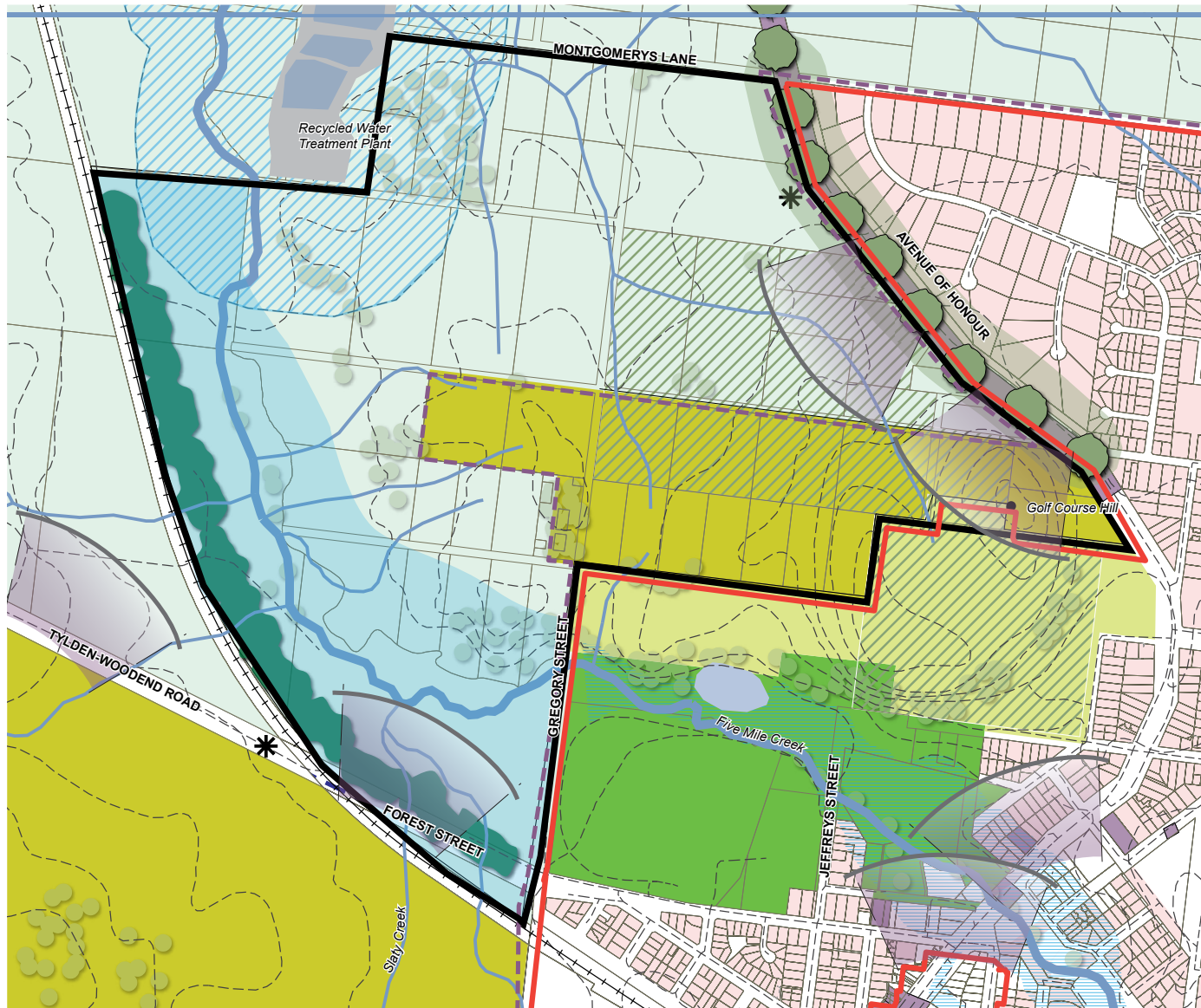
Golf Course Hill is a landscape feature of geological, historic, social and aesthetic significance. Views to the hill are filtered through the Avenue of Honour and its forested ridgeline forms a backdrop to the town. The Town Structure Plan recommends that the current SLO on the site is expanded to more accurately reflect its significant elements.

To the north, this grazing land interfaces with the Avenue of Honour, and provides the open, rural outlook that is an integral part of the northern gateway experience.

South of Golf Course Hill a steep escarpment drops down into the valley of the Five Mile Creek. The lower lying land south of the creek comprises wide floodplains and gently undulating grazing land with stands of mature trees. This part of the investigation area is also a highly visible entry point to the town, from the west along the Tylden-Woodend Road.

Elsewhere on the site are stands of remnant vegetation which may constrain development in some areas, but also could provide an opportunity for creating open space corridors.

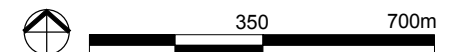
Areas around the watercourses potentially have high cultural value for aboriginal people.



