

**21.13**21/12/2017  
C114**LOCAL AREAS AND SMALL SETTLEMENTS**

This clause provides local content to support Clause 11 of the State Planning Policy Framework. In particular this clause identifies specific objectives and strategies for the Shire's settlements based on the hierarchy and network sought in Clause 11 and detailed in Clause 21.03 Vision – Strategic Framework Plan and Clause 21.04 Settlement.

These settlements should not be viewed in isolation but in relation to the overall structure and vision for the Shire.

**21.13-1**15/06/2017  
C98**Gisborne and New Gisborne****Overview**

Gisborne and New Gisborne currently serve the role of a large district town and form the major urban centre in the southern end of the Shire and are located within the Melbourne–Bendigo regional fast rail corridor. Gisborne and New Gisborne had a total combined population of 9,669 in 2011 (Australian Bureau of Statistics “Gisborne, Vic (SSC)” and “New Gisborne, Vic (SSC), 2011 Census QuickStats). The Calder Freeway passes between the townships, with New Gisborne to the north and Gisborne to the south. Both townships share facilities, infrastructure and services, and have strong links to Melbourne. Gisborne and New Gisborne are expected to grow from a large district town to a regional centre by 2036.

The key elements of Gisborne and New Gisborne's character are as follows:

- Rural environment with high quality landscapes.
- Significant views of prominent landforms.
- Natural environmental assets including Gisborne Racecourse Marshlands Reserve, Jacksons Creek, Mount Gisborne, Magnet Hill and remnant vegetation.
- Distinctive village characters.
- Valley setting of Gisborne's historic township area.
- Heritage buildings and streetscapes.
- Exotic street trees in the Gisborne town centre, Station Road, New Gisborne and within established residential areas.
- Network of open space areas focusing on Jacksons Creek corridor.
- Diverse residential precincts.
- Semi-rural character and attractive living environments.

The population of Gisborne and New Gisborne is expected to grow from some 6,400 persons in 2006 to approximately 12,070 people in 2031 (Gisborne ODP). This growth, coupled with a decreasing household size and an ageing population, creates the need for approximately 2,130 additional dwellings by 2031. This includes land in the Rural Living Zone surrounding the townships, concentrated in the south and east, where zoned land is adequate to provide for a fixed and permanent allocation of rural living lots. Gisborne also has a large supply of existing land in the General Residential Zone. Some of the land is located distant from town services, facilities and public transport. This land supply requires careful management to ensure appropriate and sequential development occurs.

The Gisborne / New Gisborne Outline Development Plan, 2009 provides a detailed framework for the future residential, commercial and industrial growth and development of Gisborne and New Gisborne. This will enable the orderly, sustainable and sequential development of housing, commercial and industrial activities over a 20 year planning horizon.

The key issues facing Gisborne and New Gisborne are as follows:

- Managing increased growth and development pressures in Gisborne and New Gisborne. This is due to demographic changes including an increase in rural 'lifestyle' commuters; well established community infrastructure; proximity to metropolitan Melbourne and regional transport corridor improvements, including upgrades to the Calder freeway and Melbourne-Bendigo railway line.
- Balancing township growth and development densities against the community's desire to maintain the semi-rural and established village character of Gisborne and New Gisborne, whilst also providing for sustainable development in one of the Shire's major urban centres with good commercial and community services/facilities, and transport options.

### **Settlement and housing objectives**

#### **Objective 1**

To reinforce the key urban functions and role of Gisborne and New Gisborne as the major urban centre in the southern end of the Shire.

#### **Objective 2**

To maintain Gisborne and New Gisborne as distinctive semi-rural settlements with clear limits to population and physical urban growth.

#### **Objective 3**

To manage urban growth and development in Gisborne in a co-ordinated and environmentally sustainable manner that ensures Gisborne remains a semi-rural township that respects the established village character, natural setting, topography and view lines of the area.

#### **Objective 4**

To establish New Gisborne as a transit orientated settlement, building on the educational, public transport, local commercial and employment opportunities in the area, and sustainable development principles.

#### **Objective 5**

To ensure future urban growth in New Gisborne respects the township's semi-rural character, heritage streetscapes, view lines to the Macedon Ranges and significant natural environmental assets, including Gisborne Racecourse Marshlands Reserve.

### **Settlement and housing strategies**

- 1.1 Manage urban growth and development in Gisborne and New Gisborne in accordance with the Gisborne / New Gisborne Framework Plan included in this sub-clause.
- 1.2 Contain urban development within the defined township boundary as indicated on the Gisborne / New Gisborne Framework Plan included in this sub-clause.
- 1.3 Manage the existing supply of land zoned General Residential Zone to achieve appropriate, timely, sequential and fully serviced development outcomes.
- 1.4 Facilitate the establishment of a new growth area west of Station Road, New Gisborne as a short term (0-5 years) growth opportunity. Development in this area will focus on land around the railway station and will:
  - Protect the Gisborne Racecourse Marshlands Reserve with a low density interface and development setback comprised of open space and road reserve;
  - Provide a mixed use precinct based around the existing local facilities and adjacent to the railway station; and
  - Provide medium density development within and in close proximity to the future mixed use precinct and railway station to improve housing diversity in the area.
- 1.5 Encourage short to medium term (0-10 years) development within the existing growth area west of Gisborne. This area has good proximity to services, alternative forms of transport, infrastructure and limited exposure to the freeway corridor and key road entrances.

## MACEDON RANGES PLANNING SCHEME

- 1.6 Support infill residential development between Fersfield and Willowbank Roads as a short to medium term (0-10 years) growth opportunity. Development in this area is to be based on sustainable development principles and compatibility with existing vegetation, waterways, and residential character and amenity.
- 1.7 Retain the south Gisborne growth area (land east of Central Creek to the Calder Freeway) as a medium term (6-10 years) growth opportunity subject to issues of residential land demand, development integration, access to alternative forms of transport, services and facilities, and protection of the semi-rural Calder Freeway corridor being appropriately resolved. Development should not occur in this area until there is a clearly demonstrated demand for additional residential land in Gisborne.
- 1.8 Encourage, in appropriate locations, medium density housing within 400 metres walking distance of the Gisborne town centre as designated on Gisborne / New Gisborne Framework Plan. Appropriate locations are those areas where slope and access to services are favourable for medium density development and where such development is compatible with established landscape and township character, and places of heritage significance. Medium density housing may be appropriate in locations outside designated areas if all of the following apply:
  - The site is located near public open space or a local neighbourhood activity centre;
  - A site responsive and high quality built form outcome is achieved, and generous landscaping that contributes to the local neighbourhood character is provided;
  - Amenity impacts on adjoining residential properties are minimised; and
  - The intensity and scale of development is in keeping with the character of the area.
- 1.9 Provide a range of conventional residential development opportunities and densities in other residential areas that is cognisant of the semi-rural character and village setting of Gisborne / New Gisborne. Within the context of Gisborne and New Gisborne conventional residential development includes lots ranging between 500-1,500 square metres in area (with an average lot size not less than 800 square metres in any new subdivision).
- 1.10 Encourage wide lot frontages in residential developments to provide space between buildings and a high quality landscaped setting for new development.
- 1.11 Require larger residential lot sizes (greater than 1,500 square metres), and sensitive siting and design of new development in areas that are visually sensitive, support remnant flora and fauna, are constrained by land slope or where they abut existing larger lots of rural or low density residential development.
- 1.12 Investigate possible future township expansion areas only when there is a clearly demonstrated need to provide for long term future growth and to continue to provide for a 15 year land supply in Gisborne and New Gisborne.

### Economic development objectives

#### Objective 1

To retain Gisborne town centre as the primary activity centre for Gisborne and New Gisborne.

#### Objective 2

To encourage the establishment of local neighbourhood activity centres that is well designed, sustainable, attractive and accessible in residential areas.

#### Objective 3

To provide for future employment, and industrial and commercial development opportunities that complement Gisborne and New Gisborne's role as one of the Shire's major urban centres, whilst maintaining the semi-rural nature of the township environs.

### Economic development strategies

- 1.1 Consolidate and retain the compact urban form of the Gisborne town centre commercial area and avoid expansion of commercial activities along major entry roads.
- 1.2 Encourage infill commercial development opportunities within the Gisborne town centre before rezoning additional commercial zoned land.
- 1.3 Provide for a secondary neighbourhood activity centre / mixed use precinct in New Gisborne.
- 1.4 Provide for two local neighbourhood activity centres to the south and west of the Gisborne area to service new residential areas with basic convenience needs.
- 1.5 Manage future expansion of the New Gisborne Industrial Estate to ensure improved pedestrian and vehicle connectivity, safe access and limited residential amenity impact outcomes.
- 1.6 Ensure high quality urban design, built form and landscaping outcomes are achieved in new commercial and industrial developments.

## **Natural environment and open space objectives**

### **Objective 1**

To protect and improve areas of remnant vegetation, fauna habitat, natural drainage corridors, Gisborne Racecourse Marshlands Reserve and the landscape and open space corridor along Jacksons Creek as essential elements of Gisborne and New Gisborne's natural setting.

### **Objective 2**

To create an attractive urban environment with a strong sense of place that contributes to Gisborne and New Gisborne's natural setting through provision of a range of open space areas.

### **Objective 3**

To ensure open space areas meet the active and passive needs of the community, in conjunction with required drainage infrastructure, areas of flora and fauna, and linkages to key destinations.

## **Natural environment and open space strategies**

- 1.1 Provide buffer areas between new residential development and vegetated public and recreation land areas, such as Gisborne Racecourse Marshlands Reserve and Golf Course.
- 1.2 Require new development to front public open space areas with roads or lots with open-style fencing to encourage use and safety through passive surveillance and active frontages, where relevant.
- 1.3 Ensure open space and buffer areas provided along waterways and drainage corridors are wide enough to accommodate drainage functions, riparian buffers and shared pedestrian / cycling paths.

## **Heritage, landscape and township character objectives**

### **Objective 1**

To maintain and improve key urban and landscape elements, and cultural heritage assets that contribute to the established semi-rural township and village character of Gisborne and New Gisborne.

### **Objective 2**

To protect and improve the appearance of the semi-rural landscape along the Calder Freeway, railway corridors and key township entrances.

### **Objective 3**

To ensure that changes in built form within established township areas are sympathetic with any heritage significance or the valued character of the area.

## **Heritage, landscape and township character strategies**

- 1.1 Maintain an open landscaped setting for land adjoining key township entrances, the Calder Freeway and railway corridor by limiting development opportunities and minimising the visual appearance of development.
- 1.2 Protect and reinforce view lines between Gisborne / New Gisborne and Mount Gisborne, Mount Aitken, the Macedon Ranges and Magnet Hill, and parts of Gisborne to Bullengarook.
- 1.3 Limit the visual intrusion of development around Rosslynne Reservoir and Jacksons Creek escarpment.
- 1.4 Maintain the 'rural break' between the Gisborne / New Gisborne township areas and Sunbury and Mount Macedon. Development is to be contained south of the railway line to protect the separation between New Gisborne and Macedon and the landscape characteristics of the Macedon Ranges to the north.
- 1.5 Recognise and protect cultural heritage assets, including the Station Road, New Gisborne streetscape and the Gisborne town centre residential and commercial areas.
- 1.6 Ensure that new development responds to key features of existing streetscapes including building materials, colours, height, setbacks, bulk, articulation, significant vegetation, site coverage and density, particularly within established township areas and areas of landscape sensitivity.
- 1.7 Ensure new urban development is of a low profile and compatible with the landscape qualities of the area.
- 1.8 Protect and replace when necessary with similar species, significant exotic trees that line streets within the Gisborne town centre and Station Road, New Gisborne.



### Infrastructure objectives

#### Objective 1

To provide a sustainable transport network that reduces dependence on car use and encourages public transport, walking and cycling within and between neighbourhoods.

#### Objective 2

To create sustainable and liveable residential areas that provide a healthy environment and enable opportunities for social interaction and access to services and facilities for all residents.

#### Objective 3

To optimise the use of existing infrastructure, particularly the New Gisborne railway station.

#### Objective 4

To ensure residential development occurs in a sequential manner allowing for the efficient and timely provision of social and physical infrastructure, and integration with existing development.

### Infrastructure strategies

- 1.1 Develop safe, attractive and efficient bicycle and pedestrian networks using public open spaces, linear links and road networks through all urban areas.
- 1.2 Give priority to connecting new residential areas to the town centre, local neighbourhood centres, community facilities, open space, public transport and the railway station when planning and designing pedestrian and bicycle paths.
- 1.3 Encourage the continued improvement of public transport services within and between Gisborne and New Gisborne.
- 1.4 Ensure new development is designed to accommodate future bus routes, including suitable road widths and intersection treatments to enable the safe and efficient operation of bus movements.
- 1.5 Retain and protect Station Road as the key north-south road between Gisborne and New Gisborne.
- 1.6 Develop a new north-south collector road within the New Gisborne growth area to alleviate traffic pressure on Station Road.
- 1.7 Develop the road hierarchy in Gisborne / New Gisborne and undertake the upgrades identified in the Gisborne Movement Network Study 2007.
- 1.8 Ensure new residential development addresses issues relating to the sequence of development and timely provision of physical and social infrastructure, including connecting roads, open space and walking / cycling paths.
- 1.9 Discourage residential development that requires 'leapfrogging' of services or cannot be fully serviced or interface with existing development at the time of development.

### Application requirement

An application for residential subdivision or multi-unit development must be accompanied by the following information, as appropriate:

- A detailed landscape plan and environmental assessment that:
  - Responds to environmental and habitat values;
  - Demonstrates how existing areas of native vegetation and plantings of mature exotic trees are to be integrated and protected in the development, with high priority given to retention of remnant vegetation in either road reserves, large lots or public open space where practical;
  - Improves landscape character by accommodating appropriate landscaping on site and protecting key view lines, and
  - Incorporates, where required, current sustainable development principles including water sensitive urban design.

### Exercise of discretion

It is policy to:

- Ensure development adjacent to the Calder Freeway, Jacksons Creek escarpment, the railway corridor and in areas identified as visually sensitive on the Gisborne / New Gisborne Framework Plan protects landscape values by consideration of:
  - Lower density lots;
  - Building setbacks, heights and orientation;
  - Suitable landscaping and screening, such as wide landscaped buffers;
  - Noise attenuation matters; and
  - Use of colours and material that are reflective of the natural surrounds.

### **Specific implementation**

#### **Applying zones and overlays**

- Apply the Low Density Residential Zone to areas that exhibit an established low density residential nature, and are constrained due to landscape sensitivity, native flora and fauna, topography, and limited urban infrastructure.
- Apply the Design and Development Overlay to established residential areas in Gisborne and New Gisborne to manage the design, scale, bulk and setbacks of new buildings.
- Apply the Development Plan Overlay to existing and infill residential areas requiring consideration of the Gisborne / New Gisborne Outline Development Plan 2009, extension of existing street patterns, staging and integration of new development, supply of infrastructure and services, vegetation and landscape protection, and movement and open space networks.
- Prepare a Development Plan Overlay to apply to the low density area around Sheedy Road to address issues associated with re-subdivision.
- Apply the Development Contributions Plan Overlay to Gisborne residential growth areas to require contributions towards physical and community infrastructure.

#### **Supporting actions**

- Finalise and implement the Gisborne / New Gisborne Development Contributions Plan to provide funding for community and physical infrastructure needs.
- Prepare a Development Plan for the New Gisborne growth area (land west of Station Road, New Gisborne) in accordance with the directions of the Gisborne / New Gisborne Outline Development Plan, 2009. The Development Plan must include environmental and hydrological studies of the Gisborne Racecourse Marshlands Reserve.
- Rezone the New Gisborne growth area to the General Residential Zone following completion of a development plan for the area.
- Avoid the preparation of a development plan for the south Gisborne growth area until such time as additional residential zoned land is required to continue providing a minimum 15 year land supply and identified issues are appropriately resolved.
- Prepare detailed development plans for other areas covered by the Development Plan Overlay in accordance with the broad strategic framework provided by the Gisborne / New Gisborne Outline Development Plan, 2009.
- Monitor residential land supply and demand in Gisborne and New Gisborne as a basis for regularly reviewing the sequential development of residential growth areas.
- Undertake a neighbourhood character study for the Gisborne and New Gisborne township areas.
- Implement the recommendations of the Gisborne Urban Design Framework, 2008.
- Prepare a vegetation protection strategy for significant vegetation in the Gisborne and New Gisborne township area.

- Investigate the potential to rezone land identified as future industrial Gisborne / New Gisborne Framework Plan. The investigations would determine the appropriate zone and overlays, development contributions, built form design guidelines, tools to limit impacts on residential amenity, and servicing and traffic impacts, particularly associated with the Barry Road and Saunders Road intersection.
- Investigate the most appropriate industrial zoning for the existing New Gisborne Industrial Estate based on a need to minimise amenity impacts on nearby residential areas and protect existing industrial use rights.
- Acquire land adjacent to Jacksons Creek as land is developed to extend the open space corridor.
- Investigate opportunities to relocate some existing light industrial uses within the Gisborne town centre to an expanded New Gisborne Industrial Estate.
- Continue to work with Melbourne Water to review and complete drainage schemes for the New Gisborne growth area and Central Creek.

**Reference documents**

Gisborne Botanical Gardens Development Plan, 1990

Gisborne Movement Network Study, 2007

Gisborne / New Gisborne Outline Development Plan, Revised Final Report, 2009

Gisborne Urban Design Framework, 2008

Gisborne / New Gisborne Framework Plan
































## Gisborne / New Gisborne Framework Plan Notes and Legend

### NOTES (refer to numbers on plan):

- ① Provide the opportunity for a new education facility or an increase in size of the existing Holy Cross School, and ensure the recreation reserve is retained for future active sports facilities.
- ② Facilitate limited expansion of New Gisborne to the west to create a critical mass that provides an opportunity for the area to support a localised neighbourhood activity and community precinct within walking distance of most dwellings in New Gisborne.
- ③ Proposed drainage retarding basin required in this growth area subject to Melbourne Water approval.
- ④ Further investigate whether this area should be developed for industrial purposes or whether new industrial development should be confined to the area immediately south of the railway line.
- ⑤ Provision of a collector road linking the northern and southern ends of the proposed growth area to assist in alleviating traffic pressure on Station Road and protecting the character of Station Road, subject to a detailed traffic assessment.
- ⑥ Proposed future expansion of the New Gisborne Industrial Estate to Saunders Road and to the east, to provide for more local employment opportunities. Ensure a high quality built and landscaped interface with Saunders Road.
- ⑦ Protect the interface with the Racecourse Marshlands Reserve.
- ⑧ Acquire additional land to provide space for an accessible public walkway link from the Skyline Drive estate to the Jacksons Creek linear parkland.
- ⑨ Protect the interface and viewlines along the Calder Freeway with lower densities.
- ⑩ Ensure that the Jacksons Creek valley and escarpments continue to be protected from development to maintain the natural setting of Gisborne.
- ⑪ Provide for a neighbourhood convenience store and community facility (ie. community centre/kindergarten) to service local needs. Subject to review, this community centre could be either additional to the Grant Avenue centre, or a site for it's relocation if required in the future.
- ⑫ Maximise connectivity of roads and open spaces to provide opportunities for pedestrian and bicycle networks.
- ⑬ Protect the interface of Gisborne and view lines along the Calder Freeway with lower densities (lots greater than 1,500sqm in area) and landscape screening.
- ⑭ Protect the interface with the Rosslynne Reservoir and Jacksons Creek by providing low density buffers along boundaries and protecting the Jacksons Creek escarpment with the PCRZ.

