

Our Ref: F770

24 April 2026

The Hon. Sonya Kilkenny  
Minister for Planning  
Via email: [sonya.kilkenny@parliament.vic.gov.au](mailto:sonya.kilkenny@parliament.vic.gov.au)

Dear Minister Kilkenny

**Re: Macedon Ranges Planning Scheme – Lancefield Development Areas (DPO24)**

I write to again seek your urgent assistance in resolving the ongoing impacts of Development Plan Overlay Schedule 24 (DPO24) in Lancefield. This includes identifying a practical pathway to remove the overlay.

DPO24 is effectively preventing landowners from progressing even modest development outcomes by requiring a coordinated development plan across multiple properties before any development can occur. In practice, this has stalled activity entirely.

Importantly, this is not a greenfield growth issue. The affected land is within an established township boundary and comprises existing residential areas (Zones 1, 2 and 3). What is being constrained is small-scale infill—minor subdivisions, dwelling replacement and ancillary housing typically undertaken by individual (“mum and dad”) landowners.

The overlay applies across approximately 150 acres of established township land and, in practice, operates as a blunt instrument over areas that would otherwise support incremental housing choice and renewal.

Despite Council efforts to support landowners in navigating the development plan process, not one new house has been built. Feedback is consistent: the process is too complex, costly, uncoordinated and time-consuming relative to the scale of development being contemplated.

The overlay also imposes an unworkable coordination burden across multiple landowners with differing intentions for their land. Some are not seeking development at all yet are required to participate in or enable a precinct-scale process before others can proceed.

These combined constraints have effectively sterilised development potential within the affected areas, with little to no uptake of Development Plans despite sustained engagement over several years. The outcome has been continued frustration for landowners and constrained housing opportunities within an established township.

While the Department of Transport and Planning has suggested a structure plan as a potential pathway, Lancefield already has an established settlement boundary and township framework. Unlike comparable towns such as Gisborne, Romsey, Woodend and Kyneton, which are supported by structure plans to guide orderly growth, Lancefield is instead constrained by a single precinct overlay without an underlying masterplan to support it.

With Lancefield identified for future growth as a district town, DPO24 is increasingly acting as a barrier to appropriate infill development and housing diversity rather than enabling it. Council needs to focus resources on townships in our growth corridors and would like this issue resolved so we can all move forward.

Councillors have met directly with affected landowners, who continue to express significant and long-standing frustration at their inability to progress even modest land use aspirations. They speak of the control as creating intergenerational emotional and financial trauma.

In summary, the DPO was gazetted in 2020 and has resulted in no new housing. There is an ongoing community impact, inequity to landowners and public interest. The strategic justification is unclear, and it is not part of MRSC's current strategic priorities and focus.

Given the persistence of this issue, I would welcome the opportunity to meet with you to identify a practical pathway to support you in the process of removing DPO24.

Yours sincerely



**Councillor Kate Kendall**  
**Mayor**