LEGEND

- Investigation Area
 - Settlement Strategy Boundary
 - Town Boundary
 - Railway
 - Creeks and Waterways
 - Water bodies
 - Existing large trees
 - Contour lines
 - Golf Course Hill
 - Residential Zoned Land
 - Public Use Zone
 - Rural Conservation Zone
 - Farming Zone
 - Special Use Zone
 - Public Conservation and Resource Zone
 - Heritage Overlay
 - Land Subject to Inundation Overlay
 - Future Potential LSIO
 - Significant Landscape Overlay
 - Township Gateway
 - Suggested Landscape Buffer
 - Treatment Plant 300m Buffer
 - Avenue of Honour - proposed 100m buffer
 - Key Views
- N.B. ESO4 applies to the whole map

NORTH WESTERN INVESTIGATION AREA



Access

Current access to the site is from Montgomery's Lane, an unsealed rural access road that terminates at the water treatment plant with no opportunities for through-access to the west.

Other access options are highly constrained including Gregory Street (currently also unsealed) and from the Avenue of Honour. Gregory Street may be encumbered by flooding and topographical constraints. Access from the Avenue of Honour would need to be assessed in terms of its impact upon the Avenue's significant landscape and heritage qualities.

To the west of this area, the railway line forms a hard physical barrier.

Options for a bicycle/walking route into the town centre will need to be explored as part of master planning for the site.

All access options would require significant new or upgraded infrastructure.

The corner of Gregory Street and Tylden-Woodend Road is relatively close to the town centre at approximately 1km following existing main roads (although a constrained and potential unviable option). The corner of Montgomery's Lane and Avenue of Honour is further from the town centre at approximately 3km.

Potential for open space

Significant stands of vegetation, creek tributaries and existing dams present opportunities to integrate these features into open space within new developments. Many suggestions have been made for an open space to be created on Golf Course Hill.

Community Feedback

Strong community opposition has been received to development of this site. Objections include concerns about the potential form and size of development and its visibility from the town, the impact upon the Avenue of Honour and the northern gateway to Woodend and the lack of direct access to the town centre.

ANALYSIS

This site presents a number of constraints that would need to be addressed in order for it to be developed in a sensitive manner. This includes the requirements of existing overlays (which may be expanded) and the Rural Conservation Zone, the high sensitivity of the site in terms of its landscape, heritage and cultural values, the topography and the buffer required to the water treatment plant.

While, areas to the south of the site, west of Gregory Street and the Golf Course, are relatively accessible to the centre of town, they have significant flooding, environmental and landscape constraints.

POSSIBLE FUTURE DEVELOPMENT SCENARIO

- Development options limited to area outside of Five Mile and Slatey Creek floodplains, the ridge, slopes, base and foreground setting of Golf Course Hill where viewed from the Avenue of Honour and the town centre.
- Suitable area for development may be identified through views and visual impact assessment to identify parts of the site that meet these criteria.
- Parts of the site north of Golf Course Hill within proximity to the Avenue of Honour may be found to be unsuitable for development from this assessment.
- If development is considered appropriate north of Golf Course Hill, a significant visual buffer area to the Avenue of Honour would need to be provided (eg 50m).
- On developable parts of the site, sensitively designed residential area, with housing integrated with landscape features and setting.
- A range of lot sizes - higher density at the southern edge (eg Bush Suburban Character Type) and low density on the eastern edge (eg Bush Rural Living or Large Lot Rural Living Character Types).
- Design guidelines for new development prepared, as per preferred neighbourhood character type.
- Site planning to incorporate natural features into open space links, including creek corridors and remnant vegetation.

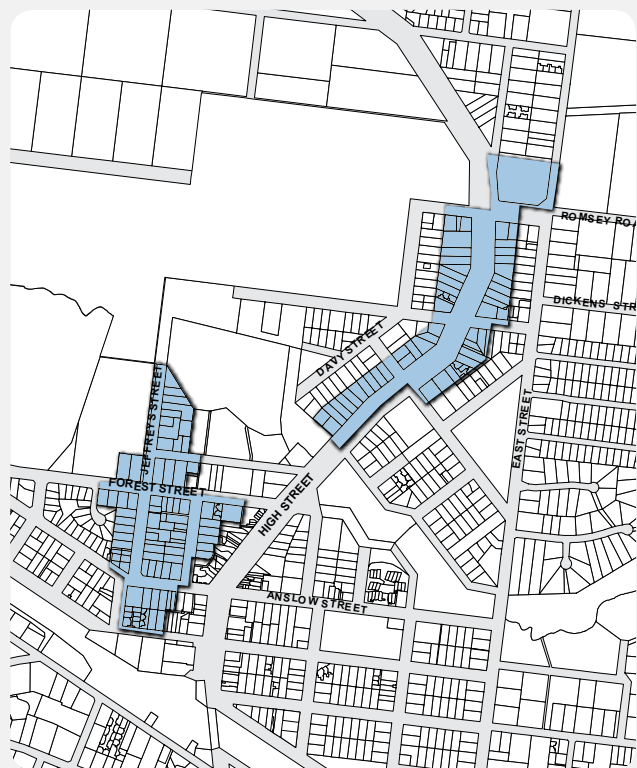
- Large tree stands protected through statutory controls such as Vegetation Protection Overlay, Development Plan Overlay, etc.
- Network of pedestrian and cycle links created through site and connected to the town centre.
- New access created from Montgomerys Lane or Gregory Street/Tylden-Woodend Road



APPENDIX C

NEIGHBOURHOOD
CHARACTER GUIDELINES

1. HISTORIC RESIDENTIAL



CONTEXT

The Historic Residential precinct is focused around Jeffrey, Collier and Forest Streets, immediately to the west of the town centre.