### LEGEND

	Existing and proposed Residential 1 Zoned land
	Existing Low Density Residential Zoned land
	Existing Rural Living Zone
	Existing Rural Conservation Zone
	Existing and proposed Industrial Zoned land
	Existing Business Zoned land
	Community Facilities and Public Use
	Existing Public Open Space and Reserves
	Gisborne Golf Course
	Waterways
	Existing Child Care and Kindergartens
	Existing and indicative road structure
	Railway corridor and Station
	Proposed open space areas
	Proposed significant reserve areas (EVC - area identified with flora and flora values)
	Jacksons Creek Escarpment and Open Space Corridor
	Proposed community facility
	Proposed local neighbourhood retail (ie. local shop)
	Potential future mixed use precinct (ie. general store and community uses/medical centre) in New Gisborne
	Preferred area for medium density housing (Gisborne)
	Low Density Interface
	Preferred location for any new education facility site in New Gisborne
	Indicative bicycle and pedestrian networks
	Visually sensitive area
	Sensitive interface/design response required
	Protect Prominent Viewlines
	Mt. Gisborne - protect ridgelines and viewlines of and from Mt. Gisborne
	<b>Township Boundary</b> Restrict urban expansion to within the township boundary to the year 2031, in line with population projections.
	Indication of areas for investigation for township expansion opportunities post 2031, or once existing land supply within the township boundaries is limited.

**21.13-2**15/06/2017  
C100**Kyneton****Overview**

The population of Kyneton and surrounds in 2011 was 6,629. 4,460 of this population lived in the township itself (Australian Bureau of Statistics 2011 Census QuickStats, SSC and UCL datasets). Kyneton is a large district town that performs an important retail and service role for the surrounding agricultural district and smaller settlements. The town's economic base is supported by major industries and enterprises such as saleyards, abattoirs, and an administration centre. Kyneton's role is also defined by its good road and rail connections to Melbourne and Bendigo and its tourism.

Kyneton's character is defined by the following elements:

- Compact, grid based town centre with significant retail and tourism functions.
- Significant heritage buildings, bluestone gutters, streetscapes and precincts including Piper Street and the Botanical Gardens.
- Mature exotic trees in street plantings and private gardens within older precincts.
- Attractive setting provided by the Campaspe River.
- Diversity of residential neighbourhood character precincts which reflect different eras of development.

The Macedon Ranges Settlement Strategy estimates that Kyneton and surrounds can accommodate population growth of 2,900 people between 2006 and 2036. Some of this growth, most of which is expected to occur within the township itself, can be accommodated within existing residential zoned land through infill development. The area south of the railway line has been identified as an investigation area to accommodate medium to long term growth.

Kyneton is well placed to accommodate the majority of new industrial development in the northern part of the shire. There is sufficient industrial zoned land available north of the freeway to meet projected demand. Expected demand for commercial zoned land to 2036 can largely be met by existing zoned land, although opportunities for restricted retail or other large formats in the town centre are limited.

The Kyneton Structure Plan, 2013 was prepared to guide future urban development having regard for township character and environmental constraints. This will enable commercial and industrial growth, as well as the orderly, sustainable and sequential development of housing.

Key issues for Kyneton are as follows:

- Protecting the township's key character elements, including the grid based town centre and heritage assets.
- The changing demographics within Kyneton which requires a greater diversity of housing options.
- Managing the constraints on development not connected to reticulated sewerage services within the Eppalock Special Water Supply Catchment.
- Minimising land use conflict between industrial and residential use.
- Transitioning some of the small, older industrial precincts to other uses.

**Objective 1**

To provide for managed growth of Kyneton by prioritising growth within the identified town boundary and managing staged greenfield growth to the south and southeast of town.

**Strategies**

- 1.1 Support a grid-based layout and require substantial street tree planting in new residential subdivisions.
- 1.2 Improve the town entry points from the Calder Freeway and maintain the role of the freeway as the northern and eastern edge of the urban residential area (north of the Campaspe River).

- 1.3 Maintain the role of the Campaspe River as a town boundary (forming the west and southwest edge of the older urban area, and the eastern edge of the future growth areas to the south of the township, as shown on the Strategic Framework Map).
- 1.4 Support infill development within existing residential zoned land consistent with the identified neighbourhood character objectives for each residential neighbourhood character precinct shown in the Kyneton Neighbourhood Character Precinct Map.
- 1.5 Plan for future greenfield growth to maintain a 15 year residential land supply by investigating areas south of the township, focusing initially on the southeast (east of the railway line and towards the Campaspe River). This area presents an opportunity for contemporary development of more diverse housing to cater for the town's changing demographics, incorporating active transport principles and open spaces including the river corridor.
- 1.6 Facilitate and reserve land for a new bridge connection south from Edgecome Street across the Campaspe River to support future residential development to the southeast.

Environment and landscape values

### Objective 2

To protect and enhance the landscape character, waterways and network of open space corridors in Kyneton.

### Strategies

- 2.1 Protect the Campaspe River by requiring development to retain the prominence of the river and to minimise impact on its quality and amenity.
- 2.2 Facilitate the securing of areas of open space adjoining the Campaspe River and Post Office Creek to protect riparian zones and waterway health, provide environmental corridors and link areas of public open space.
- 2.3 Support the design and siting of new residential development to protect and enhance the landscape setting of the town, and maintain view lines to rural landscapes, especially to the west and south across the Campaspe River valley.
- 2.4 Require new development in proximity to the Campaspe River to be orientated towards the river, using a subdivision layout that includes a road reserve and public open space between housing and the river.
- 2.5 Maintain and expand existing pedestrian and cycling routes along the Campaspe River.
- 2.6 Facilitate industries requiring the treatment of major trade waste to locate close to existing infrastructure for treating such waste in the northern industrial area.

### Housing

### Objective 3

To increase the range of housing options available to cater for the longer term needs of all members of the Kyneton community.

### Strategies

- 3.1 Support multi-dwelling development where this can be achieved without compromising heritage values, neighbourhood character or residential amenity, particularly in the Kyneton Township Residential East, Kyneton Township Residential West and Kyneton Modern Residential Precincts which are close to the town centre and Kyneton railway station.
- 3.2 Support the provision of a diversity of lot sizes and housing types in the Kyneton South growth area.
- 3.3 Support shop-top residences (dwellings above shops or commercial premises) in the commercial area as a means of increasing housing diversity.

### Built environment and heritage

### Objective 4

To encourage development that respects Kyneton's distinctive character and defining attributes such as its heritage buildings and features.

- 4.1 Require new development within, or adjacent to, an identified heritage place to respect and not overwhelm the scale, form and siting of the heritage place.
- 4.2 Avoid development that attempts to replicate past architectural styles.
- 4.3 Support the use of verandahs over footpaths in Mollison and High Streets, and in Piper Street where this is compatible with adjoining buildings. Avoid verandahs on commercial buildings set back from the street except to reinstate or replace historic verandahs.

- 4.4 Conserve existing residential buildings within the Commercial 1 Zone on Baynton, Ebden and Jennings Streets when considering commercial re-use of sites.
- 4.5 Require high quality design and landscaping in industrial and commercial development

### Objective 5

To consolidate and strengthen the retail, commercial and industrial functions of Kyneton.

### Strategies

- 5.1 Maintain the role of the town centre as the retail, commercial and civic core.
- 5.2 Avoid out-of-centre commercial development that may have a negative impact on the economic viability of the town centre.
- 5.3 Support retail, commercial and civic uses in Mollison and High Streets, tourism related business in Piper Street, and tourist accommodation within walking distance of Piper and Mollison Streets.
- 5.4 Support the sensitive redevelopment of underutilised land within the town centre to accommodate department store or office uses, ensuring that adequate on-site car parking is provided.
- 5.5 Avoid prominent business identification or promotional signs that are visible from the Calder Freeway or its exit and entry ramps servicing Kyneton.
- 5.6 Avoid non-commercial uses on land in the Commercial 1 Zone that may prejudice future commercial use of the land.
- 5.7 Support residential uses in the Commercial 1 Zone only when they form a secondary element to the predominant commercial use of the site.
- 5.8 Facilitate uses in the Commercial 2 Zone north of the freeway (Edgecombe Road and Pipers Creek Road area) that support the adjoining industrial precinct.
- 5.9 Support well designed restricted retail uses in the eastern gateway precinct between High Street and Bourke Street that improve this precinct's visual amenity.
- 5.10 Facilitate the transition of the current Kyneton Primary School site to commercial uses after the proposed relocation of the school to the education precinct.
- 5.11 Support the consolidation of industrial uses north of the Calder Freeway in accordance with the Kyneton Industrial Master Plan.
- 5.12 Require industrial and commercial development backing on to the Calder Freeway or its exit and entry ramps servicing Kyneton, to screen buildings from view using landscaping and vegetation along the rear boundary.
- 5.13 Support horse training and equine service industries in the precinct between Lennox and Mitchell Streets that benefit from locating close to the Kyneton Racecourse.

### Community infrastructure

### Objective 6

To support the provision of medical services and education facilities in keeping with Kyneton's role as a large district town.

### Strategies

- 6.1 Support the consolidation of major medical services in the Health and Wellbeing Precinct around the Kyneton District Health site in the eastern section of the town.
- 6.2 Support the consolidation of an education precinct around Kyneton Secondary College and Sacred Heart College, including the relocation of Kyneton Primary School into the precinct.

### Kyneton residential neighbourhood character precincts

The Kyneton Neighbourhood Character Precinct Map shows the six neighbourhood character precincts of Kyneton. The preferred future character for each precinct is identified in the objectives of the schedules to the Neighbourhood Residential Zone.

### Objective 7

To encourage infill and new development in Kyneton that achieves the preferred character of each precinct.



### **Precinct 1: Kyneton Township Residential Village West Precinct**

This precinct comprises the residential area west of the town centre between Mollison Street and the Campaspe River. The precinct is set out in a traditional grid layout. The area is characterised by pre-World War II, generally single storey dwellings on lots of around 1,000 square metres, often with regular 20 metre wide frontages. Some multi-dwelling development has occurred which is dispersed throughout. Bluestone gutters, mature street trees and views of the surrounding rural landscape to the west are features of the precinct.

There is potential for incremental infill development within this area provided it reflects the scale and character of the established parts of the precinct.

Strategic redevelopment sites within the precinct are as follows:

- The former Kyneton Hospital site in Wedge Street.
- The former Kyneton Pool site in Mollison Street.
- Land north of Post Office Creek between Wedge Street and Ebden Street.
- The bus depot in Hutton Street may become a redevelopment site in future.

#### **Strategies**

- 7.1 Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, inclusion of canopy trees into new landscaping and minimisation of hard surfaces.
- 7.2 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 7.3 Maintain the streetscape pattern of regular, detached dwellings.
- 7.4 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 7.5 Avoid front fences over 1.2 metres in height.
- 7.6 Avoid removal of mature street trees and bluestone gutters.
- 7.7 Support multi-dwelling development that:
  - Presents to the street as a single, detached dwelling.
  - Provides landscaping along internal driveways.
  - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.
- 7.8 Support greater housing diversity on strategic redevelopment sites that integrates with the surrounding residential areas in terms of scale, layout and design, and protects views from adjoining open space corridors.

### **Precinct 2: Kyneton Township Residential Village East Precinct**

This precinct comprises the pre-WWII residential areas east of Mollison Street, and surrounding the education precinct. The precinct is characterised by a grid layout with extensive use of bluestone gutters. Lot sizes are generally smaller than in Precinct 1 at around 800 square metres. Dwellings are generally detached, single storey timber cottages on regular 20 metre wide lots, however some contemporary dwellings and multi-dwelling developments are dispersed throughout. Front setbacks are generally smaller than in Precinct 1, road reserves are narrower and the contribution made by street trees and garden vegetation could be enhanced. Front fences, where they exist are generally below 1.2 metres. View lines are generally restricted to within the precinct.

There is potential for incremental infill development within this area provided it reflects the scale and character of the established parts of the precinct.

The former Kyneton Swimming Pool site in Mollison Street is a strategic development site located within the southern edge of this precinct.

## Strategies

- 7.9 Maintain and enhance the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, inclusion of canopy trees into new landscaping and minimisation of hard surfaces.
- 7.10 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 7.11 Maintain the streetscape pattern of regular, detached dwellings.
- 7.12 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 7.13 Avoid front fences over 1.2 metres in height.
- 7.14 Avoid the removal of mature street trees and bluestone streetscape elements.
- 7.15 Support multi-dwelling development that:
  - Presents to the street as a single, detached dwelling.
  - Provides landscaping along internal driveways.
  - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.
- 7.16 Support greater housing diversity on the former Kyneton Swimming Pool site that integrates with the surrounding residential areas in terms of scale, layout and design.

## Precinct 3: Kyneton Post World War II Residential Precinct

This precinct comprises six areas which are characterised by development from after World War II to the 1980s. Dwellings are set on lots of 700 to 1,000 square metres with regular 20 metre wide frontages and low site coverage. Curvilinear streets reduce views and create a compact feel. Detached, single storey, brick dwellings predominate, set on or close to side boundaries with garages set in line or close to building frontages. Front gardens are relatively formal and sparse and generally lack front fences. There are few multi-dwelling developments in the precinct. Kerb and channel are concrete, street trees are not well established and front fences are largely absent, creating an open suburban feel.

Most of this precinct has less potential for infill development compared to other parts of Kyneton due to its generally consistent streetscapes and greater distance from the town centre. The area east of the railway station has some potential for infill development due to its proximity to public transport.

## Strategies

- 7.17 Maintain and enhance the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, inclusion of canopy trees into new landscaping and minimisation of hard surfaces.
- 7.18 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 7.19 Maintain the streetscape pattern of regular, detached dwellings.
- 7.20 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 7.21 Avoid front fences.
- 7.22 Support multi-dwelling development that:
  - Presents to the street as a single, detached dwelling.
  - Provides landscaping along internal driveways.
  - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.

#### Precinct 4: Kyneton Modern Residential Precinct

This precinct comprises the newer residential areas to the east and south of the township. Single storey, brick dwellings with integrated double garages predominate, generally built to the boundary on at least one side. Average lot size is 800 square metres with front setbacks of approximately 6 to 7 metres providing for small, formal front gardens without front fences. Some subdivisions have narrow, curvilinear streets while recent development south of the Campaspe River largely uses a grid layout. The Campaspe River provides an important open space corridor.

##### Strategies

- 7.23 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 7.24 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property, unless the predominant pattern of neighbouring dwellings supports an alternative treatment.
- 7.25 Support multi-dwelling development that:
  - Presents to the street as a single, detached dwelling.
  - Provides landscaping along internal driveways.
  - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.
- 7.26 Avoid front fences or ensure that they are low and visually permeable.

#### Precinct 5: Kyneton Large Lot Residential Precinct

This precinct comprises three areas on the fringes of the township. The precinct is characterised by brick, single storey dwellings on large lots with wide frontages allowing generous front and rear setbacks. Front fencing is generally absent or of post and wire construction like side and rear fencing. Large native trees are common and views across the town are a feature. Multi-dwelling development is absent. Narrow roads with grassed verges or nature strips are common. Street trees are not a feature of the precinct.

Characteristic lot size in the two northern parts of the precinct is 2,000 square metres. The small area in Mollison Street comprises mixed lot sizes; minimal change is proposed for this area in order to protect landscape values.

There is potential for limited infill within this area such as two lot subdivisions, provided these retain the character of the established parts of the precinct.

##### Strategies

- 7.27 Maintain the spacious, rural feel of the precinct through the use of large front and side setbacks, appropriate building footprints, inclusion of canopy trees into new landscaping and minimisation of hard surfaces.
- 7.28 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 7.29 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 7.30 Avoid front fences unless they are no more than 1.2 metres in height and of post and wire construction.
- 7.31 Support two-lot subdivisions that maintain the single dwelling presentation to the street, the large front setbacks characteristic of the streetscape, the space around dwellings and the vegetated feel of the area.
- 7.32 Require lots to be provided with reticulated sewerage, where available. Where sewerage is not available, require onsite wastewater systems to be installed and maintained.

### **Precinct 6: Kyneton Riverwalk Precinct**

This precinct comprises land in the Sanctuary Drive and Ripplebrook Way area where the Riverwalk Estate is partially complete. The precinct has an emerging character on account of the estate's 'greenfield' land which is still to be developed. The precinct borders a low density residential area to the east.

Existing development of the area is contemporary in style with lots of 1,200 to 2,000 square metres. Dwellings are generally single storey and detached.

There is potential for greenfield development and limited infill within this area such as two lot subdivisions, provided these retain the character of the established parts of the precinct.

### **Strategies**

- 7.33 Maintain the spacious, open feel of the precinct through the use of large front and side setbacks, appropriate building footprints, and minimisation of hard surfaces.
- 7.34 Require garages and carports to be set back from the front façade of dwellings.
- 7.35 Require new development to contribute to an increase in canopy cover through plantings of trees in residential lots and in street reserves.
- 7.36 Avoid front fences unless they are no more than 1.2 metres in height.
- 7.37 Require lots to be an average of 1,200 square metres in area.
- 7.38 Support two-lot subdivisions that maintain the single dwelling presentation to the street, front setbacks characteristic of the streetscape, and side and rear setbacks that maintain space around dwellings.

### **Further strategic work**

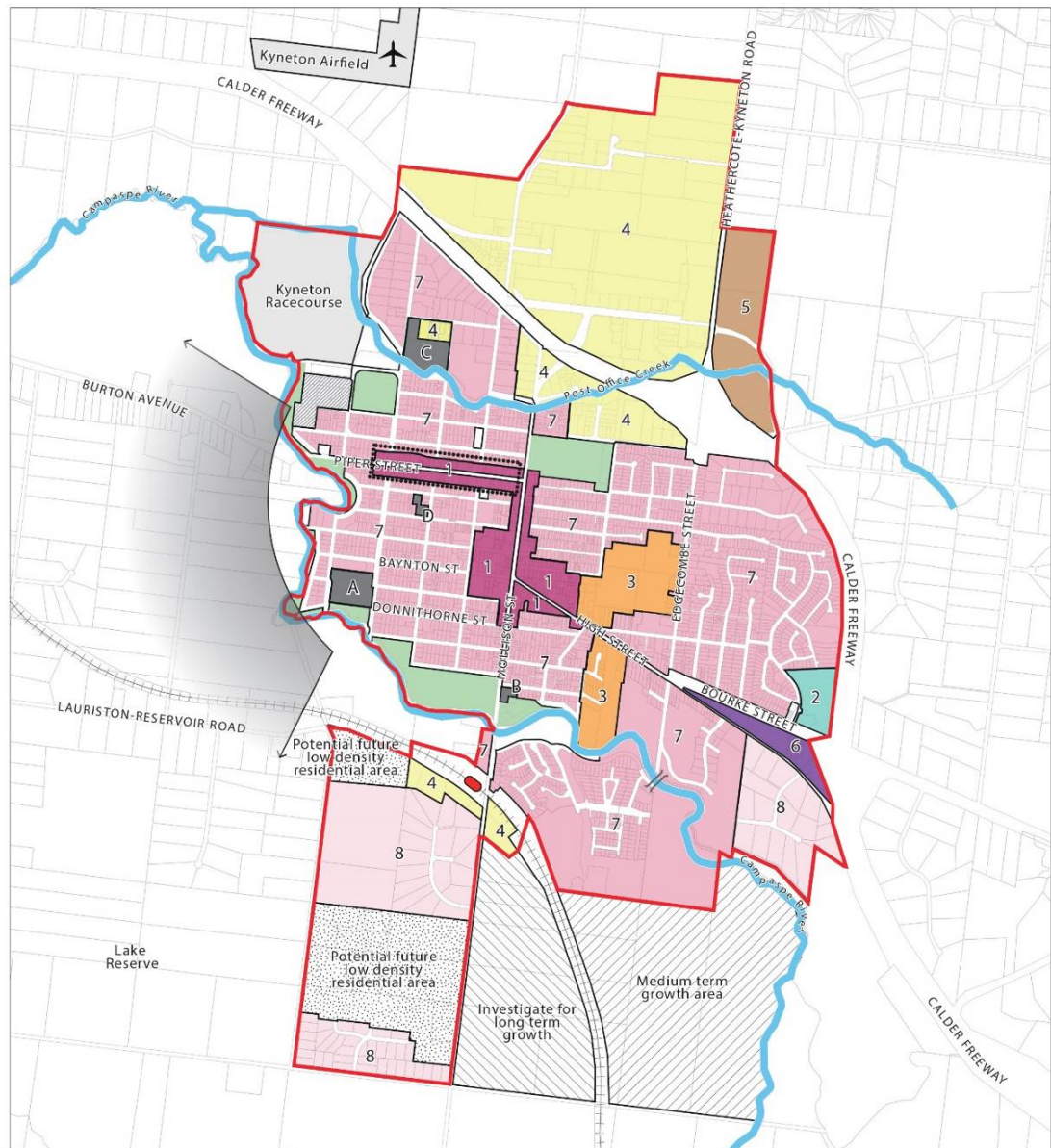
- Prepare a development contributions plan for the existing town and new greenfield development areas and apply the Development Contributions Plan Overlay, as relevant.
- Investigate the application of a Design and Development Overlay that aims to maintain the low front fence character of relevant residential precincts, as appropriate.
- Conduct and implement a heritage review of the township to ensure any unprotected places of identified heritage value are suitably protected.
- Investigate the need for rezoning land north of the abattoir in Redesdale Road from Industrial 1 Zone to Industrial 2 Zone to support the expansion of the abattoir's operations, and any controls required to manage the interface between the site and adjacent uses.

### **Reference documents**

Kyneton Neighbourhood Character Precinct Profiles, July 2016

Kyneton Structure Plan, June 2013

## Kyneton Strategic Framework Map



KYNETON  
STRATEGIC FRAMEWORK MAP

LEGEND

-  Township Boundary  
 Property Boundaries  
 Open Space  
 Railway  
 Water Course

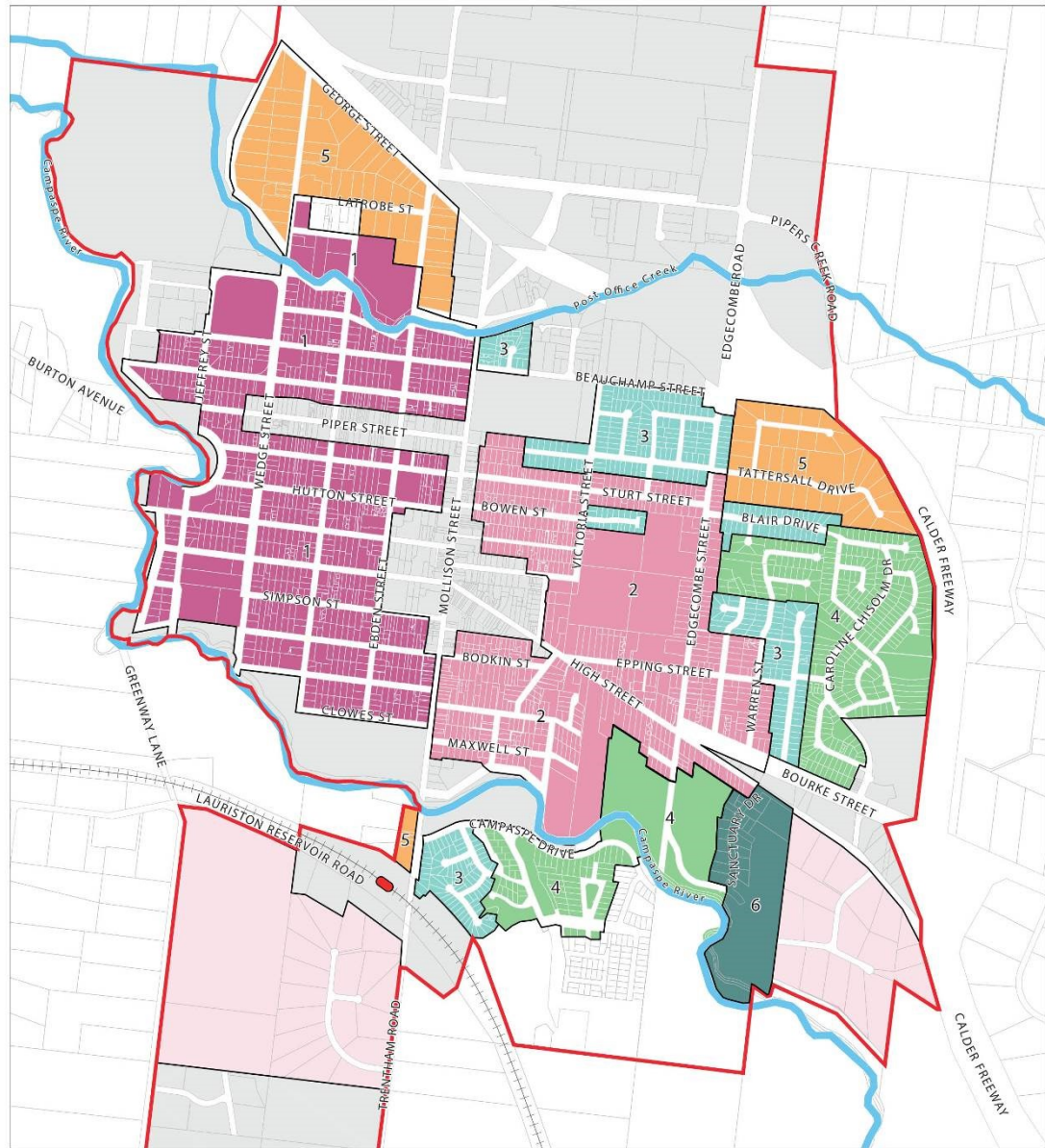
- |   |                                     |
|---|-------------------------------------|
| 1 | Town Centre                         |
| 2 | Health and Wellbeing Precinct       |
| 3 | Education Precinct                  |
| 4 | Industrial Precinct                 |
| 5 | Industry and Trade Related Services |
| 6 | Bulky Goods and Showrooms           |
| 7 | Residential Areas                   |
| 8 | Low Density Residential Area        |
|   | Retail Tourism Precinct             |

## Features

- Views
- Proposed Bridge
- Horse Training and Equine Services
- Strategic Sites
- Former Kyneton Hospital
- Former Kyneton Pool
- Latrobe St/Wedge St Industrial Area
- Bus Depot



# Kyneton Neighbourhood Character Precinct Map



**KYNETON**  
NEIGHBOURHOOD CHARACTER PRECINCTS



## LEGEND

- Township Boundary
- Property Boundaries
- Railway
- Water Course

## Precincts

- 1 Township Residential Village (West)
- 2 Township Residential Village (East)
- 3 Post World War II Residential
- 4 Modern Residential
- 5 Large Lot Residential
- 6 Kyneton River Walk
- Non-Residential
- Low Density Residential Area

**21.13-3**15/06/2017  
C98**Woodend****Overview**

The population of Woodend in 2011 was 3,415 persons (Australian Bureau of Statistics 2011 Woodend Urban Centre, Usual Resident Population). Its location just off the Calder Freeway and on the Bendigo rail line offers a high level of accessibility. A range of town services and community facilities support its role as a district town. Woodend is to follow a modest growth path due to the town's environmental constraints and valued rural township character which contributes to its tourism appeal.

Woodend's character is defined by the following elements:

- Secluded township setting in a valley surrounded by forest, bushland and rural areas. Unlike other towns in the Shire, Woodend is not visible from the Calder Freeway or town entry roads.
- Gateways with a rural or bushland character, including the northern approach through the Avenue of Honour with view across the Five Mile Creek escarpment, Golf Course Hill and its rural landscape, and the southern approach through the Black Forest, the western approach and eastern entries along Romsey Road and Mount Macedon Road.
- Significant views of Mount Macedon, Golf Course Hill and Hanging Rock.
- Historic buildings and streetscapes within a fairly uniform grid street pattern laid out around the natural and cultural features of the town.
- A green landscaped context incorporating mature exotic and native trees in street plantings and private gardens, native vegetation, and the surrounding forest setting – particularly the northern end of the Black Forest and the eastern end of the Wombat Forest.
- A compact town centre located between the railway bridge at its southern end and the Five Mile Creek bridge at its northern end, and centred on the generous width of High Street.
- Established residential development of diverse form and character typified by wide streets, varied verge treatments, low scale built form with generous setbacks and a dominant garden setting.

There is adequate residentially zoned land within the existing township boundary to accommodate population growth to approximately 2030 / 2033 based on a growth rate of 1.4 per cent per annum. Any expansion of the township boundary or rezoning of land for residential development will not be supported until less than 15 years of land supply is available within the township boundary. Land within the township boundary will be considered for rezoning prior to investigating land outside the township boundary.

A preliminary assessment of options for development outside of the current township boundary has been undertaken to identify development opportunities and constraints for each investigation area (Appendix B of the Woodend Town Structure Plan & Neighbourhood Character Study, May 2014). These investigation areas are shown on the Woodend Strategic Framework Map and comprise:

- Land to the east of the town boundary.
- Land to the north-east of the town boundary.
- Land to the north-west of the town boundary.

Council will undertake a detailed assessment of opportunities and constraints of the three investigation areas to determine a preferred growth option, when required. Development within the preferred growth option should integrate with the valued character of Woodend by responding to the requirements set out in Appendix B of the structure plan.

An additional 1.1 hectares of commercial zoned land will be required by 2026 to meet future demand, which is likely to be dominated by the need for premises that can accommodate professional services. This demand could be met through the extension of the Commercial 1 Zone.

An estimated 6-8 hectares for small to medium size industrial lots will be required to support population and small business growth in Woodend up to 2029. Expansion of the Clancys Lane industrial area is an option for providing this additional industrial land and has the advantage of being located outside of the township, which minimises potential conflict with residential uses.

The Woodend Town Structure Plan & Neighbourhood Character Study, May 2014 has been prepared to guide future urban development having regard to the town's character and environmental constraints. This will enable the orderly, sustainable and sequential development of housing, and commercial and industrial activities.

Key issues for Woodend are as follows:

- Protecting the township's key character elements, including its gateways, biodiversity / ecological values, historic and natural features as listed above.
- Preserving the environment and recognising constraints including bushfire, flooding and Woodend's location in a Special Water Supply Catchment.
- Maintaining the town's compact form.
- Ensuring that new residential development does not jeopardise the valued character elements of the town.
- Ensuring future industrial and commercial land rezonings do not undermine the character of the area.

### **Settlement**

#### **Objective 1**

To provide for managed growth of Woodend by prioritising growth within the identified town boundary.

#### **Strategies**

- 1.1 Support infill development within the township boundary consistent with the identified neighbourhood character objectives for each residential neighbourhood character precinct shown in the Woodend Neighbourhood Character Precinct Map.
- 1.2 Support options for growth outside the township boundary only if required to ensure a minimum of 15 years residential land supply. A detailed assessment considering the strategic merit of each growth option, including environmental constraints, access to existing infrastructure, road access, potential yield and proximity to the township and existing community facilities will determine the preferred growth option.
- 1.3 Require a masterplan to be prepared prior to rezoning land in the Farming Zone within the town boundary (area to the east of Old Lancefield Road). The master plan should show how development of this land will integrate with the possible future development scenario for the northeast investigation area set out in Appendix B of the Woodend Town Structure Plan & Neighbourhood Character Study, May 2014.
- 1.4 Recognise the importance of the ongoing operation of the Woodend Wastewater Treatment Plant by protecting the facility from encroachment by sensitive uses.

### **Environment and landscape values**

#### **Objective 2**

To preserve the visual and physical integrity of Woodend's key landscape features including Mount Macedon, Hanging Rock, Golf Course Hill, Avenue of Honour and Five Mile Creek.

#### **Strategies**

- 2.1 Require new development to consider and respect views to Mount Macedon, Hanging Rock and Golf Course Hill from the public realm.
- 2.2 Avoid development on the ridge, slopes, base and foreground setting of Golf Course Hill where viewed from the Avenue of Honour and the town centre.
- 2.3 Require new development to respect the landscape and heritage qualities of the Avenue of Honour by:



- Maintaining the visual dominance and rhythm of the Avenue of Honour trees;
  - Minimising visual clutter; and
  - Maintaining views from the Avenue of Honour of the surrounding rural / semi-rural context.
- 2.4 Reinforce the Five Mile Creek corridor as a key landscape element of the town's setting by protecting, enhancing and expanding the open spaces along the creek as a biodiversity, recreation and open space corridor.

### Objective 3

To protect and enhance the rural character of the township entrances and gateways.

#### Strategies

- 3.1 Maintain the open rural landscape context of land adjoining the Avenue of Honour to the west and views of Golf Course Hill.
- 3.2 Maintain the rural interface of the western gateway at Woodend-Tylden Road (lower lying land south of Five Mile Creek comprising wide floodplains and gently undulating grazing land with stands of mature trees) and require new development to provide a landscape buffer.
- 3.3 Maintain larger lots along town entrances with large landscaped setbacks from gateway roads.
- 3.4 Maintain Woodend's visual seclusion from the Calder Freeway.
- 3.5 Avoid development on steep land that is visible from prominent roads and gateways.

### Objective 4

To provide a network of trails and paths that connect landscape features and open spaces.

#### Strategies

- 4.1 Support the use of drainage lines, creek corridors and areas of remnant vegetation as open space connections and linear parks, including within residential development and subdivisions.
- 4.2 Require any development adjacent to Five Mile Creek to present an active interface to the waterway and provide for the development of public open space along the creek with shared cycling and walking trails, where appropriate.

### Environmental risk

### Objective 5

To substantially restrict development in areas subject to flooding and high bushfire risk.

#### Strategies

- 5.1 Require fire risk to be a critical consideration in planning for Woodend and use a risk management approach when making decisions.
- 5.2 Require bushfire hazard and risk to be adequately considered in planning scheme amendments, development plans and use and development applications.
- 5.3 Require flood risk to be adequately considered in planning scheme amendments and use and development applications.

### Housing

### Objective 6

To increase the range of housing options available to cater for the longer term needs of all members of the Woodend community.

#### Strategies

- 6.1 Support multi-dwelling development within the Woodend Township Residential Precinct (as identified on the Woodend Strategic Framework Map) which has good access to the town centre, the station, community facilities and open spaces.
- 6.2 Support shop-top residences (dwellings above shops or commercial premises) in the commercial area as a means of increasing housing diversity.

## Economic development

### Objective 7

To reinforce the retail and commercial role of the town centre while retaining and enhancing its character and functionality.

#### Strategies

- 7.1 Support new commercial and business development that retains the existing compact form of the 'bridge to bridge' town centre and avoids expansion along major entry roads.
- 7.2 Maintain the Commercial 1 Zone as the focus of retail and commercial activity in the town centre, and avoid retail within the Industrial 3 Zone that will undermine the viability of the town's commercial core.
- 7.3 Within the Industrial 3 Zone:
  - Support retail uses that cannot easily be accommodated within Woodend's retail core due to their large floor area requirements for the handling, display or storage of goods.
  - Require design outcomes that respect and improve the interface with surrounding non-industrial uses by providing a transition in height to the surrounding non-industrial properties.
- 7.4 Support commercial development east of High Street and south of Anslow Street that provides a positive address to all street frontages, including landscaped front setbacks with off street car parking located to the side or rear.
- 7.5 Support residential uses in the Commercial 1 Zone only when forming a secondary element to the predominant commercial use of the site.
- 7.6 Provide a pedestrian focused and well-connected public realm.
- 7.7 Use the planning process to negotiate contributions towards car parking and access improvements for the town centre.
- 7.8 Support the investigation of the Clancys Lane industrial precinct as an option to provide additional Industrial 1 zoned land to meet demand. Any industrial expansion should consider the capacity of the existing road network to provide access for heavy vehicles, protect views from the Calder Freeway and avoid adverse impacts on the character of Woodend and its tourism role.

### Woodend residential neighbourhood character precincts

The Woodend Neighbourhood Character Precincts Map shows the seven neighbourhood character precincts of Woodend. The preferred future character for Precincts 1-6 are identified in the objectives of the schedules to the Neighbourhood Residential Zone whilst the objective for Precinct 7 and the strategies for all precincts are outlined below.

### Objective 8

To encourage infill and new development in Woodend that achieves the preferred neighbourhood character for each precinct.

#### Precinct 1: Woodend Historic Residential Precinct

This precinct has a clearly defined historic character, representative of the early settlement of Woodend. The area is characterised by older buildings, including Victorian and Edwardian era timber cottages, and wide tree-line streets. Buildings are mostly single storey and set in formal established gardens. Streets are laid out in a formal grid pattern, and the wide road reserves have grassed verges with exotic avenue plantings which create a traditional 'country town' character. Lot sizes vary, but are generally around 1,000 square metres.

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

#### Strategies

- 8.1 Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.
- 8.2 Support innovative, contemporary architectural responses and the use of pitched roofs, colours and finishes that are complementary to the historic character of the area.
- 8.3 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.

- 8.4 Improve the vegetation cover by retaining and / or planting canopy trees.
- 8.5 Maintain the streetscape pattern of detached dwellings.
- 8.6 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 8.7 Avoid front fences over 1.2 metres in height.
- 8.8 Improve the avenue street tree planting, where required.
- 8.9 Maintain the historic 'country town' character of the streetscape, such as the grassed verges and bluestone kerb and gutters.

### **Precinct 2: Woodend Township Residential Precinct**

Streets within this precinct have a traditional 'country town' character created by the wide road space with unsealed edges, grass verges, avenue planting, low front fences and established dwellings set in garden surrounds. Building styles and eras are mixed with buildings being both single and double storey. Gardens are generally well established with exotic formal planting and large canopy trees. 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. Lot sizes are generally between 1,000 square metres and 2,000 square metres.

Areas suited to multi-dwelling development have been included within this precinct. These areas are close to the town centre, transport and services and have a character that could accommodate a degree of change.

### **Strategies**

- 8.10 Maintain the spacious character of the area by siting new development to accommodate adequate landscaping, using appropriate building footprints, and minimising hard surfaces.
- 8.11 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.12 Improve the vegetation cover by retaining and / or planting canopy trees.
- 8.13 Maintain the streetscape pattern of detached dwellings.
- 8.14 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 8.15 Avoid front fences over 1.2 metres in height.
- 8.16 Maintain the historic 'country town' character of the streetscape such as unsealed edges and grassed verges, and improve avenue street tree planting where required.
- 8.17 Require subdivision of vacant land to create lots of 500 square metres or greater, except where the development proposal for the dwelling is submitted before or at the same time as the subdivision application and the proposed development meets the neighbourhood character objectives for the precinct.
- 8.18 Support multi-dwelling development that:
  - Presents to the street as a single, detached dwelling.
  - Provides landscaping along internal driveways.
  - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.