This area has a clearly defined historic character, representative of the early settlement of Woodend. This is due to the many older buildings, including Victorian and Edwardian era timber cottages, and the wide tree-line streets. Buildings are mostly single storey and set in formal established gardens. Garages, where present, are usually set to the side or rear of buildings.

Streets are laid out in a formal grid pattern, and the wide road reserves have grassed verges with exotic avenue planting, which create a traditional 'country town' character.

Lot sizes are on average around 1,000m². The area is included in the Residential 1 Zone, and HO, LSI0 and ESO controls apply.

Due to the high number of older buildings and the relatively intact nature of these streets, it is recommended that this area is further investigated for additional development control through a specific schedule to the Neighbourhood Residential Zone. This would require new buildings, where appropriate, to achieve a high level of consistency with the established character.

There is potential for infill development within this area, provided that it is designed to be in keeping with the historic character.

PREFERRED FUTURE CHARACTER

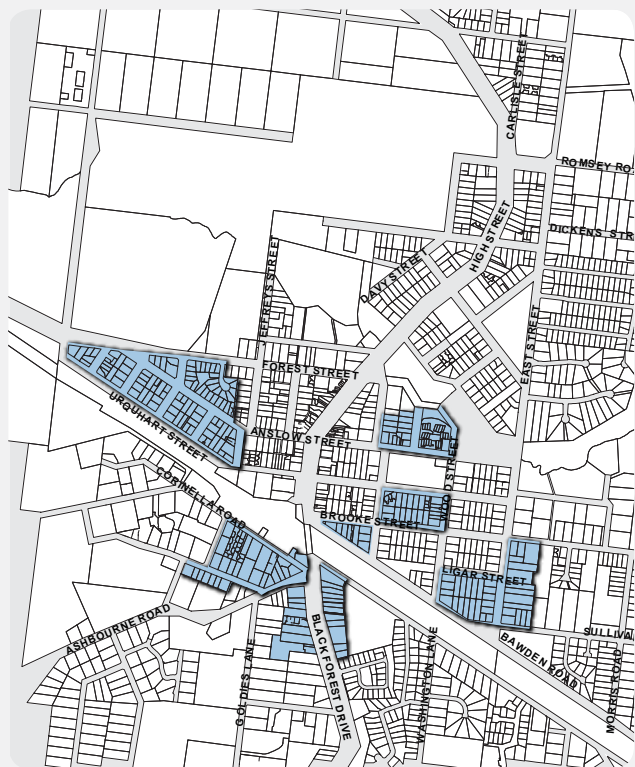
The Historic Residential precinct will be defined by its distinctive streetscapes of small cottages and large heritage dwellings set in established garden surrounds. This includes the continued presence of the town's older buildings, and new development that is designed to integrate with and maintain the significance of key features of the existing historic character.

THIS WILL BE ACHIEVED BY:

- Retaining the older dwellings that contribute to the historic character of the area.
- Encouraging innovative, contemporary architectural responses for new development that complement the historic character of the area.
- Retaining the low scale character of streetscapes, and use of simple building forms (up to 8.5m) with pitched roofs.
- Use of lighter coloured finishes.
- Maintaining the pattern of regular frontage setbacks which allow space for planting by requiring a minimum front setback of 9m or the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, whichever is the lesser.
- Retaining the sense of space within the streetscape by requiring setbacks from side boundaries of at least 2m.
- Applying a minimum lot size of 600m², for those sites where subdivision is appropriate.
- Applying a maximum site coverage allowance of 40% for building footprint, and minimum 30% coverage for permeable ground surfaces.
- Siting garages and carports at the rear or side of dwellings.
- Improving the vegetation cover with exotic tree species, particularly deciduous varieties, and retaining or planting canopy trees.
- Strengthening the avenue street tree planting where required.
- Maintaining the historic 'country town' character of the roadspace and verge treatments, while repairing footpaths as required.
- Investigating the option of applying a specific schedule to the Neighbourhood Residential Zone to protect the character of this area.



2. TOWNSHIP RESIDENTIAL



CONTEXT

The Township Residential precinct includes older, established areas within the township, many of which are close to the High Street commercial area. These streets have a traditional ‘country town’ character, created by the wide roadscape with unsealed edges and grassed verges, avenue planting and established dwellings set in garden surrounds.

Building styles and eras are mixed, ranging from early original dwellings to contemporary infill development. Buildings are both single and double storey. Gardens are generally well established, some with exotic formal planting and large canopy trees.