### **Precinct 3: Woodend Garden Setting Precinct**

This precinct includes formally planned housing developments that date from the 1950s to recent years. These areas are characterised by single detached dwellings set within garden surrounds with no or low front fences. While there are many different architectural styles, use of brick with pitched tiled roofs are prevalent. In many of these areas road space treatment is formalised, with kerbs, footpaths and street lighting. The character of some areas is complemented by established street planting, while in other areas the street planting is either lacking or establishing. Lot sizes generally range from 600 square metres to 1,000 square metres.

There is potential for new subdivisions on the larger lots within this area that integrate with the established parts of the precinct.

## Strategies

- 8.19 Maintain and improve the garden setting of dwellings by siting new development to accommodate adequate landscaping, using appropriate building footprints, and minimising hard surfaces.
- 8.20 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.21 Improve the vegetation cover by retaining and / or planting canopy trees.
- 8.22 Maintain the streetscape pattern of detached dwellings.
- 8.23 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 8.24 Avoid front fences over 1.2 metres in height.
- 8.25 Improve the avenue street tree planting where required.
- 8.26 Require subdivision of vacant land to create lots of 600 square metres or greater, except where the development proposal for the dwelling is submitted before or at the same time as the subdivision application and the proposed development meets the neighbourhood character objectives for the precinct.

## Precinct 4: Woodend Bush Setting Precinct

This precinct consists of detached, single dwellings set amongst clusters of tall native canopy trees on sloping topography in many parts. Established native roadside vegetation often blends with the dense, shrubby, informal plantings in private gardens and this contributes to a heavily vegetated feel. Housing styles are a mix of suburban bungalows dating from the 1970s and 1980s. This includes long, ranch style dwellings with surrounding verandahs, larger ‘attic style’ roof forms and occasional contemporary infill. Lot sizes generally range between 800 square metres up to 1,200 square metres.

There is potential for new subdivisions on the larger lots that integrate with the established parts of the precinct.

## Strategies

- 8.27 Maintain the bush garden setting of dwellings by siting new development to accommodate adequate landscaping, using appropriate building footprints, and minimising hard surfaces.
- 8.28 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.29 Require the use of materials and colours in neutral, earthy tones, including brick and timber.
- 8.30 Maintain vegetation cover and the visual dominance of vegetation over buildings while having regard to bushfire risks and without compromising the ability to create and maintain defensible space, where applicable.
- 8.31 Maintain the streetscape pattern of detached dwellings.
- 8.32 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 8.33 Avoid front fences unless they are no more than 1.2 metres in height and of post and wire or post and rail construction.
- 8.34 Maintain informal native vegetation within the road reserve and provide informal footpaths (e.g. granitic sand), where necessary.
- 8.35 Require the siting of new development to integrate with the slope of the land.

## Precinct 5: Woodend Bush Rural Living Precinct

This precinct features a range of larger lot sizes within 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, ranging generally between 2,000 square metres and 6,000 square metres on larger lots. A variety of building styles, scales and roof forms are present with vegetation and open spaces retained as the dominant visual element.

There is potential for new subdivisions on the larger lots within this area that integrate with the established parts of the precinct.

## Strategies

- 8.36 Maintain the informal bush setting of dwellings through the use of generous front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimising hard surfaces.
- 8.37 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.38 Require the use of materials and colours that are complementary to the rural setting of the precinct, such as timber, brick and corrugated iron.
- 8.39 Maintain vegetation cover and the visual dominance of vegetation over buildings.
- 8.40 Maintain the streetscape pattern of detached dwellings with generous side setbacks.
- 8.41 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 8.42 Require rural style post and wire or post and rail fencing where fencing is proposed.
- 8.43 Maintain the informal street character including wide verges, native planting and gravel roads and driveways, and provide informal footpaths (e.g. granitic sand), where necessary.

## Precinct 6: Woodend Large Lot Township Precinct

This precinct comprises large lots that contain dwellings of various architectural styles and forms. The various parts of the precinct are located close to the town centre and often feature building styles and plantings that are atypical to the surrounding residential neighbourhoods. Dwelling styles are often bold with striking contemporary forms, though many replicate 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 grow to soften the visual impact of the built form. Streets generally have a traditional ‘country town’ character, created by the wide road space 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 generally between 2,000 square metres and 3,000 square metres. Views to Mount Macedon are a feature in some areas.

There is potential for re-subdivision on the larger lots within this area while still maintaining the precinct’s pattern of large lots with generously proportioned dwellings.

## Strategies

- 8.44 Maintain the spacious character of the area through the use of generous front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimising hard surfaces.
- 8.45 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.46 Improve vegetation cover by retaining and / or planting canopy trees.
- 8.47 Maintain the streetscape pattern of detached dwellings.
- 8.48 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 8.49 Avoid front fences unless they are no more than 1.2 metres in height and of post and wire or post and rail construction.
- 8.50 Maintain the ‘country town’ character of the streetscape, such as either unsealed edges or rollover kerbs and wide grassed verges, and improve the avenue street tree planting, where required.

## Precinct 7: Woodend Large Lot Rural Living Precinct

This 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 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 character typical of their location adjacent to the rural setting, while parts to the east are dominated by greater vegetation cover. Some areas feature undulating topography. Buildings are 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 generally from 5,000 square metres up to 10,000 square metres on larger, undeveloped lots.

There is potential for new subdivisions on the larger lots within this area that integrate with the established parts of the precinct.

### Objective 9

To achieve the precinct's preferred future character, which comprises:

- Dwellings sited on large lots that integrate with the topography and rural setting of the area.
- Vegetation remaining the dominant characteristic with retention of large canopy trees.
- Rural style fencing that reinforces the rural feel of the area.

### Strategies

- 9.1 Maintain the spacious character of the area by siting new development to accommodate adequate landscaping (including canopy trees), using appropriate building footprints, and minimising hard surfaces. In particular, require the following:
  - Side setbacks of at least 5 metres.
  - Front setbacks of 15 metres or the average distance of the adjoining two dwellings.
  - A maximum site coverage of 10 per cent for building footprints, and a minimum 40 per cent coverage for permeable ground surfaces.
- 9.2 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 9.3 Require the use of materials and colours that are complementary to the rural setting of the precinct, such as timber, brick and earthy, neutral tones.
- 9.4 Maintain vegetation cover and the visual dominance of vegetation over buildings.
- 9.5 Maintain the streetscape pattern of detached dwellings.
- 9.6 Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.
- 9.7 Require rural style post and wire or post and rail fencing where fencing is proposed.
- 9.8 Maintain the informal street character including wide verges, native planting and gravel roads and driveways, and provide informal footpaths (e.g. granitic sand), where necessary.
- 9.9 Require a buffer of sufficient width to allow vegetation to screen built form adjacent to the Avenue of Honour.

### Implementation

#### Other actions of council

- Implement the streetscape design guidelines contained within the Woodend Town Structure Plan & Neighbourhood Character Study, May 2014 to assist in achieving a co-ordinated and unified approach to future public realm upgrades and planting.

#### Further strategic work

- Further investigate the extent to which bushfire presents a risk to Woodend beyond the existing township boundary.
- Review the need for an extension to the Land Subject to Inundation Overlay as it applies to Five Mile Creek and its tributaries, as well as the application of the Urban Floodway Zone, Floodway Overlay and Special Building Overlay, as appropriate.
- Review the location and extent of the Vegetation Protection Overlays in Woodend to ensure areas of significant vegetation, including listed threatened species are protected.
- Prepare a comprehensive master plan for the Five Mile Creek and Forest Street area as a future community hub of indoor and outdoor facilities within integrated, connected urban spaces.
- Review the location and content of the Significant Landscape Overlay applied to Golf Course Hill to ensure that the significance of this feature is adequately represented and protected through the Macedon Ranges Planning Scheme.
- Investigate the potential to protect the broader landscape setting of the Avenue of Honour.

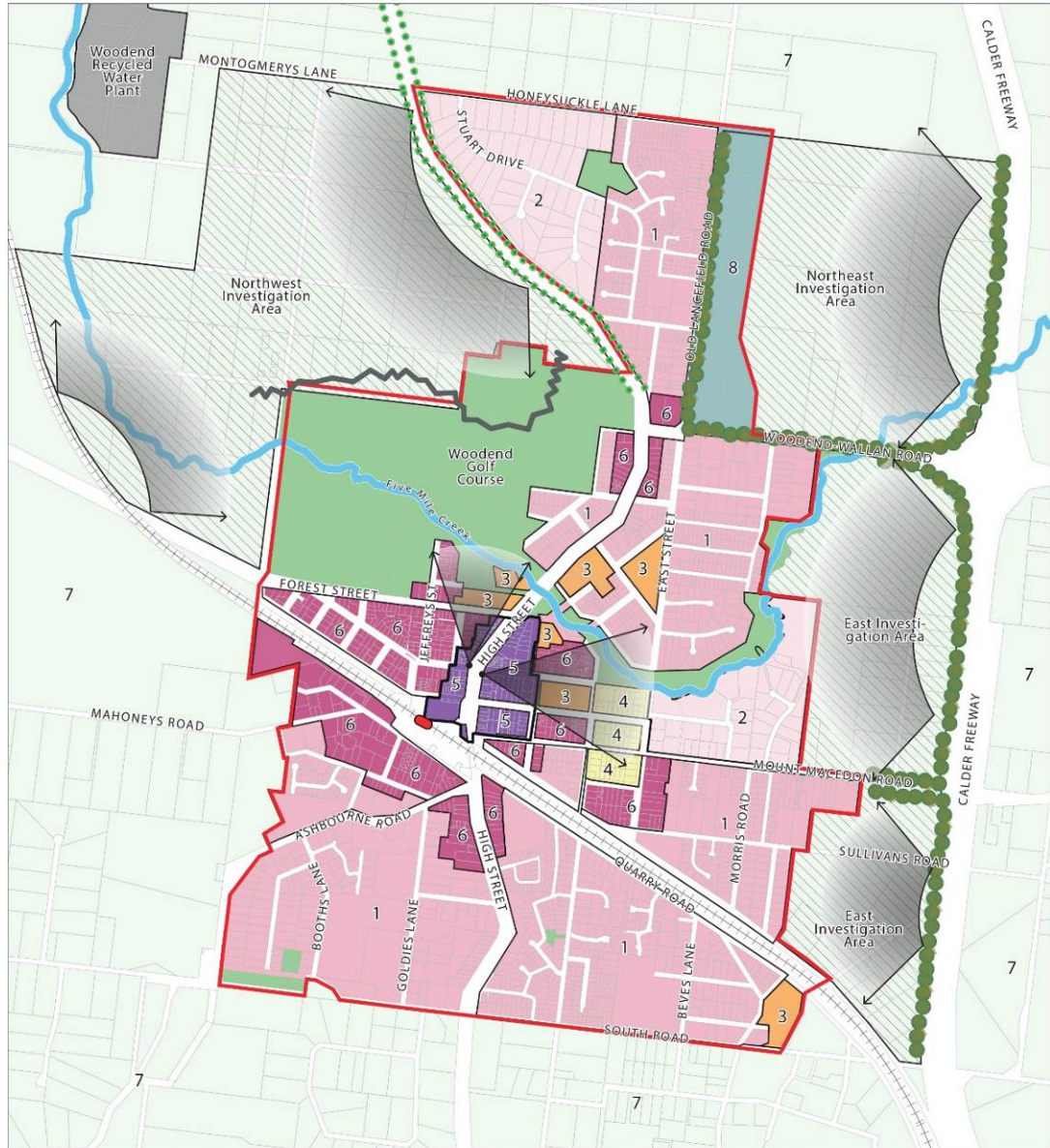
## MACEDON RANGES PLANNING SCHEME

- Investigate preparation of a parking precinct plan or development contributions plan to facilitate collection of contributions towards car parking and access improvements for the town centre.
- Investigate preparation of a development contributions plan for the existing township and any new greenfield development areas and apply the Development Contributions Plan Overlay as required.
- Investigate the application of a Design and Development Overlay that aims to maintain the low front fence character of relevant residential precincts as appropriate.
- Conduct and implement a heritage review of the township to ensure any unprotected places of identified heritage value are suitably protected.
- Work with Western Water to develop and apply an Environmental Significance Overlay to provide a buffer around the Woodend Sewerage Treatment Plant based on a site specific assessment.

### Reference documents

Woodend Town Structure Plan & Neighbourhood Character Study, May 2014.

# Woodend Strategic Framework Map



WOODEND  
STRATEGIC FRAMEWORK MAP

## LEGEND

- Township Boundary
- Town Centre (Maintain compact form)
- Property Boundaries
- Open Space
- +— Railway
- Water Course
- Residential (Contain within town boundary)
- Low Density Residential Land
- Community Facilities and Public Use

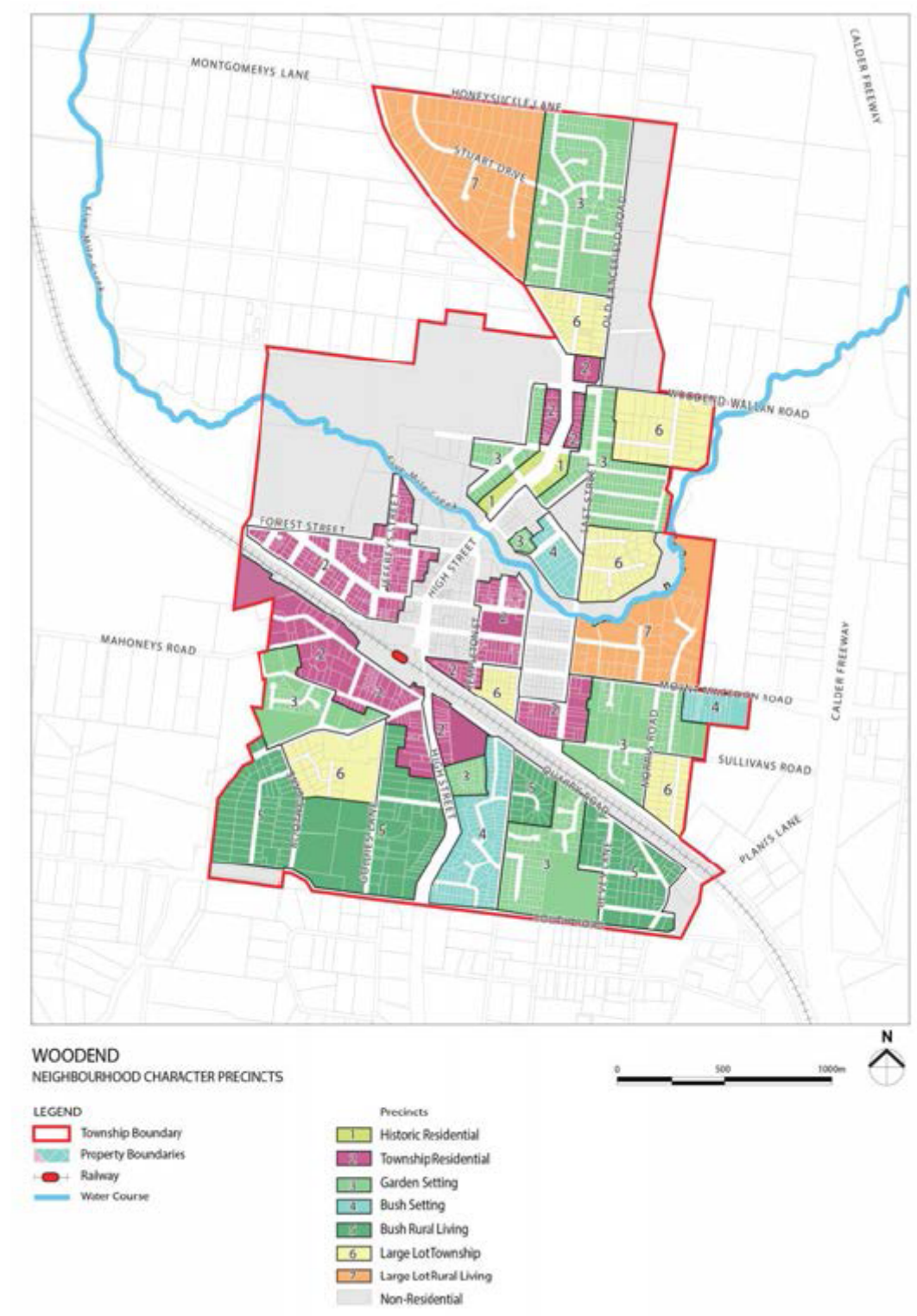
- 4 Light Industrial
- 5 Commercial Zone Land
- 6 Encourage 'Medium Density' Housing consistent with the neighbourhood character objective of the Residential Township Precinct
- 7 Rural Land
- 8 Future Urban Land
- Residential Expansion Investigation Areas

## Features

- ↔ Views
- Landscape Buffer
- ~ Golf Course Hill Ridgeline
- Avenue of Honour



# Woodend Neighbourhood Character Precinct Map



**21.13-4**15/06/2017  
C99**Romsey****Overview**

Romsey is approximately 63 kilometres north-west of the Melbourne CBD. The population of Romsey in 2011 was 4,412 (Australian Bureau of Statistics “Romsey, Vic (SSC)”, 2011 Census QuickStats). Romsey is the largest district town in the east of the municipality and is expected to grow to the lower end of a large district town by 2036 with an expected population of 6,000 (*Macedon Ranges Settlement Strategy*, 2011).

The Melbourne-Lancefield Road, also known as Main Street, is the primary north-south highway, providing access to Melbourne. The main east-west route is the Woodend-Wallan Road, also known as Barry Street or the Romsey-Wallan Road.

Elements that define Romsey’s character include:

- Historic buildings.
- Wide streets.
- Significant vegetation.
- Five Mile Creek.
- Open space.
- Large residential lots.

Young / middle aged families are a significant feature of the town’s age structure – 32 per cent of the population is under 18, the equal highest proportion in the Shire (Romsey ODP).

Romsey supports a range of retail, commercial and industrial activities but this range is limited and escape expenditure is comparatively high, even by peri-urban standards. Romsey is surrounded by a belt of productive agricultural land.

Romsey and its residents have strong links to Sunbury and the airport corridor in Melbourne for employment and commerce. At least 55 per cent of employed people living in Romsey work in the metropolitan area (including 17 per cent in Hume), while only 33 per cent work within the Macedon Ranges Shire (Romsey ODP).

There is no operative railway line in the area and public transport consists of infrequent bus services connecting to other centres. In terms of journey to work, only 1 per cent of workers walk and 3 per cent use public transport for at least part of their journey. The absence of a secondary school in the Romsey area also means that a large numbers of students are required to travel to other towns.

Land within the Romsey township and surrounds is set out in the Romsey Structure Plan included in this sub-clause.

Key issues for Romsey are as follows:

- Managing the significant growth pressures in Romsey due to its appeal to those who prefer to live outside Melbourne and commute to the metropolitan area for work. Over recent decades the town has grown at a high rate and provides a desirable and affordable location for families and those seeking to retire from larger rural holdings.
- Balancing future growth needs between residential growth and employment, business services and community infrastructure if sustainability objectives are to be met.
- Facilitating a greater diversity of housing to better respond to changing demographics. Romsey’s housing stock is dominated by single dwellings on large to very large lots, generally 1,500–4,000 square metres.
- Ensuring that new development reflects the neighbourhood character of the established residential areas of Romsey, which is very different from metropolitan Melbourne and highly valued by residents.

- Ensuring that zoning within the township reflects the constraints that exist, such as the absence of reticulated wastewater services in some already developed areas.

### **Settlement and housing objectives**

#### **Objective 1**

To strengthen the role of Romsey as the major urban centre in the north-eastern part of the Shire.

#### **Objective 2**

To commit urban development within defined township boundaries to protect agricultural land and facilitate efficient, sustainable development.

#### **Objective 3**

To provide a balance between residential growth and employment, business services and community infrastructure, in order to reduce the need for residents to travel outside the town.

#### **Objective 4**

To provide for a greater mix of housing densities and styles as the town grows, in order to respond to changing demographics and ensure that land is developed efficiently, while respecting the valued character of the town.

### **Settlement and housing strategies**

- 1.1 Manage urban growth and development in Romsey so that it is generally consistent with the Romsey Residential Character Study, 2012 and the Romsey Structure Plan included in this sub-clause.
- 1.2 Facilitate the establishment of a new residential growth area on the southern edge of Romsey. This will provide for the ongoing growth of the town in a manner that reflects the valued characteristics of existing residential areas; provides good internal amenity; and provides a positive interface to existing neighbouring residents and key gateway locations.
- 1.3 Provide at least 15 per cent of new dwellings in the form of medium density housing.
- 1.4 Encourage medium density housing within a 400 metres walking distance of the Romsey town centre as designated on Romsey Structure Plan included in this sub-clause, with design that is compatible with established landscape and township character, and places of heritage significance.
- 1.5 Provide a range of conventional residential development opportunities and densities in other residential areas that is cognisant of the semi-rural character and village setting of Romsey.
- 1.6 Require larger residential lot sizes and manage the siting and design of new development, in areas that are visually sensitive, including rural-residential interfaces and adjoining the Melbourne-Lancefield Road.
- 1.7 Protect areas to the immediate south and east of the town from encroachment by rural residential development, in order to safeguard the possibility of future urban expansion.
- 1.8 Rezone land in the north-east of the town to Low Density Residential Zone to reflect the absence of wastewater services, the likely difficulties in providing sewerage in the future, the current character of the area and its relatively poor access to the town centre.
- 1.9 Consider the sustainability principles in new residential subdivision design outlined in the Romsey Outline Development Plan, 2009.

### **Economic development objectives**

#### **Objective 1**

To strengthen Romsey's economic base by making additional land available for the establishment of industry and service business, in order to provide local employment and business services, while maintaining the semi-rural nature of the township environs.

#### **Objective 2**

To ensure new residential development does not adversely impact on the capacity for industrial development and the operation of essential services.

### Objective 3

To ensure industrial use and development does not adversely affect the amenity of sensitive uses or the operation of essential services.

#### Economic development strategies

- 1.1 Consolidate the retail area on the west side of the main street and provide for limited highway orientated uses.
- 1.2 Ensure that new development in the town centre facilitates a compact, walkable, high amenity centre.
- 1.3 Facilitate integrated development of the broader centre, including land to the west of Pohlman Street.
- 1.4 Facilitate the development of an industrial and wholesale precinct on greenfield land to the south of Romsey, bordered by Greens Lane and the Melbourne-Lancefield Road, by:
  - Encouraging a coordinated approach to development, including high quality design attributes.
  - Ensuring adequate off street staff parking, suitable roads for heavy transport manoeuvring, consistent landscaping treatments and setbacks.
  - Encouraging a range of lot sizes from a minimum of 1,500 square metres through to 10,000 square metres or more.

This will provide for highway retail, large format retail, wholesale and service industrial activities.

- 1.5 Manage the industrial area at Mitchell Court to avoid adverse impacts on sensitive adjoining uses, including Romsey Primary School.

#### Natural environment and open space objective

### Objective 1

To provide a positive open space environment for the town that appropriately protects the environmental functions of waterways.

#### Natural environment and open space strategies

- 1.1 Enhance waterway character and quality through adoption of water sensitive urban design.
- 1.2 Ensure any development adjacent to Five Mile Creek presents a positive interface to the waterway and provides for the development of public open space along the creek, with shared cycling and walking trails.
- 1.3 Require new development, where relevant, to front public open space areas with roads or lots and open-style fencing to encourage use and safety through passive surveillance and active frontages. Ensure open space and buffer areas provided along waterways and drainage corridors are wide enough to accommodate drainage functions, riparian buffers and shared pedestrian / cycling paths. Additional land beyond the usual 5 per cent open space contribution may be required at the developer's cost where drainage is to be facilitated.

#### Heritage, landscape and township character objectives

### Objective 1

To protect the townscape and heritage features of the town.

### Objective 2

To create an attractive urban environment with a strong sense of place.

### Objective 3

To maintain and improve the key urban and landscape elements, and cultural heritage assets that contribute to the established semi-rural township and village character of Romsey.

### Objective 4

To protect and improve the appearance of the semi-rural landscape along the Melbourne-Lancefield Road and key township entrances.

### **Heritage, landscape and township character strategies**

- 1.1 Provide wide road reserves in new subdivisions to reflect the existing town character and accommodate footpaths to both sides of the road and grass swales for drainage.
- 1.2 Consider the Romsey Residential Character Study, Design Guidelines April 2012 to ensure that new development and subdivision within the established residential areas of Romsey reflects the neighbourhood character.
- 1.3 Apply design controls to the Commercial 2 Zone areas to ensure that development reflects the rural town character, does not dominate the entry to the town and is integrated into the landscape with retention and planting of vegetation.
- 1.4 Maintain the 'rural break' between Romsey and Lancefield.

### **Infrastructure objectives**

#### **Objective 1**

To provide a sustainable transport network that reduces dependence on car use and encourages public transport, walking and cycling within and between neighbourhoods, as well as a healthy environment, social interaction and access to services and facilities.

#### **Objective 2**

To ensure that zoning of land reflects the existing and potential infrastructure capacity of the area.

### **Infrastructure strategies**

- 1.1 Protect the operating potential of the Romsey wastewater treatment plant by generally avoiding residential development within 1 kilometre of the plant.
- 1.2 Ensure residential growth areas provide a well-connected network of streets, footpaths and cycle-ways across all areas.
- 1.3 Provide road layouts that can accommodate public transport that would be able to stop within easy walking distance of all lots and move quickly and easily through the estate.
- 1.4 Promote the establishment of a secondary school in Romsey, in order to promote community cohesion, local employment and more sustainable transport patterns. Future service planning should recognise the additional growth foreshadowed by the Romsey ODP and safeguard the potential for a future secondary school on land adjacent to the primary school.

### **Exercise of discretion**

It is policy to:

- Ensure that development in the Commercial 1 Zone:
  - Fronts the street.
  - Minimises the number of crossovers and width of crossovers, and ensures that car parking does not dominate the streetscape.
  - Facilitates walking within the centre as a high priority.
  - Conserves street trees and significant private trees.
  - Recognises the existing village scale of development and is generally low in profile; and
  - Utilises materials, colours and finishes that reflect a rural character.
- Ensure that applications for subdivision or medium density housing in a residential zone outside the area covered by the Design and Development Overlay, consider proposals against the Romsey Residential Character Study, Design Guidelines, April 2012.
- Support additional child care facilities where appropriately designed and located close to the town centre or existing education facilities.
- Avoid locating food manufacturing industries in the Johnston Court Industrial 3 Zone adjacent to the wastewater treatment plant.

**Specific implementation**

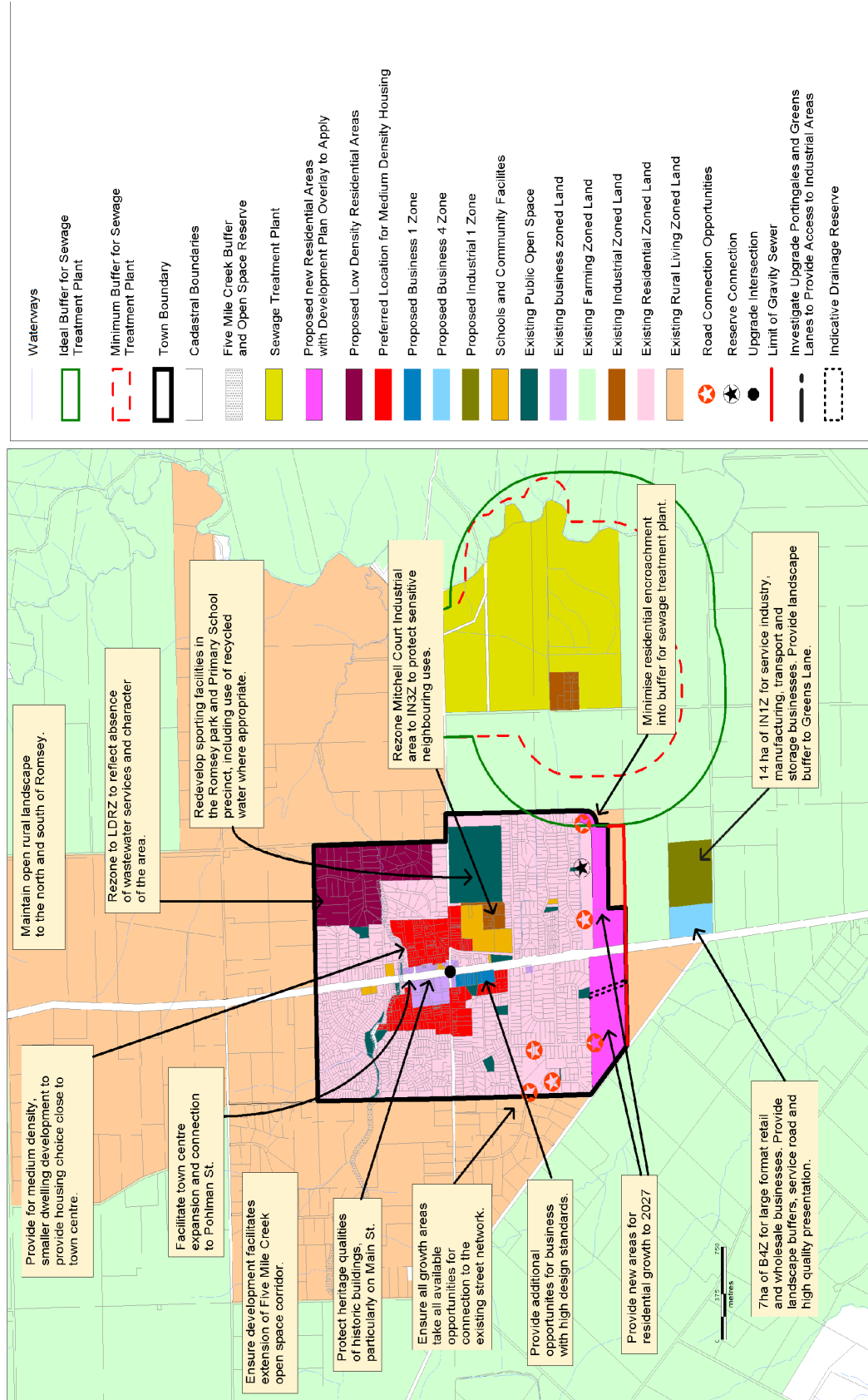
- Consider the design guideline requirements outlined in the Design and Development Overlay Schedule 18 to determine whether medium density housing may be appropriate in locations outside the designated area.
- Encourage the upgrading of natural gas infrastructure to facilitate economic development.
- Promote restoration of vegetation consistent with original ecosystem types (generally Plains Grassy Woodland).
- Redevelop and expand sporting facilities in the Romsey Park and Primary School precinct, including use of recycled water where practicable.
- Work with education providers to promote the establishment of a secondary school in Romsey.
- Work with drainage authorities to update flood mapping and the Land Subject to Inundation Overlay in areas potentially susceptible to flooding.
- Ensure that Greenfield residential development reflects the valued rural town character of Romsey, through the application of the Development Plan Overlay and the Design and Development Overlay.
- Apply the Development Contributions Plan Overlay to ensure that the broader community is not required to subsidise new development.

**Reference documents**

Romsey Outline Development Plan, 2009

Statement of Planning Policy No. 8, 1975

# Romsey Structure Plan



**21.13-5**15/06/2017  
C100**Riddells Creek****Overview**

The population of Riddells Creek and surrounds in 2011 was 3,753 persons, 2,976 of these resided in the township itself (Australian Bureau of Statistics 2011 Census QuickStats, SSC and UCL datasets). Riddells Creek's location on the Bendigo rail line provides excellent access to Melbourne and neighbouring larger towns, which makes it an attractive lifestyle choice for commuters. The role of Riddells Creek is likely to consolidate as a district town by 2036.

Riddells Creek's character is defined by the following elements:

- Attractive surrounding rural landscapes, backdrop of the Macedon Ranges, and a deeply incised creek valley.
- Dispersed residential areas with generally generous sized lots blending into extensive areas of low density residential and rural living areas surrounding the township.
- Lot sizes that progressively increase in size towards the north and west of the township.
- Compact town centre with low-scale form, historic buildings and land available for expansion.
- Older parts of the township have a grid layout with predominance of wide road reserves, swale drains and informal plantings of native and exotic street trees.

Given the existing railway infrastructure, community infrastructure and proximity to Gisborne and Sunbury, Riddells Creek and its surrounding area could accommodate a population of some 6,000 by 2036 (Macedon Ranges Settlement Strategy, 2011). Accommodating this growth, most of which is expected to occur in the township itself, will require a combination of infill development and managed growth in the priority residential development precinct identified on the Riddells Creek Strategic Framework Map.

The town centre currently fulfils a daily convenience retail role, and a recently approved commercial development, if constructed, is expected to extend this to meet most weekly shopping needs. The remaining supply of vacant commercial and industrial zoned land within the township is considered sufficient to cater for anticipated growth to 2036.

The Riddells Creek Structure Plan, 2013 provides guidance for future urban development of the township that enables growth while retaining the town's character and recognising environmental constraints.

Key issues for Riddells Creek are as follows:

- Accommodating anticipated growth without negatively impacting the character of the township.
- Coordinating infrastructure delivery and the staging of development in the priority residential development precinct.
- Responding to the town's strong population growth, changing demographics and increased demand for services and different types of housing.
- Achieving an increase in employment opportunities within the town centre, while acknowledging its role as a lifestyle location for commuters who work in larger centres.
- Recognising the significant environmental risks of bushfire, especially in the north and north-western parts of the township, and flooding along the creek lines and the railway embankment.

**Settlement****Objective 1**

To provide for managed growth of Riddells Creek by prioritising growth within the identified town boundary and managing staged greenfield growth in the priority residential development precinct.



### Strategies

- 1.1 Support infill development within the town boundary consistent with the identified neighbourhood character objectives for each residential neighbourhood character precinct as identified in the Riddells Creek Neighbourhood Character Precinct Map.
- 1.2 Ensure that new development is staged to progress outward from the existing township, and is compatible with the existing town character.
- 1.3 Ensure that necessary infrastructure is provided in advance of development in the priority residential development precinct.
- 1.4 Recognise the importance of the ongoing operation of the Riddells Creek Wastewater Treatment Plant by protecting the facility from encroachment by new development associated with sensitive uses.

### Environment and landscape values

#### Objective 2

To protect and enhance the ecological and landscape values of Riddells Creek, including the bush setting of some areas and views to the Macedon Ranges which provide a backdrop to the township.

### Strategies

- 2.1 Minimise the impact of development on the views of the Macedon Ranges.
- 2.2 Protect the existing streetscape character through the retention of street trees.
- 2.3 Require development to retain existing mature vegetation and incorporate appropriate landscaping that integrates with the landscape character of the area and increases tree canopy coverage across the township.

#### Objective 3

To provide attractive, safe and functional open spaces, including a network of trails and paths, particularly on existing waterways that integrate with the township.

### Strategies

- 3.1 Facilitate the securing of areas of open space around waterway corridors in order to link areas of public open space and provide environmental corridors.
- 3.2 Support the development of a network of walking and cycling trails linking existing features and facilities within the township.

### Environmental risk

#### Objective 4

To direct development away from areas subject to high risk of bushfire and flooding.

### Strategies

- 4.1 Direct the expansion of Riddells Creek to the north-east and south, which are at a lower risk from bushfire.
- 4.2 Limit new development in the Bushfire Management Overlay areas and the higher risk 'Enhanced Bushfire Measures' area to the north and north-west of the town centre.
- 4.3 Avoid new development and subdivisions that would require extensive clearing of native vegetation in order to meet bushfire risk management requirements.
- 4.4 Limit new development in areas of high risk from flooding.
- 4.5 Require development in flood-prone areas along drainage lines and the railway embankment to adequately address flood risk.

### Housing

#### Objective 5

To increase the range of housing options available to cater for the longer term needs of the Riddells Creek community.

## Strategies

- 5.1 Support development proposals that provide increased housing choice while meeting neighbourhood character requirements within the Riddells Creek Town Centre Residential Precinct.
- 5.2 Support incremental infill development, including multi-dwelling development that meets neighbourhood character objectives, in the Riddells Creek Garden Setting and Modern Residential Precincts.
- 5.3 Support residential development above or to the rear of retail and commercial properties as a means of increasing housing diversity, where car parking requirements can be met.
- 5.4 Support appropriate development that provides accommodation for older residents, especially in the health, education and community precinct shown on the Riddells Creek Strategic Framework Map.

## Built environment and heritage

### Objective 6

To encourage development that respects the rural village character of Riddells Creek.

## Strategies

- 6.1 Maintain the strong grid pattern where it exists within the township, including wide road reserves, swale drains and ample street tree plantings, including the treed avenue along the Gisborne-Kilmore Road.
- 6.2 Support a grid-based layout and require substantial street tree planting in new residential subdivisions.
- 6.3 Maintain the village feel of Riddells Creek through development that is low in scale and respects neighbourhood character.

## Economic development and community infrastructure

### Objective 7

To consolidate economic activity and civic uses in the town centre that meet the needs of the local community.

## Strategies

- 7.1 Encourage retail and commercial activity in the town centre.
- 7.2 Avoid out-of-centre commercial development that may have a negative impact on the economic viability of the town centre.
- 7.3 Support the re-use of residential buildings along Sutherlands Road and Stephens Street within the Commercial 1 Zone for small scale commercial uses.
- 7.4 Support light industrial uses that meet local demand in the Sutherlands Road industrial area and encourage larger scale industrial uses to locate in Gisborne and Kyneton.
- 7.5 Provide a well-connected public realm by improving pedestrian and cycling permeability, safety and amenity within the town centre and enhancing connectivity with adjacent parks, community and education facilities, the railway station and residential areas.
- 7.6 Support the consolidation of community facilities, including education and childcare centres, medical services, retirement village and aged care facilities in the town centre and especially within the health, education and community precinct.

## Riddells Creek residential neighbourhood character precincts

The Riddells Creek Neighbourhood Character Precinct Map shows the six neighbourhood character precincts of Riddells Creek. The preferred future character for each precinct is identified in the objectives of the schedules to the Neighbourhood Residential Zone whilst the strategies to achieve these objectives are outlined below.