Lot sizes average from 1,000m² to 2,000m². The precinct is included in the Residential 1 Zone. Parts of the precinct are affected by the LSIO, VPO, ESO and HO.

There is significant potential for infill development within this area, particularly for areas close to High Street. There are many large lots that could support additional built form and the mixed architectural character allows for considerable design flexibility. Many sites support buildings that are in need of renewal.

Given the proximity of the Township Residential precinct areas to the town centre and the scope for renewal of many sites, this precinct is the preferred location for medium density development.

It is important that all new development, particularly medium density development, is designed to enhance the landscape character of these neighbourhoods. The Residential Design Principles in Chapter 3 will assist in achieving a high quality outcome.

PREFERRED FUTURE CHARACTER

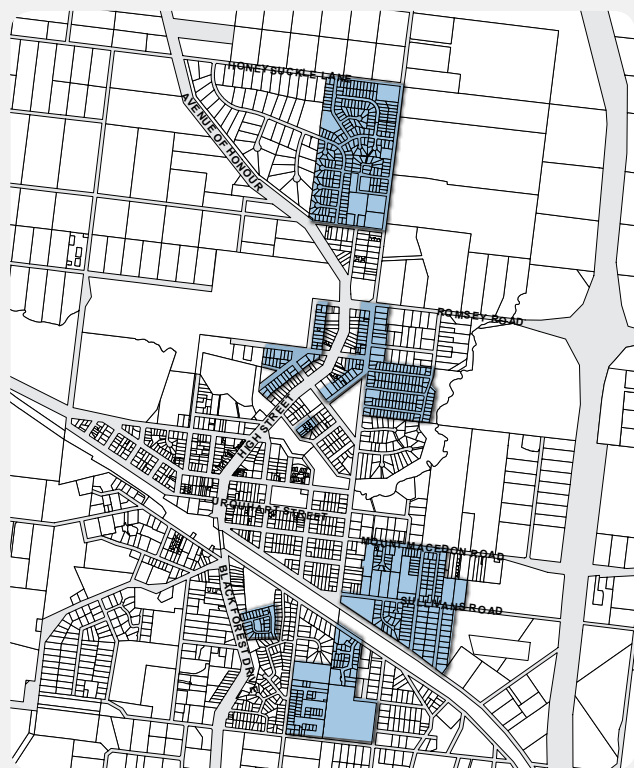
The Township Residential precinct will be defined by its distinctive ‘country town’ character, with dwellings set in garden surrounds and wide, tree-lined streets with informal edges. New buildings will respond to the existing character by providing generous front setbacks and space around dwellings for canopy trees and low, permeable front fencing. A range of dwelling types can be provided in this precinct, with smaller dwellings designed to reflect the character and landscape quality of the streetscape.

THIS WILL BE ACHIEVED BY:

- Retaining the spacious character of the area while allowing for a range of new development types.
- Encouraging innovative, contemporary architectural responses for new development.
- Encouraging applications to retain older character buildings where appropriate.
- Maintaining a building scale of up to 2 storeys (8.5m) with pitched roof forms.
- Improving the vegetation cover and retaining and/or planting canopy trees.
- Maintaining the pattern of regular front and side setbacks which allow space for planting, including canopy trees.
- Requiring a minimum front setback of 9m or the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, whichever is the lesser.
- Requiring setbacks from side boundaries of at least 2m.
- Applying a minimum lot size of 500m².
- Applying a maximum site coverage allowance of 60% for building footprint, and minimum 30% coverage for permeable ground surfaces.
- Siting garages and carports at the rear or side of dwellings.
- Strengthening the avenue street tree planting where required.
- Maintaining the historic 'country town' character of the roadscape and verge treatments, while repairing footpaths as required.
- Identifying and protecting individual sites that have potential heritage value.



3. GARDEN SETTING



CONTEXT

The Garden Setting character precinct includes areas of formally planned subdivision and housing development that date from the 1950s to recent subdivisions. These areas are characterized by single detached dwellings set within garden surrounds.

While there are many different architectural styles, use of brick with pitched tiled roofs are prevalent. In many of these areas roadspace treatment is formalised, with kerbs, footpaths and street lighting feature.

The character of some areas is complemented by established street planting, while in others the street planting is either lacking or establishing.

Lot sizes range from 600m² in contemporary development to 1000m² in older established areas. The area is included in the Residential 1 Zone, and the ESO applies.

There is potential for infill development on the larger lots within this area. It is important that new development is designed to enhance the landscape character of these neighbourhoods.