### Objective 8

To encourage infill and new development in Riddells Creek that achieves the preferred neighbourhood character for each precinct.

### Precinct 1 - Riddells Creek Garden Setting A Precinct

This grid-based precinct covers most of the older residential area of the town. Dwellings mostly date from prior to 1980, are usually detached and are almost uniformly single storey. They exhibit varied styles, materials and eras. Lot sizes and depths vary, however 20 metre frontages are standard

apart from some larger lots in the Richardson Street area. Front setbacks provide for substantial front garden plantings that help define the precinct. Where fences exist they are generally below 1.2 metres in height and vegetation is often used instead. Generous road reserves feature medium height street tree planting.

Some larger lots remain vacant. Single storey multi-dwelling development has occurred in places and there is some capacity for more of this to occur on deeper lots without detracting from the character of the precinct. Some multi-dwelling development exhibits shallow front setbacks and a lack of garden landscaping which is notably atypical for the precinct.

### Strategies

- 8.1 Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.
- 8.2 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.3 Maintain the streetscape pattern of regular, detached dwellings.
- 8.4 Require garages and carports to be setback behind the front façade of dwellings, or sited to the rear of the property.
- 8.5 Avoid front fences over 1.2 metres in height.
- 8.6 Support multi-dwelling development that:
  - Presents to the street as a single, detached dwelling.
  - Provides landscaping along internal driveways.
  - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.

### Precinct 2 - Riddells Creek Garden Setting B Precinct

This precinct is characterised by very large lots with frontages of at least 30 metres and low site coverage. Lots fronting Somerville Lane and Whittakers Lane are characteristically over 150 metres deep, often with extensive front setbacks allowing dwellings to recede visually behind vegetation. Lots fronting side roads are approximately 60 metres deep but maintain substantial front, side and rear setbacks that create a sense of spaciousness. Front gardens are commonly planted informally with indigenous trees or low shrubs. These blend into similar roadside plantings, as front fences are either absent or made of unobtrusive post and wire. Roads generally have swale drains rather than kerb and channel edging. Views of the Macedon Ranges are a feature of many parts of the precinct.

Low, wide dwellings are detached and mostly single storey in form, apart from isolated examples of second storeys contained in the roof form with attic or dormer windows. Dwellings mostly date from post 1970 and vary in character and materials, with the most common being brick with tile or corrugated steel roofs. Some dwellings are orientated obliquely to the road frontage.

There is some capacity for carefully designed infill development that can benefit from proximity to the town centre and railway station, however the introduction of small lot multi-dwelling development would substantially change the existing character of the precinct.

### Strategies

- 8.7 Maintain the garden setting of dwellings through the use of generous front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.
- 8.8 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.9 Maintain the characteristic detached form of dwellings.
- 8.10 Require garages and carports to be setback behind the front façade of dwellings or sited to the rear of the property.

- 8.11 Avoid front fences over 1.2 metres in height.
- 8.12 Support the creation of smaller lots through the consolidation and re-subdivision of long narrow lots instead of battle-axe style lots.
- 8.13 Require lots to be an average of at least 1,500 square metres in area.

### **Precinct 3 - Riddells Creek Modern Residential Precinct**

This precinct is defined by post 1980s dwellings of either contemporary or period reproduction style set in curvilinear streets and cul-de-sacs. Lot sizes vary, averaging approximately 1,400 square metres. Dwellings are almost uniformly single storey, with narrow side setbacks or built to the boundary on one or both sides (including attached double garages). Modest front setbacks without front fences are typical, with shrubs and garden landscaping extending to the street. Site coverage varies considerably.

Some larger lots fronting Amess Road have access from the south and the potential for subdivision in keeping with the precinct, subject to the removal of restrictions on title and the protection of environmental values along Sandy Creek.

A few multi-dwelling developments exist in the original subdivision of the western part of the precinct. In addition, there are small pockets of new semi-detached housing in the eastern part of the precinct which adds to housing diversity. Some larger lots have capacity for further multi-dwelling development that could integrate with the character of the area, however these opportunities are limited.

#### **Strategies**

- 8.14 Maintain the garden setting of dwellings through the use of traditional front and rear setbacks and building footprints that are consistent with the neighbourhood character, accommodation of adequate landscaping and minimisation of hard surfaces.
- 8.15 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.16 Maintain the streetscape pattern of regularly spaced, detached dwellings.
- 8.17 Avoid front fences over 1.2 metres in height.
- 8.18 Support multi-dwelling development that:
  - Presents to the street as a single, detached dwelling.
  - Provides landscaping along internal driveways.
  - Protects the residential amenity of adjoining properties. This could be achieved by locating two storey elements centrally within the site; locating two storey elements where they are substantially screened by existing built structures or vegetation; and / or reducing the scale and visual bulk of the second storey by incorporating appropriate articulation and upper level side and rear setbacks.

### **Precinct 4 - Riddells Creek Town Centre Residential Precinct**

This precinct comprises a small residential area close to the town centre. Dwellings are mostly detached and single storey and date from diverse eras, although some newer multi-dwelling development has occurred. There is considerable variation in lot size and frontage, site coverage, setbacks, orientation to the street and front fencing. Single vehicle crossovers are typical and street tree plantings are minimal.

The proximity of this precinct to the railway station and retail core of the town, along with the lack of a consistent neighbourhood character, provides this precinct with capacity to accommodate a diverse range of housing sizes and styles. Development above two storeys, or sheer two-storey built form fronting the street, however, would be inconsistent with the low-scale character of the precinct and the township as a whole.

#### **Strategies**

- 8.19 Support residential development that adds to the variety of housing in the township.
- 8.20 Maintain the garden setting of dwellings by siting new development to accommodate adequate landscaping and by minimising hard surfaces.

- 8.21 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.22 Avoid development that creates multiple attached dwellings and sheer, unarticulated walls.
- 8.23 Avoid front fences over 1.2 metres in height.
- 8.24 Minimise the need for additional crossovers to the street.

#### **Precinct 5 – Riddells Creek Rural Bushland SE Precinct**

This precinct is characterised by very large lots (generally around 4,000 square metres), with consistent, wide frontages of at least 40 metres. Front, side and rear setbacks are deep, resulting in large front and rear gardens and low site coverage. Front fences are absent or low and rural in style so that the roadside vegetation blends into front gardens. Low, wide dwellings recede visually into a bush setting. Dwellings vary in character, era and materials but all are detached and single storey in form. Some dwellings are orientated obliquely to the road frontage. Plantation Road has a distinctive avenue of mature pine trees along the roadside verge. The precinct is distinguishable from Rural Bushland NW Precinct by its shorter, wider lots and curvilinear streets.

Growth in this precinct should be constrained in order to minimise bushfire impact and retain the consistent subdivision pattern of very wide lots which cannot accommodate re-subdivision without negatively impacting the distinctive rhythm and character of the streetscapes.

#### **Strategies**

- 8.25 Maintain the bush setting of dwellings by siting new development deep within the lot, using appropriate building footprints, and minimising hard surfaces.
- 8.26 Maintain the existing rhythm of wide lot frontages.
- 8.27 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.28 Avoid front fences unless they are no more than 1.2 metres in height and of post and wire or post and rail construction.
- 8.29 Minimise additional vehicle crossovers and removal of roadside trees when creating new lots.
- 8.30 Avoid the removal of mature pine trees in Plantation Road.
- 8.31 Avoid multi dwelling development that does not replicate the existing neighbourhood character.

#### **Precinct 6 – Riddells Creek Rural Bushland NW Precinct**

This precinct is characterised by very large, deep lots (4,000-10,000 square metres) with consistent, wide frontages of approximately 30 metres. Front, side and rear setbacks are deep, resulting in large front and rear gardens and low site coverage. Front fences are absent or low and rural in style so that the roadside vegetation blends into front gardens. Low, wide dwellings recede visually into either a bush setting or rural homestead landscaping. Sandy Creek forms the rear boundary of many lots. Dwellings vary in character, era and materials but all are detached and single storey in form. Some dwellings are orientated obliquely to the road frontage. Plantation Road has a distinctive avenue of mature pine trees along the roadside verge. The precinct is distinguishable from Rural Bushland SE Precinct by its very deep lots.

Growth in this precinct should be constrained in order to minimise bushfire impact and retain the precinct's very large back yards that are rural in character, with minimal intrusion of built forms. Some of the larger lots have capacity for modest infill development such as two lot subdivisions that could be accommodated while maintaining the bush / rural character of the area.

#### **Strategies**

- 8.32 Maintain the bush setting of dwellings by siting new development deep within the lot, using appropriate building footprints, and minimising hard surfaces.
- 8.33 Maintain the existing rhythm of lot frontages.
- 8.34 Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.
- 8.35 Avoid front fences unless they are no more than 1.2 metres in height and of post and wire or post and rail construction.

- 8.36 Minimise additional vehicle crossovers and removal of roadside trees when creating new lots.
- 8.37 Avoid the removal of mature pine trees in Plantation Road.
- 8.38 Maintain an appropriate buffer in the riparian zone along Sandy Creek.
- 8.39 Avoid multi dwelling development that does not replicate the existing bush or rural character.

### Further strategic work

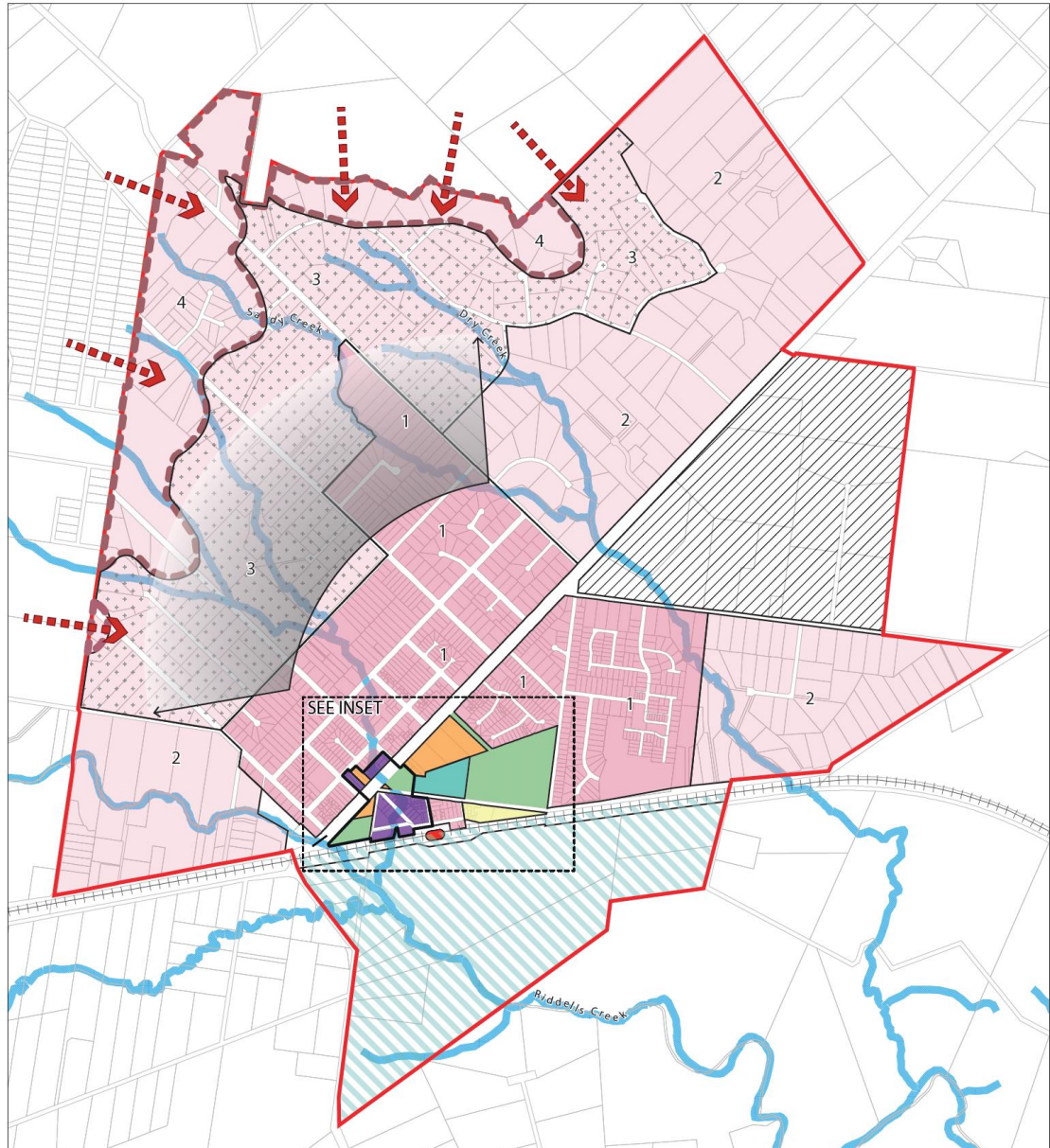
- Prepare an urban design framework to guide the visual integration and pedestrian permeability of the town centre.
- Undertake a review of the existing Vegetation Protection Overlay (VPO) to identify areas / road corridors that are not currently included within the VPO but which require protection.
- Investigate preparation of a development contributions plan and application of the Development Contributions Plan Overlay to the township, as appropriate.
- Conduct and implement a heritage review of the township and apply the Heritage Overlay, as appropriate, to ensure any unprotected places of identified heritage value are suitably protected.
- Investigate the need to provide land for a small neighbourhood centre in the eastern priority residential development precinct as part of the precinct structure plan for this area.
- Investigate the suitability of the land located south of the railway as a potential southern priority development area. Consideration should be given to the location and relationship with the train station and existing town centre.
- Investigate the potential to include an Environmental Significance Overlay over waterways within Riddells Creek to protect environmental values.
- Investigate planning scheme measures to mitigate bushfire risk in Riddells Creek, especially in the Low Density Residential Zone to the north, north-west and west of the township.
- Investigate the need for improvements to existing flood mapping and planning controls for land subject to inundation.
- Investigate the application of a Design and Development Overlay that aims to maintain the low front fence character of relevant residential precincts as appropriate.
- Finalise a movement network study to promote the development of a pedestrian and cycling network in and around the town.
- Investigate rezoning land zoned Industrial 1 Zone to Industrial 3 Zone to reinforce the light industrial role of this precinct and manage the precinct's interface with adjoining sensitive uses.
- Monitor and review the supply and demand of car parking spaces in and around the railway station and in the town centre.

### Reference documents

Riddells Creek Neighbourhood Character Precinct Profiles, August 2016

Riddells Creek Structure Plan, September 2013

Riddells Creek Strategic Framework Map



RIDDELLS CREEK  
STRATEGIC FRAMEWORK MAP

LEGEND

- Township Boundary
- Town Centre
- Property Boundaries
- Open Space
- Railway
- Water Course

- 1 General and Neighbourhood Residential Land
- 2 Low Density Residential Land
- 3 Low Density Residential Land (Enhanced Bushfire Measures)
- 4 Low Density Residential Land (BMO Coverage)
- Health, Education and Community Precinct
- Commercial Land
- Industrial Land
- Community Facilities and Public Use
- Priority Residential Development Precinct
- Future Investigation Area



Features

- Views
- High Bushfire Threat



Riddells Creek Strategic Framework Map - Inset



**RIDDELLS CREEK**  
STRATEGIC FRAMEWORK MAP - INSET

**LEGEND**

- Town Centre DDO Boundary
- Property Boundaries
- Open Space
- Railway
- Water Course

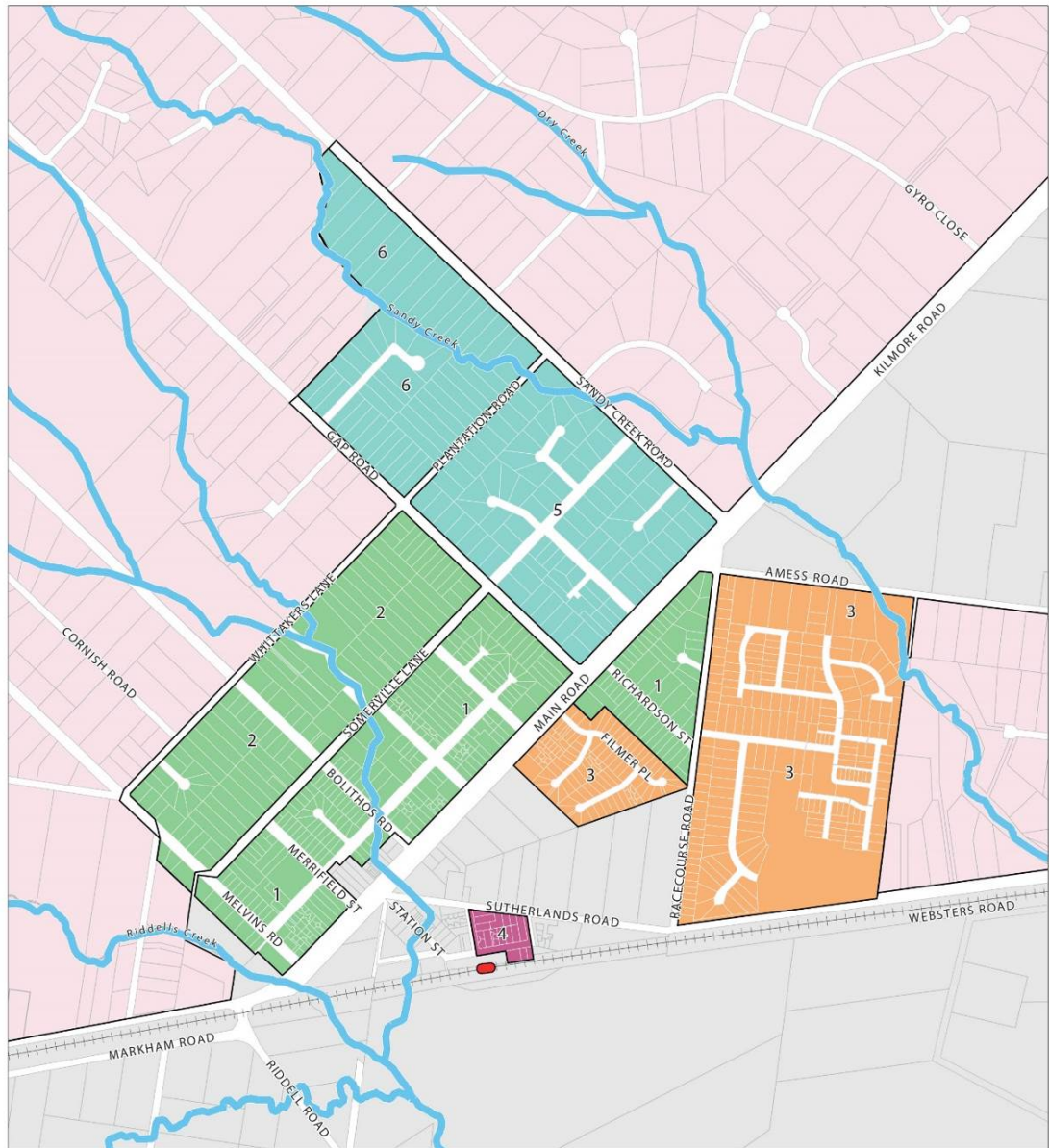
- 1 General and Neighbourhood Residential Land
- 2 Health and Community Precinct
- 3 Commercial Land
- 4 Industrial Land
- 5 Community Facilities and Public Use
- Priority Residential Development Precinct

**Features**

- Industrial Interface with Other Uses
- Schools and Pre-Schools



Riddells Creek Neighbourhood Character Precinct Map



RIDDELLS CREEK  
NEIGHBOURHOOD CHARACTER PRECINCTS

LEGEND

- Property Boundaries
- Railway
- Water Course

Precincts

- 1 Garden Setting A
- 2 Garden Setting B
- 3 Modern Residential
- 4 Town Centre Residential
- 5 Rural Bushland SE
- 6 Rural Bushland NW
- Non-Residential
- Low Density Residential Area

0 500 1000m



**21.13-6**21/12/2017  
C114**Macedon****Overview**

Macedon is located at the foot of Mount Macedon on the Melbourne / Bendigo railway line. The population of Macedon in 2011 was 1,864 (Australian Bureau of Statistics, “Macedon, Vic (SSC)” 2011 Census QuickStats). Macedon has a village character and significant natural and planted landscapes. Whilst the settlement of Macedon is closely linked to Mount Macedon, they are distinct in terms of their roles and development history, and this will continue into the future. Macedon provides a high quality residential environment within an easy commute to Melbourne.

While Macedon is now fully serviced, it is clear many other constraints still limit the development of the town, including bushfire risk, the location within a special water supply catchment, storm water management, the character of the town and the protection of native vegetation. The Restructure Overlay is currently utilised in Macedon.

The settlement hierarchy identifies that the villages of Macedon and Mount Macedon will not grow. Together their role will remain as that of a small town with a combined population of 2,500 people (Macedon Ranges Settlement Strategy, 2011).

The elements that define the character of Macedon are:

- Presence of heritage buildings, features and landmarks.
- Mix of exotic plantings with native bushland areas.
- Low-density residential bush setting partly consisting of historic and inappropriate subdivisions.
- Significant views to Mount Macedon.
- Railway line and Calder Freeway alignment.
- Modest commercial development in a gently sloping heavily treed terrain.

The key issues affecting Macedon are:

- Protection of the physical separation between Macedon and Mount Macedon.
- Protecting the Special Water Supply Catchment.
- Protecting the key characteristics and individual identities of the township as distinct from Mount Macedon.
- Managing the significant environmental constraints including high bushfire risk.
- Protecting and enhancing the area’s vegetation.
- Containing development to existing areas.

**Objective 1**

To maintain the landscape character of the settlement of Macedon and its physical separation from built areas of Mount Macedon.

**Strategies**

- 1.1 Protect significant view lines to Mount Macedon and surrounding areas by requiring low scale development.
- 1.2 Maintain a landscape break between Macedon and Mount Macedon to clearly distinguish the two settlements.
- 1.3 Ensure new development provides better linkages and improved walkability to community facilities and the railway station.
- 1.4 Retain the heavily treed nature of Macedon.
- 1.5 Protect important landscape, heritage and environmental values from inappropriate land use and development.

## **Objective 2**

To ensure orderly infill development and redevelopment that respects the development constraints of Macedon.

### **Strategies**

- 2.1 Ensure the location, form and design of new development is consistent with the Macedon Township Framework Plan included in this sub-clause and applicable restructure plans.
- 2.2 Encourage the location of residential development within the identified township boundary of Macedon, and commercial development within the commercial centre.
- 2.3 Encourage the protection and retention of vegetation within developments.
- 2.4 Protect the area's heritage features within development proposals.
- 2.5 Protect water quality in the catchments by discouraging development on un-sewered land parcels.
- 2.6 Ensure development does not negatively impact water quality or quantity of the catchment.

## **Objective 3**

To minimise development within Macedon due to its high bushfire risk.

### **Strategies**

- 3.1 Prioritise fire risk as a critical planning consideration for Macedon and use a risk management approach when making decisions.
- 3.2 Ensure new development does not exacerbate or increase exposure to the high bushfire risk in the area.
- 3.3 Ensure infill development is sustainable to its location and can meet requirements for fire protection.

## **Objective 4**

To provide for limited commercial development within Macedon that retains and strengthens the distinct village character of the commercial centre.

### **Strategies**

- 4.1 Ensure new commercial development in Victoria Street, Macedon does not extend east of Bruce Street.
- 4.2 Plan for extension of Victoria Street, Macedon, westwards towards the railway precinct, with active frontages comprising a mix of commercial and civic uses.
- 4.3 Support new commercial development, including on key opportunity sites, that responds to the existing village centre character through appropriate siting, scale, setbacks, parking provision, signage, landscaping, materials and other design elements.
- 4.4 Improve the public realm within the village commercial centre by supporting development that provides interest, shelter and shade, protects existing canopy trees and facilitates the planting of new ones.
- 4.5 Retain view lines from the public realm to treed areas, Mount Macedon and the ranges.
- 4.6 Promote tourism development in Macedon that retains the key characteristics of the area.

### **Application requirement**

An application to develop land must be accompanied by the following information, as appropriate:

- A supporting land management plan within the area to demonstrate how environmental characteristics of the land and its surrounds are to be protected.

### **Specific implementation**

- Apply the Design and Development Overlay to the commercial centre of the village.
- Apply the Restructure Overlay, where appropriate.
- Support the development of innovative and alternative wastewater options in problem areas.

### **Further strategic work**

- Conduct a review of the alignment of zoning and overlays with infrastructure and constraints, address community expectations, manage bushfire risk, protect important vegetation and respect town character.

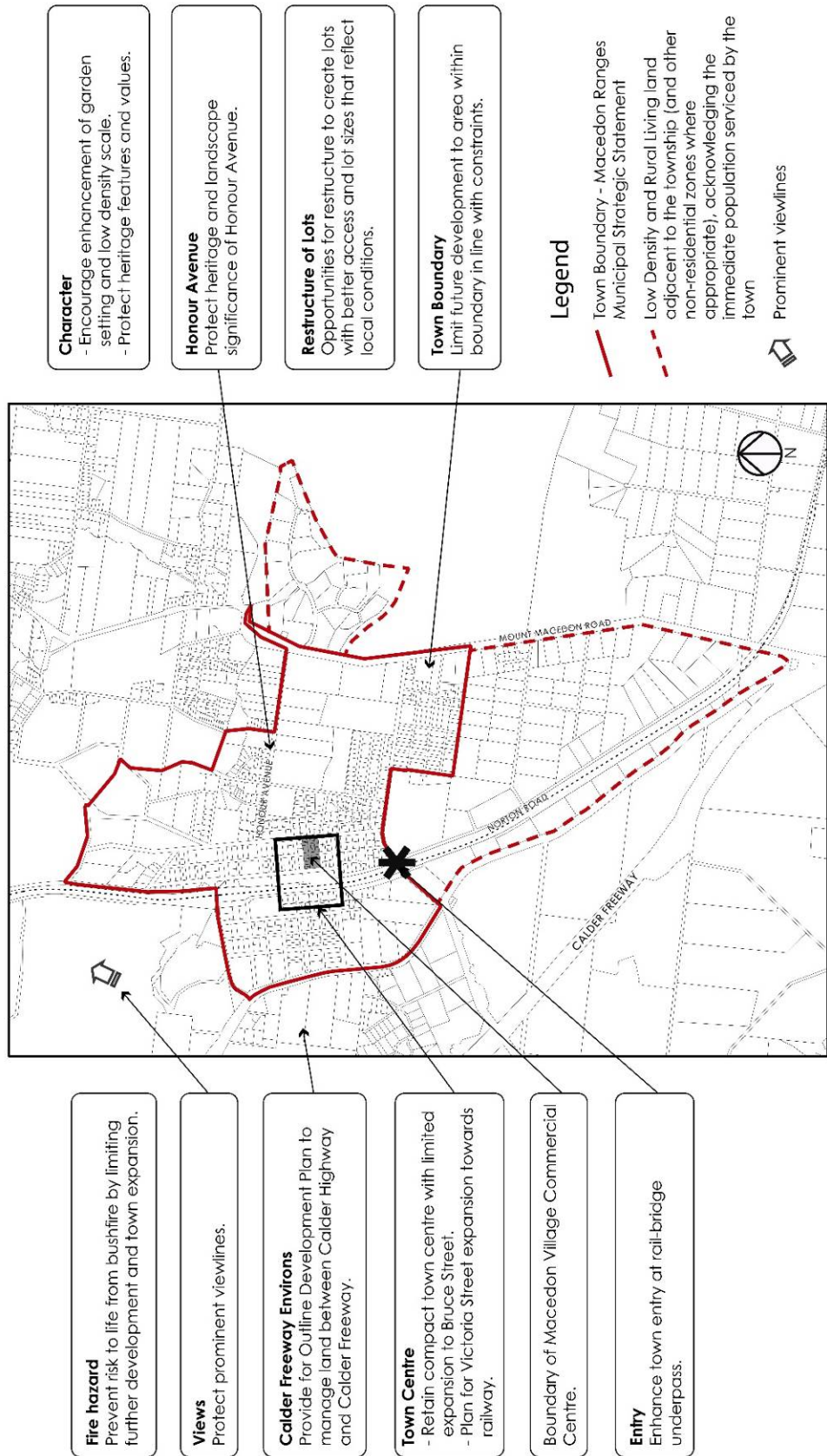
**Reference document**

Macedon Urban Design Guidelines, August 2016 (revised August 2017)

Macedon Township Framework Plan

# Macedon

## Town Structure Plan



**21.13-7**15/06/2017  
C99**Mount Macedon****Overview**

Mount Macedon is one of the few internationally recognised garden townships in Australia. Mount Macedon is defined by its landscape character and large lot subdivision pattern. In 2011 Mount Macedon had a population of 1,321 (Australian Bureau of Statistics, “Mount Macedon, Vic (SSC”, *2011 Census QuickStats*). While the settlement of Mount Macedon is closely linked to adjacent Macedon, they are distinct in terms of their roles and development history and this will continue into the future. Mount Macedon relies on the shops, services and facilities provided at Macedon, Gisborne and Woodend. The lack of town water and a reticulated sewerage system at Mount Macedon limits future development. The Restructure Overlay is currently utilised in Mount Macedon.

The settlement hierarchy identifies that the villages of Macedon and Mount Macedon will not grow. Together their role will remain as that of a small town with a combined population of 2,500 people (Macedon Ranges Settlement Strategy, 2011).

The elements that define the character of Mount Macedon are:

- Significant concentration of private historic gardens.
- Macedon Regional Park provides an important landscape context.
- Low-density forested setting partly consisting of historic and inappropriate residential subdivisions.
- Presence of heritage buildings, features and landmarks.
- Cultural landscapes of historical importance.
- Mix of exotic plantings with native bushland areas.
- Significant views of surrounding areas.

The key issues affecting Mount Macedon are:

- Protecting the physical separation between Macedon and Mount Macedon.
- Protecting the Special Water Supply Catchments.
- Protecting the key characteristics and individual identities of the township as distinct from Macedon.
- Managing the significant environmental constraints including high bushfire risk.
- Protecting and enhancing the area’s vegetation.
- Containing development to existing areas.

**Objective 1**

To maintain the landscaped character of Mount Macedon and maintain the physical separation between built areas of Macedon and Mount Macedon.

**Strategies**

- 1.1 Protect significant view lines to the cross on Mount Macedon.
- 1.2 Maintain a landscaped break between Macedon and Mount Macedon to clearly distinguish the two settlements.
- 1.3 Retain the heavily treed nature of Mount Macedon.
- 1.4 Ensure development within Mount Macedon reflects the area’s unique characteristics including garden setting, low density scale, and retention of the area’s natural landscape features and topography.
- 1.5 Protect the important landscape, heritage and environmental values of the area.

**Objective 2**

To provide for orderly development that respects the area’s constraints.

### Strategies

- 2.1 Ensure the location, form and design of new infill or replacement development is consistent with the Mount Macedon Township Framework Plan included in this sub-clause and applicable restructure plans.
- 2.2 Encourage the protection and retention of vegetation within development proposals.
- 2.3 Protect the area's heritage features within development proposals.
- 2.4 Protect water quality in the catchments by discouraging development on unsewered land parcels.
- 2.5 Ensure development does not negatively impact water quality or quantity of the catchment.

### Objective 3

To avoid further new residential development within Mount Macedon due to its high bushfire risk.

### Strategies

- 3.1 Prioritise fire risk as a critical consideration in planning for Mount Macedon and use a risk management approach when making decisions.
- 3.2 Ensure new development does not exacerbate or increase exposure to the high bushfire risk in the area.

### Objective 4

To provide for limited commercial development within Mount Macedon.

### Strategies

- 4.1 Limit commercial development to the Mount Macedon core commercial area. Allow infill development of vacant land in the core area for commercial and tourism related activities subject to design guidelines on building form, scale, colour and materials to ensure sympathy with existing cultural and natural heritage.
- 4.2 Promote tourism development in Mount Macedon that retains the area's key characteristics.

### Application requirement

An application to develop land must be accompanied by the following information, as appropriate:

- A supporting land management plan within the area to demonstrate how environmental characteristics of the land and its surrounds are to be protected.

### Specific implementation

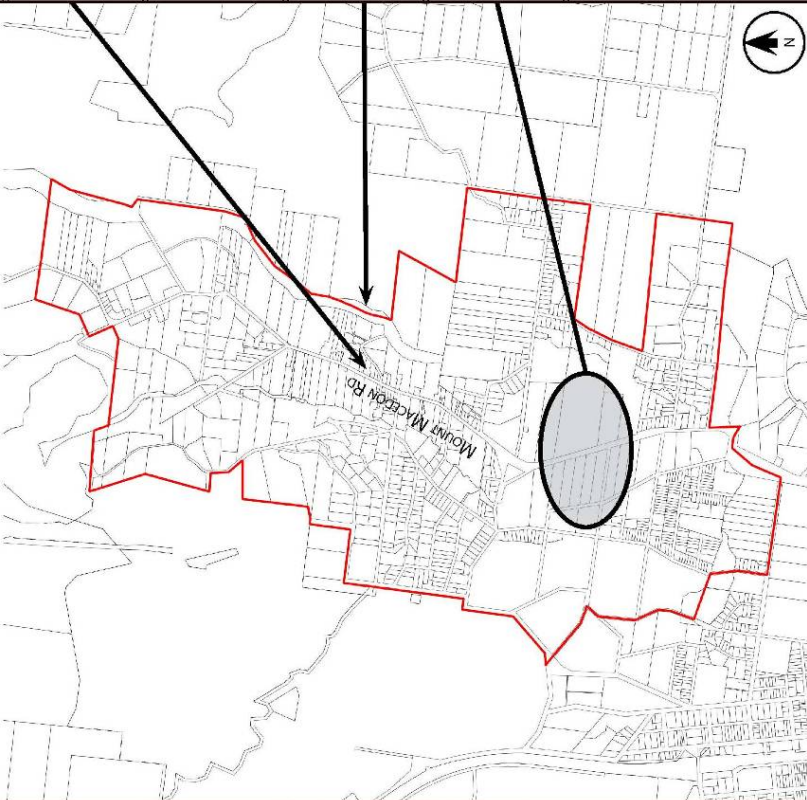
- Implement a management system for wastewater treatment systems and septic tanks to ensure ongoing maintenance within the Mount Macedon area.
- Apply the Restructure Overlay, where appropriate.
- Support the development of innovative and alternative wastewater options in problem areas.

### Further strategic work

- Conduct a review of the alignment of zoning and overlays with infrastructure and constraints, address community expectations, manage bushfire risk, protect important vegetation and respect town character.
- Define the commercial centre of Mount Macedon and consider commercial rezoning that allows Mount Macedon to sustain a town centre, while protecting the character of the town and preventing unnecessary risk from bushfire.



## Mount Macedon Township Framework Plan

	<h1>Mt Macedon</h1> <h2>Town Structure Plan</h2>	
<p><b>Fire Hazard</b> Prevent risk to life from bushfire by limiting further development and town expansion.</p>	 <p>The map shows the town of Mt Macedon with its boundary outlined in red. A central area is shaded grey and labeled 'Mt Macedon Commercial Area'. A dashed red line outlines the 'Town Boundary'. A black oval highlights a specific area labeled 'Landscape'. Arrows point from the text boxes on the right to these areas on the map.</p>	<p><b>Vegetation</b> Retain vegetation cover to protect landscape and nature conservation values.</p> <p><b>Mt Macedon Commercial Area</b></p> <ul style="list-style-type: none"><li>Limit development to core area.</li><li>Facilitate tourism uses.</li><li>Define core areas.</li></ul> <p><b>Town Boundary</b> Limit future development to area within boundary in line with constraints.</p> <p><b>Landscape</b> Retain open landscape as 'break' between Macedon and Mt Macedon.</p>
<p><b>Character</b></p> <ul style="list-style-type: none"><li>Encourage enhancement of garden setting and low density scale.</li><li>Protect heritage features and values.</li></ul> <p><b>Restructure of Lots</b> Opportunities for restructure to create lots with better access and lot sizes that reflect local conditions..</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"><li>Town Boundary - Macedon Ranges Municipal Strategic Statement</li><li>Low Density and Rural Living land adjacent to the township (and other non-residential zones where appropriate), acknowledging the immediate population serviced by the town</li><li>Prominent Viewlines</li></ul>	





### Overview

Lancefield had a population of 2,357 persons in 2011 (Australian Bureau of Statistics, “Lancefield, Vic (SSC)”, *2011 Census QuickStats*). Lancefield performs the role of a local service centre, providing convenience shopping needs. The town’s population comprises the agricultural community, rural ‘lifestylers’ and residents who commute to Melbourne and Sunbury. Tourism is a significant part of the town’s economy and will remain so in the future. Lancefield is anticipated to have the role of a district town with a population of 3,000 in 2036 within the township boundary and surrounding area (Macedon Ranges Settlement Strategy, 2011).

Lancefield’s character is defined by the following elements:

- Surrounding hills that give the town an attractive landscape and scenic setting.
- Wide treed avenues into and through the town.
- Strip based historic town centre and streetscape.
- Small scale established residential development on a grid network.

Further land is unlikely to be required to be rezoned for residential purposes in Lancefield 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.

The key issues for Lancefield are as follows:

- Limiting growth within and around the township.
- Maintaining the town’s characteristics and landscape setting.

### Objective 1

To limit residential growth within the township to the existing zoned land.

#### Strategies

- 1.1 Ensure residential growth and development is focused on the existing township areas.
- 1.2 Encourage infill development within the boundaries of Lancefield.
- 1.3 Avoid residential growth and development in the hinterland surrounding the Lancefield township.

### Objective 2

To retain the established urban form and heritage character including the street design and grid layout.

#### Strategies

- 2.1 Encourage the location, form and design of new development in the town to be consistent with the Lancefield Township Framework Plan included in this sub-clause.
- 2.2 Encourage development, including infill development, to respect heritage values and the heritage character of the town.
- 2.3 Facilitate development of an appropriate building scale, form, colour and materials in line with local character considerations.
- 2.4 Ensure new development respects the principles of the original settlement, including grid street patterns, wider road reserves in key access streets, use of soft engineering solutions, and street tree planting consistent in pattern and structure with older parts of the town.
- 2.5 Retain and enhance the wide treed avenues.
- 2.6 Encourage the development of a dominant town centre with a variety of retail services and community facilities.

### Objective 3

To protect view lines to the surrounding landscape as a feature of the town.