PREFERRED FUTURE CHARACTER

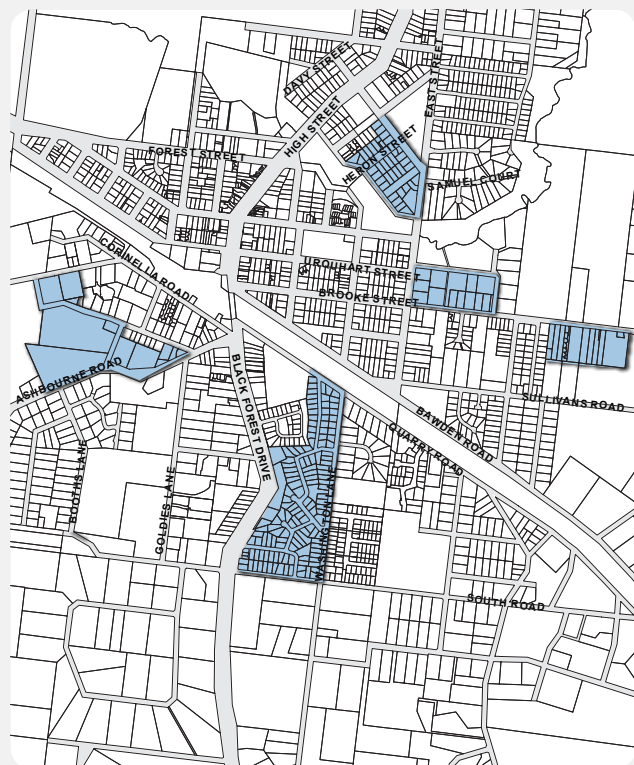
The Garden Setting precinct will comprise dwellings set within garden surrounds, with spacing around buildings to provide for canopy trees and landscaping. The low scale of buildings and low pitched roofs will allow the vegetation to dominate, and the delineation of public and private realms will be open, with low and permeable or non-existent front fences. New buildings will also respond to the existing character by providing generous front setbacks and space around dwellings for canopy trees.

THIS WILL BE ACHIEVED BY:

- Improving the vegetation cover and retaining and/or planting canopy trees.
- Encouraging innovative, contemporary architectural responses for new development.
- Maintaining the pattern of regular front and side setbacks which allow space for planting, including canopy trees.
- Requiring a minimum front setback of 9m or the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, whichever is the lesser.
- Requiring setbacks from side boundaries of at least 2m.
- Maintaining a building scale of up to 2 storeys.
- Applying a minimum lot size of 600m².
- Applying a maximum site coverage allowance of 30% for building footprint, and minimum 30% coverage for permeable ground surfaces.
- Siting garages and carports at the rear or side of dwellings.
- Strengthening the avenue street tree planting where required.



4. BUSH SETTING



CONTEXT

The Bush Setting precinct is located in areas to the south of the Railway Line and to the north of Five Mile Creek. It consists of detached, single dwellings set into clusters of tall native canopy trees, and a sloping topography in many parts.

Established native roadside planting often blends with the dense, shrubby, informal planting in private gardens and this contributes to a heavily vegetated characteristic.

Housing styles are a mix of suburban bungalows dating from the 1970s and 1980s. This includes long, ranch styles with surrounding verandahs, larger 'attic style' buildings and occasional contemporary infill.

Lot sizes average from 800m² up to 1200m². The precinct is included in the Residential 1 Zone. Parts of the precinct are affected by the LSIO, VPO, ESO and BMO.

There is potential for infill development on the larger lots within this area. It is important that new development is designed to enhance the landscape character of these neighbourhoods.

PREFERRED FUTURE CHARACTER

The Bush Setting precinct is defined by the intact and informal, native planting of the precinct. Native canopy trees and shrubby vegetation will continue to delineate public and private realms, and generous spacing between houses will allow ample room for vegetation to be retained or established. Dwellings will be sited to fit within the topography and will use a mixture of materials that integrate with the bush garden setting in neutral, earthy tones.

THIS WILL BE ACHIEVED BY:

- Retention of vegetation cover and the visual dominance of vegetation over buildings.
- Encouraging innovative, contemporary architectural responses for new development.
- Maintaining the pattern of regular front and side setbacks which allow space for planting, including canopy trees.
- Requiring setbacks from side boundaries of at least 2m.
- Maintaining a building scale of up to 2 storeys.
- Applying a minimum lot size of 800m².
- Applying a maximum site coverage allowance of 25% for building footprint, and minimum 30% coverage for permeable ground surfaces.
- Orientation of buildings to face the slope in topography rather than the street edge.
- Use of materials including brick and timber in neutral, earthy tones.
- A lack of front fences, or keeping them low and permeable (of a rural style) where they cannot be avoided.
- Siting garages and carports at the rear or side of dwellings.
- Maintenance of informal native vegetation within the streetscape.
- Provision of informal footpaths where necessary.



5. BUSH RURAL LIVING



CONTEXT

The Bush Rural Living precinct is located on the southern edges of the township and features a range of larger lot sizes within in an informal, semi-rural setting.

Dwellings are set back deep into properties and screened by trees and gardens that feature native and exotic planting, with a backdrop of mature vegetation and canopy trees. Some areas feature undulating topography. Where present, fences are rural-style post and rail or wire fencing.

Gravel roads and driveways, wide grassy verges with swale drains and scattered clumps of vegetation create an informal streetscape character.

Lot sizes are generous, with a minimum of 2000m² that increases to between 4000 and 6000m² on larger, unsubdivided lots.

A variety of building styles, scales and roof forms are present. Some buildings are a very large scale either as single or double storey, however vegetation and open spaces are retained as the dominant visual element.