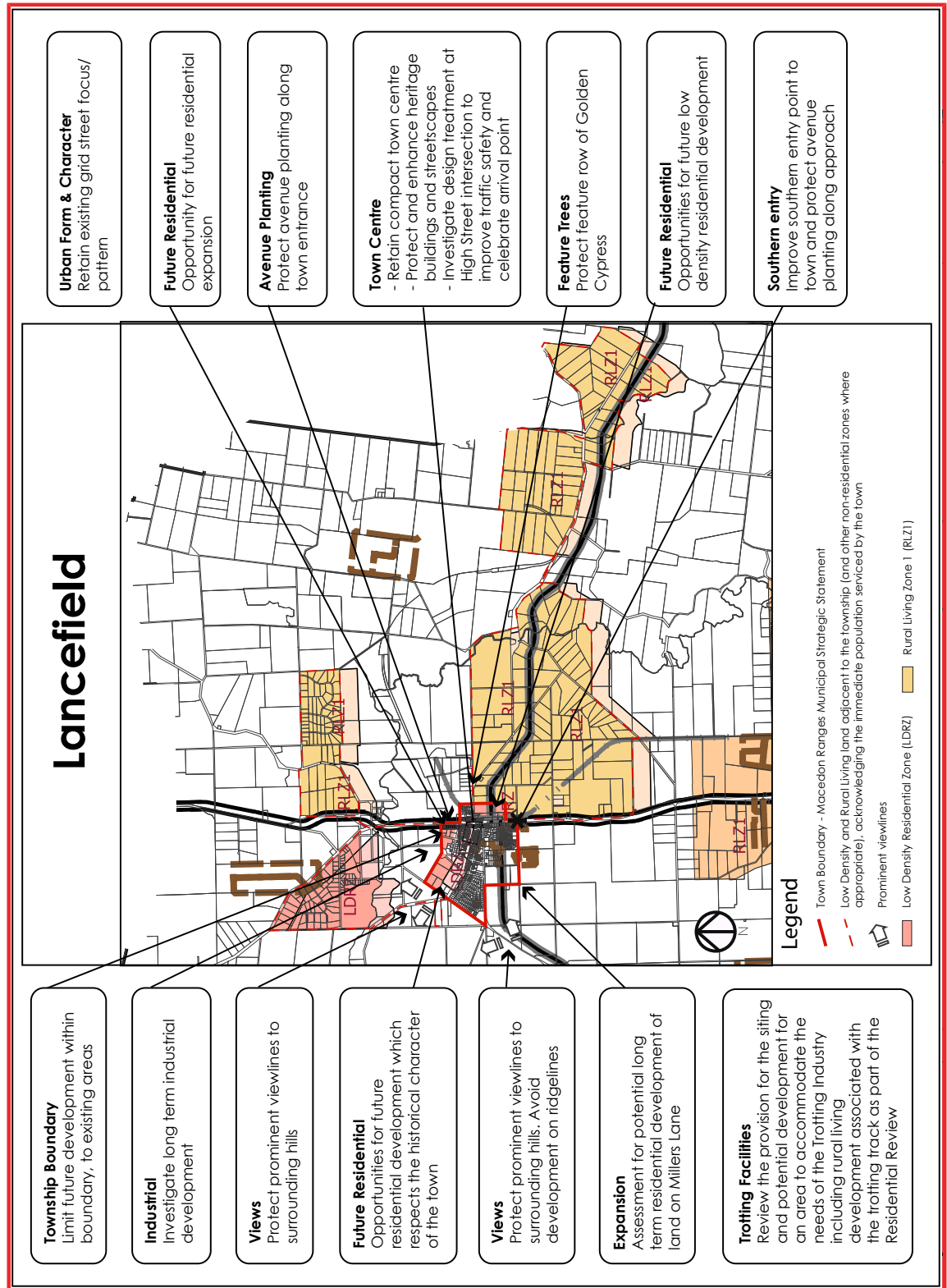
### Strategies

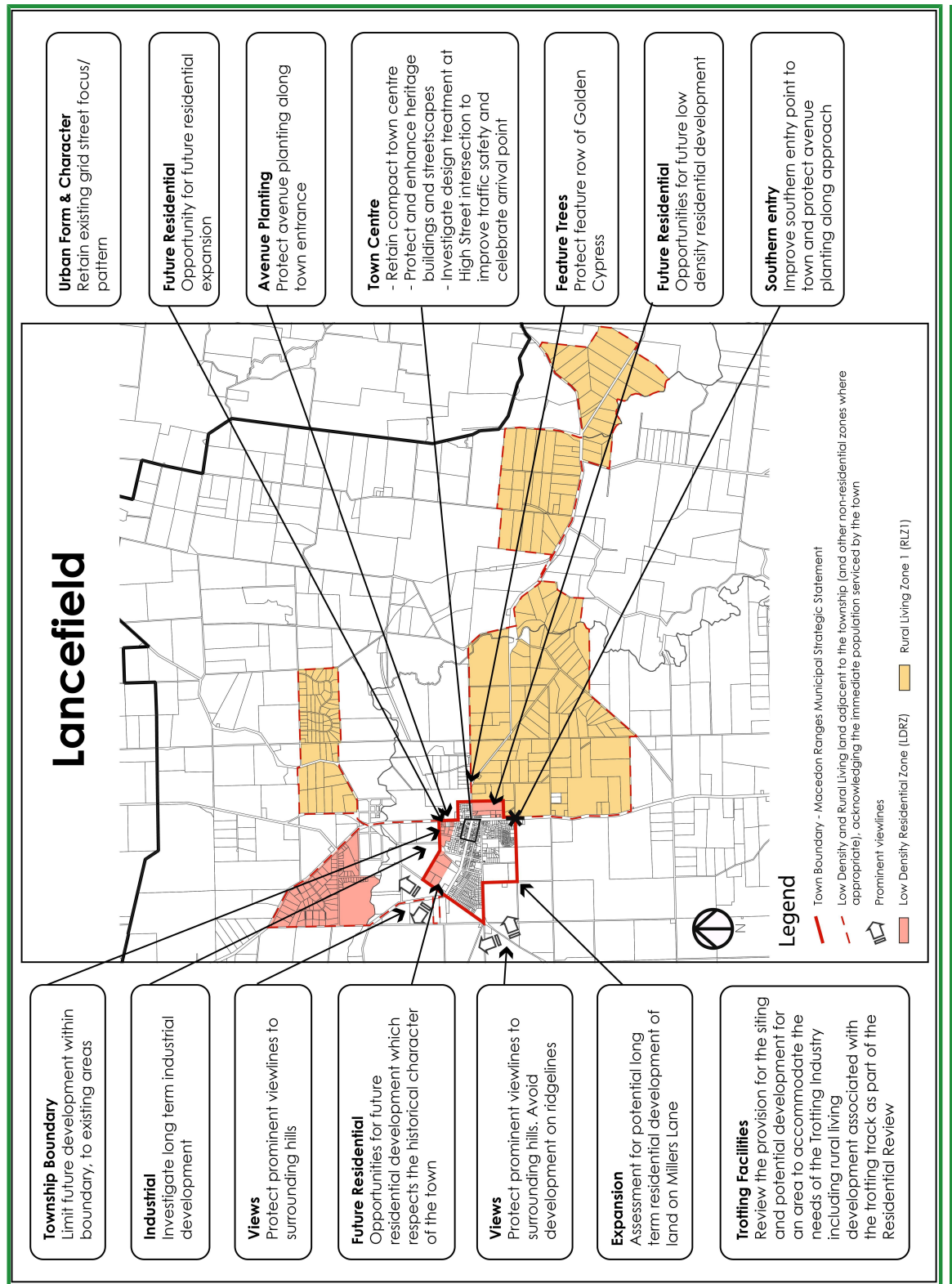
- 3.1 Ensure new development is low scale, subservient to the prominence of the surrounding landscape and not located on ridge lines.
- 3.2 Ensure development recognises and enhances key view lines and corridors to the surrounding landscape.

### Specific implementation

- Prepare an urban design framework for Lancefield to establish design and development guidelines for urban improvements and new development.







**21.13-9**15/06/2017  
C99**Malmsbury****Overview**

Malmsbury is located in a valley of the Coliban River and had a population of 612 persons in 2011 (Australian Bureau of Statistics, “Malmsbury, Vic (SSC)”, 2011 Census QuickStats). Malmsbury performs the role of a small town and is a local service centre for town residents and the community in the surrounding agricultural area. The rural village lifestyle of the town will continue to be enhanced now that the Calder Freeway has bypassed the town. It has a high concentration of artists and a developing artisan culture that distinguishes it from other towns.

Given the level of existing services and infrastructure within Malmsbury, as well as the low historical demand, Malmsbury could be expected to accommodate a population of approximately 900 in 2036 (Macedon Ranges Settlement Strategy, 2011) within the township boundary and surrounding area, retaining its role as a small town. The relative lack of supporting infrastructure, particularly relative to Kyneton, means any additional growth could more sustainably be accommodated at Kyneton rather than Malmsbury. It is acknowledged, however, that the existing land supply in Malmsbury may have the potential to accommodate as many as 1,200 people (Macedon Ranges Settlement Strategy 2011) within the township boundary and surrounding area.

Elements that define the character of Malmsbury include:

- Gold mining heritage including bluestone buildings and cultural landscapes.
- Von Mueller designed Botanical Gardens of heritage significance.
- ‘Small country town’ atmosphere and limited services.
- The range of residential lifestyles offered including township, low density residential and rural living.
- Railway heritage significance.

The key issues for Malmsbury include:

- Protecting the town’s heritage and landscape values and assets.
- Supporting the town’s identity.
- Providing a range of commercial and residential opportunities.
- Enhancing the township’s open space offering and linkages.
- Supporting the Malmsbury Juvenile Justice Centre located in the town.

**Objective 1**

To provide for the orderly development of Malmsbury having regard for the constraints of the area.

**Strategies**

- 1.1 The location, form and design of new development in the town should be consistent with the Malmsbury Township Framework Plan included in this sub-clause.
- 1.2 Restrict new development to within the town boundary and the township sewerage district.
- 1.3 Discourage the expansion of new rural living development.
- 1.4 Encourage development that maximises access to existing services and facilities within Malmsbury.
- 1.5 Ensure development considers the possible existence of mine shafts.
- 1.6 Ensure development has a minimal impact on water quality within the area and minimises stormwater run-off.

**Objective 2**

To protect heritage buildings, streetscapes and gardens as an important part of the town’s attractiveness and tourism offering.

### Strategies

- 2.1 Ensure new development improves the streetscape.
- 2.2 Encourage new development to retain and reflect the heritage characteristics of the township, including its grid street layout and strip based commercial area.
- 2.3 Encourage development to be limited in scale so as to retain the prominence of key buildings, the exotic treed avenue and the township feel.
- 2.4 Require landscaping including the provision of canopy trees to be a feature of all residential development.
- 2.5 Ensure development around the botanic gardens reflects the garden's heritage characteristics and maintains its prominence in the area.
- 2.6 Protect the landscape and built form characteristics and qualities of residential areas in Malmsbury by promoting the theme of a rural village.
- 2.7 Ensure development on the periphery of the town within the township boundary is of a semi-rural residential form with larger lots, significant landscaping and generous setbacks.
- 2.8 Promote tourism development which utilises and capitalises on the town's heritage values.
- 2.9 Maximise retail and boutique tourism opportunities from the Calder Freeway bypass of the town.

### Objective 3

To provide for an integrated open space network.

### Strategies

- 3.1 Maintain and enhance the Coliban River, Malmsbury Common and environs as the basis of an integrated open space network.
- 3.2 Ensure larger scale developments and subdivision proposals provide for open space in a manner that adds to the open space network and Coliban River Corridor.

### Objective 4

To strengthen Malmsbury's arts and cultural identity.

### Strategies

- 4.1 Facilitate development to include elements that add to Malmsbury's arts and cultural identity.
- 4.2 Ensure development retains features which add to the area's identity.

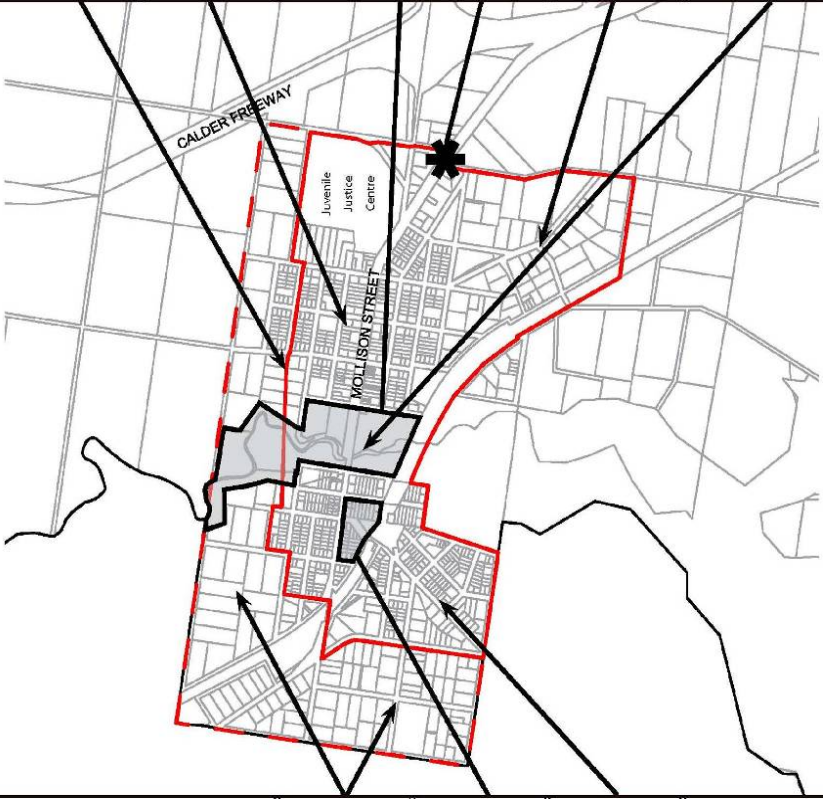
### Specific implementation

- Consider a more appropriate zone for land on the south side of the Kyneton entrance between Willis and Ross Streets.
- Apply the Heritage Overlay to identify and protect heritage buildings, streetscapes and gardens within Malmsbury.
- Require the extension of the current sewer system at the cost of the developer where it is considered appropriate for the future growth of the town and the protection of water quality and the amenity of the area.
- Implement the Kyneton Shire Heritage Study, 1991.

### Reference document

Kyneton Shire Heritage Study, 1991

Malmsbury Township Framework Plan

<p><b>Townscape Features</b> Retain and enhance township qualities including:</p> <ul style="list-style-type: none"> <li>• Major open space feature</li> <li>• Heritage buildings and streetscapes</li> <li>• Avenue plantings and significant street trees</li> <li>• Traditional main street frontage of town centre</li> </ul>	<div data-bbox="331 840 427 1160"> <h2>Malmsbury</h2> <h3>Town Structure Plan</h3> </div>  <div data-bbox="1268 645 1364 1384"> <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Town Boundary - Macedon Ranges Municipal Strategic Statement</li> <li>Low Density and Rural Living land adjacent to the township (and other non-residential zones where appropriate), acknowledging the immediate population serviced by the town.</li> </ul> </div>
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## 21.13-10

15/06/2017  
C99

### Small settlements

Macedon Ranges Shire has many small settlements including Ashbourne, Benloch and Bullengarook.

#### Objective 1

To maintain the extent, size and role of each of Ashbourne, Benloch and Bullengarook.

#### Strategy

- 1.1 Use available planning mechanisms to maintain the size and role of the settlements.

## 21.13-11

10/09/2015  
C84

### Carlsruhe

#### Objective 1

To maintain Carlsruhe's role as a village.

#### Strategies

- 1.1 Ensure re-development enhances the character of Carlsruhe as a rural village.
- 1.2 Encourage development to contribute to the Carlsruhe Memorial Park.
- 1.3 Ensure development is respectful of natural and cultural heritage values and characteristics.
- 1.4 Restrict development and growth in the Eppalock designated water supply catchment area.
- 1.5 Avoid development in areas subject to flooding.

## 21.13-12

15/06/2017  
C99

### Clarkefield

#### Objective 1

To ensure allowable development does not compromise the long-term potential for a positive urban outcome at Clarkefield.

#### Strategies

- 1.1 Ensure the development of Clarkefield on existing zoned land provides for a high quality town centre with appropriate retail and community services and a walkable village community.
- 1.2 Consider urban expansion in Clarkefield beyond that currently provided in the planning scheme in the future. This would need to be carefully considered in terms of the role of the settlement, provision of suitable infrastructure and appropriate urban design.

## 21.13-13

15/06/2017  
C99

### Lauriston

#### Objective 1

To maintain Lauriston's role as a village.

#### Strategies

- 1.1 Retain the rural character of Lauriston by promoting soft engineering for drainage, and sensitive responses to rural heritage themes (bluestone, timber) in any constructed elements within the town.
- 1.2 Ensure development retains the current informality of Lauriston and promotes and retains the heritage of the gold mining era.
- 1.3 Protect the Eppalock designated water supply catchment area by linking housing development opportunities to sustainable land parcels through the development and use of a restructure plan.
- 1.4 Restrict development and growth in the Eppalock designated water supply catchment area.

## 21.13-14

15/06/2017  
C99

### Darraweit-Guim

#### Objective 1

To maintain Darraweit-Guim's role as a small town.

## Strategies

- 1.1 Retain the landscape character of a rural hamlet nestled in a valley setting by controlling built form on surrounding ridge lines visible from the town (including dwellings and sheds).
- 1.2 Enhance the town centre with the provision of improved physical infrastructure, active frontages and landscaping of the main street.  
Ensure new development assists in the development and maintenance of a path network linking key town facilities (school, hall, CFA station, churches), with priority to a path on the primary school frontage.

## 21.13-15

15/06/2017  
C99

### Monegeetta-Bolinda

#### Objective 1

To maintain Monegeetta-Bolinda's role as a hamlet.

#### Strategies

- 1.1 Enhance the town centre in the area of the Monegeetta General Store with the provision of improved physical infrastructure and landscaping of the main street.
- 1.2 Encourage development to maintain and improve the cluster of community facilities at Bolinda (primary school, community hall, recreation reserve).
- 1.3 Facilitate the further development of visual landscape links between Monegeetta and Bolinda by appropriate planting on the west side of the Melbourne Lancefield Road, subject to other environmental constraints, Roads Corporation requirements and by recognising the ongoing function of that road as a regional fire break.

## 21.13-16

15/06/2017  
C99

### Newham

#### Objective 1

To maintain Newham's role as a village.

#### Strategies

- 1.1 Ensure any residential development east of the Woodend-Lancefield (Rochford) Road does not adversely impact on entrance character.
- 1.2 Ensure development of the town centre enhances the area with landscaping.
- 1.3 Ensure development in Newham protects the rural and environmental character of the town.

## 21.13-17

15/06/2017  
C99

### Tylden

#### Objective 1

To facilitate in-fill development in Tylden so that the town becomes a village.

#### Strategies

- 1.1 Promote development of new residential areas based on extension of existing grid subdivision patterns and soft engineering to retain the rural feel of the town.
- 1.2 Protect vistas of the surrounding landscape.
- 1.3 Encourage the use of landscaping in development including native vegetation.
- 1.4 Ensure commercial development assists in enhancing and consolidating the area near the general store and provides landscaping and improves pedestrian safety.