Parts of the precinct are affected by the WMO, ESO, DDO, LSIO, VPO and DPO.

There is potential for infill development on the larger lots within this area. It is important that new development is designed to enhance the landscape character of these neighbourhoods.

PREFERRED FUTURE CHARACTER

The Bush Rural Living precinct will provide an interface between the large, bush lots located to the south of the township boundary and the more densely developed residential parts of Woodend. Vegetation and generous open spaces will remain the dominant visual element. New houses will be well designed to sit within the topography and informal bush setting. Rural style fencing and informal road treatments will retain the semi-rural feel of the streetscapes.

THIS WILL BE ACHIEVED BY:

- Retention of vegetation cover and the visual dominance of vegetation over buildings.
- Encouraging innovative, contemporary architectural responses for new development.
- Use of materials that are complimentary to the rural environment including timber, brick and corrugated surfaces.
- Architectural detail that is of high quality, and contains articulation such as verandahs and upper level setbacks to achieve a 'lighter' built form.
- Maintaining the pattern of regular front and side setbacks which allow space for planting, including canopy trees.
- Requiring a minimum front setback of 10m or the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, whichever is the lesser.
- Requiring setbacks from side boundaries of at least 5m.
- Maintaining a building scale of up to 2 storeys.
- Applying a minimum lot size of 2000m².
- Applying a maximum site coverage allowance of 20% for building footprint, and minimum 30% coverage for permeable ground surfaces.
- Orientation of buildings to face the slope in topography rather than the street edge.
- Use of materials including brick and timber in neutral, earthy tones.
- Rural style fencing.
- Siting garages and carports at the rear or side of dwellings.
- Maintenance of the informal street character including wide verges, native planting and gravel roads and driveways.
- Provision of informal footpaths (eg. granitic sand), where necessary.



6. LARGE LOT RURAL LIVING



CONTEXT

The Large Lot Rural Living precinct features detached, often large dwellings with deep setbacks on substantial rural lots.

The precinct predominantly borders the eastern and northern fringes of the township and provides a transitional scale of development from the township development to the surrounding rural and agricultural areas. This sense of transition is particularly important along the eastern edge of the Avenue of Honour.

Areas to the north display an open characteristic typical of their location adjacent to the grassland setting, while parts to the east are dominated by greater vegetation cover. Some areas feature undulating topography.

Buildings are often of a high architectural quality (statement “lifestyle” homes), set into formal gardens with wide lawns and often accompanied by large gates and property fences. Some have retained a more informal setting.

Lot sizes are generous, ranging from between 5,000-7,000m² up to 10,000m² on larger, unconsolidated lots.

The area is included in the Low Density Residential Zone. The VPO, ESO and LSIO apply to small areas.

There is potential for infill development on the larger lots within this area. It is important that new development is designed to enhance the landscape character of these neighbourhoods.

PREFERRED FUTURE CHARACTER

The open, semi-rural character of the Large Lot Rural Living precinct will be retained through the maintenance of large lot sizes and low site coverage. Vegetation will remain a dominant characteristic with retention of large canopy trees, wide setbacks from roadsides and generous spacing between dwellings. New buildings will continue to display a high quality of architectural style and detail. Formal gardens with perimeter planting and simple post and wire fencing will delineate private properties from the open grassland or bush surrounds.

THIS WILL BE ACHIEVED BY:

- Retention of large lots with generous spacing around houses.
- Retention of vegetation cover and the visual dominance of vegetation over buildings.
- Encouraging innovative, contemporary architectural responses for new development.
- Architectural detail that is of high quality, and contains articulation such as verandahs and upper level setbacks to achieve a 'lighter' built form.
- Maintaining the pattern of regular front and side setbacks which allow space for planting, including canopy trees.
- Requiring a minimum front setback of 15m or the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, whichever is the lesser.
- Requiring setbacks from side boundaries of at least 5m.
- Maintaining a building scale of up to 2 storeys.
- Applying a minimum lot size of 4000m².
- Applying a maximum site coverage allowance of 10% for building footprint, and minimum 40% coverage for permeable ground surfaces.
- Orientation of buildings to face the slope in topography rather than the street edge.
- Use of materials including brick and timber in neutral, earthy tones.
- Rural style fencing.
- Siting garages and carports at the rear or side of dwellings.
- Maintenance of the informal street character including wide verges, native planting and gravel roads and driveways.
- Provision of informal footpaths (eg. granitic sand), where necessary.
- Creating a buffer of vegetation within large front setbacks to screen built form adjacent to the Avenue of Honour.



7. LARGE LOT TOWNSHIP



CONTEXT

This precinct contains large lots that are distinctive due to the size and type of development. They are located close to the town centre and often feature unusual building styles or planting that is anomalous to the surrounding residential neighbourhoods.

Dwelling styles are often bold with striking contemporary forms, though many draw from more traditional styles with pitched roofs, verandahs or dormer-style second storeys set into the attic space. Tree canopies, formal gardens and vegetation are still establishing in some areas, and will ultimately develop to soften the visual impact of the built form.

Streets generally have a traditional 'country town' character, created by the wide roadspace with either unsealed edges or rollover kerbs and wide grassed verges. Some streets also have avenue planting.

Lot sizes are generous within the township context, ranging from 2,000-3,000m².

The area is included in the Residential 1 Zone, and LSO, ESO and HO overlay controls apply, as well as a small area of BMO in the southeast corner near Ashbourne Road.

There is considerable potential for infill development on the larger lots within this area. It is important that new development is designed to enhance the landscape character of these neighbourhoods.

PREFERRED FUTURE CHARACTER

The interesting variety in architectural style and form will continue to be a defining aspect of the Large Lot Township precinct. This will be enhanced through landscaped gardens and street tree plantings. The spaciousness of the housing pattern will be maintained through generous front and side setbacks, and rural style fencing. Where applicable, views to Mount Macedon will be retained through appropriate siting of dwellings within the topography.

THIS WILL BE ACHIEVED BY:

- Retaining the spacious character of the area while allowing for a range of new development types.
- Improving the vegetation cover and retaining and/or planting canopy trees.
- Encouraging innovative, contemporary architectural responses for new development.
- Maintaining the pattern of regular front and side setbacks which allow space for planting, including canopy trees.
- Requiring setbacks from side boundaries of at least 5m.
- Maintaining a building scale of up to 2 storeys.
- Applying a minimum lot size of 1200m².
- Applying a maximum site coverage allowance of 25% for building footprint, and minimum 30% coverage for permeable ground surfaces.
- Visually permeable fencing.
- Siting garages and carports at the rear or side of dwellings.
- Strengthening the avenue street tree planting where required.
- Maintaining the 'country town' character of the roadspace and verge treatments, while repairing footpaths as required.
- Side and rear boundary setbacks to maintain separation of built form with landscaping.





APPENDIX D

BUSHFIRE RISK & INFRASTRUCTURE OVERVIEW

BUSHFIRE RISK

Woodend has been identified as a high-risk town for bushfire by the Victorian Country Fire Authority (CFA) and the Loddon Mallee Regional Bushfire Planning Assessment.

Grasslands to the north of town, a forested southern boundary, strong vegetation within parts of the urban areas and coverage of much of the town and outerlying areas by Vegetation Protection Overlays (VPOs) contribute to the classification. There is a history of bushfire activity in the region, including the Ash Wednesday fires of 1983.

However, the level of risk within the various parts of the town and its rural surrounds has been debated. The Macedon Ranges C84 Interim Panel Report (September 2012) found the hazard being greater in the south, due to the volume and type of vegetation, compared to the north.

Advice from the CFA suggests that a typical fire scenario for Woodend would be a medium to fast moving grass fire that approaches the town from the north-east, north or north-west. A west to south-westerly wind change would cause a dramatic shift in fire direction, which may sweep around to ignite the forested areas to the south.

The recommendations of Victorian Bushfire Royal Commission, following the Black Saturday fires of 2009, have seen a number of key changes to the planning and building regulations in Victoria.

A significant recommendation of the Commission relates to the amendment of planning and building controls and

CFA guidelines for assessing permit applications in high bushfire risk areas in a manner which *'give[s] priority to protecting human life and to ensure that development does not occur in areas in which either the bushfire risk or the environmental cost of making people safe is too high.'*

The Bushfire Management Overlay (BMO) currently applies to large areas to the east, south and west. This overlay will be reviewed in the future as well and amendments are planned to update provisions of the Bushfire Management Overlay. The extent of the land included within the overlay may be amended in this process.

The purpose of the Bushfire Management Overlay is:

- *To identify areas where the bushfire hazard requires minimum bushfire protection measures for subdivision and buildings and works to be specified.*
- *To ensure that the location, design and construction of development and the implementation of bushfire protection measures are considered.*
- *To ensure that development does not proceed unless the risk to life and property from bushfire is managed to an acceptable level.*

Discussions with the CFA have concluded that development outside of the existing town boundary does not need to be constrained in relation to bushfire risk, rather it would need to be subject to detailed assessment of, and planning for, management of identified bushfire risks.

FLOODING & DRAINAGE

Woodend experiences local flooding over a series of well known hotspots and the township is covered by a Land Subject to Inundation Overlay (LSIO) along Five Mile Creek. Coomes Consulting Group undertook a comprehensive drainage study of the township in 1997 and identified the hotspots as follows:

- Five Mile Creek. Areas impacted include Campaspe Drive, Tennyson Street and Jeffrey Street. Flood prevention works completed since the report include construction of the levee bank at Campaspe Drive and Buckland Street, and a pump station.
- Washington Lane Drain. This is the main drain that runs through the township and consists of a variety of conveyance mechanisms including open drains, underground pipes and culverts. It is a large catchment that generates high peak flows which exceed the capacity of the existing stormwater infrastructure. Flood protection works have been recommended including the construction of the retarding basin in Quarry Road and piping stormwater from Washington Lane to Quarry Road.
- Timber Lane Catchment. This catchment is impacted as the drainage channel is an open cut drain that is inadequate to convey the peak stormwater flows. Dwellings have been constructed near and over the drainage course. The area discharges to Slatey Creek via Ashbourne Road. Flood protection options include rerouting stormwater flows, upgrading the capacity

of the open channel and increasing the capacity of existing underground drains.

- Racecourse Reserve Catchment. The piped drain conveys the low flows along the main drainage course from the railway to the racecourse. Existing dwellings have been constructed over the natural drainage course and consequently are impacted from overland flows.
- Goldies Lane Catchment. A well-defined drainage line exists within the rear of properties on Goldies Lane. There is recent development in this area and this can impact the conveyance of flows along the drainage course. Careful consideration is necessary for future development in this catchment.

There have not been studies undertaken of areas outside the town boundary to identify potential flood risk. The main known flood constraints are located within the township boundaries and are limited to the lower areas predominantly along the Five Mile Creek.

Flooding may constrain some potential for infill development in the lower areas to the north-west. Land to the north is at a higher elevation and not subject to flooding risk.

It is essential that future development is planned to ensure that main drainage courses are clear of any obstructions such as dwellings, sheds and fences. It is also recommended that future private property is clear of any floodways. Urban development results in increased stormwater runoff and higher peak flows, so it is important that investigations to determine the extent of floodways are carried out.

SEWERAGE

Western Water is the authority responsible for the provision of sewerage facilities in Woodend. At present, the sewerage system does experience capacity issues within the network as a consequence of stormwater infiltration and household demand.

Although sewerage infrastructure exists in the township, a number of properties are not connected to the sewer system and rely on private septic systems. Continued reliance on septic tanks will have adverse impacts on the local waterways and environment.

Any proposed future development will require consultation with Western Water for an assessment of the network and determination of any upgrade works that may be required. It is noted that a main sewer line is proposed from the treatment facility heading up Montgomerys Lane and Honeysuckle Lane and will service a large proportion of future development north of Savages Lane.

POTABLE AND RECYCLED WATER SUPPLY

Western Water is also responsible for the provision of water supply facilities in the township. It currently has two water filtration plants that supply potable water to Woodend and there is sufficient capacity within the system for the medium term. Future development, however, will need to take water supply into consideration.

Western Water has also built a recycled water plant on Montgomerys Lane, just to the west of Woodend, adjoining Five Mile Creek. The recycled water network currently supplies the local golf course and sporting ovals, with Western Water hoping to expand the network to include more sporting facilities and other community and government facilities such as schools.

Development should be restricted near the recycled water plant due to odour control. Currently no defined buffer zone exists around the plant and, as such, it is recommended that an Environmental Significance Overlay be applied in accordance with the EPA guidelines for minimal separation distances (Publication 1518).

All new watermains and associated infrastructure in the township would be constructed at the developer's cost and transferred to Western Water ownership.

OTHER UTILITIES

Electricity

PowerCor is the authority responsible for the electrical supply to Woodend. It is anticipated that the current electricity infrastructure in the township is satisfactory to support new development. However, in some instances the availability of high voltage supply may not be directly available and may require some external works.

PowerCor requires all new electrical infrastructure to be constructed underground, at the expense of the developer, and handed over as a PowerCor asset. Future electrical substations may also be required to support township growth in the longer term. These are best located within open space reserves and will require a reserve or a designated easement in favour of United Energy.

Gas

SP Ausnet owns and manages gas supply to Woodend. Provision to the township has only occurred in the last ten years and has the capacity to accommodate future growth demand.

It is anticipated that future development may incur shortfall costs to bring gas to new homes should the nearest existing gas infrastructure be some distance away.

Telecommunications

Future development within the Woodend region shall be serviced via mobile technology or optic fibre as part of the National Broadband Network (NBN) rollout scheme. At this stage rollout has not yet commenced in Woodend and there is no immediate date confirmed.

Existing telecommunications services are based on standard copper assets owned and managed by Telstra located within the existing road networks. Telstra's emphasis is to upgrade their wireless network due to increases in mobile internet use so capacity upgrades are occurring to cover increased demand. Mobile upgrade works may include works on existing towers and if necessary the construction of new towers.

APPENDIX E

LIST OF ACRONYMS USED

ABS - Australian Bureau of Statistics
BMO/WMO - Bushfire/Wildfire Management Overlay
CFA - Country Fire Authority
CRG - Community Reference Group
DDO - Design and Development Overlay
DPO - Development Plan Overlay
EPA - Environmental Protection Authority (VIC)
ESD - Ecologically/Environmentally Sustainable Design
ESO - Environmental Significance Overlay
FZ - Farming Zone
HO - Heritage Overlay
LDRZ - Low Density Residential Zone
LSIO - Land Subject to Inundation Overlay
MSS - Municipal Strategic Statement
NBN - National Broadband Network
SLO - Significant Landscape Overlay
SPP8 - Statement of Planning Policy no. 8
SS/MRSS - Macedon Ranges Settlement Strategy
VPO - Vegetation Protection Zone
WSUD - Water Sensitive Urban Development