

Recommended changes to the 110513_Revised_Settlement_Strategy4mb.pdf

Table 1 > Recommended population projections for Macedon Ranges Shire

		2006 Population	Recommended population 2036	Increase in population 2006 to 2036	Est. lot supply required to accommodate 2036 population	Theoretical vacant lot supply (lower) @ 85% take up**	Theoretical vacant lot supply (higher) @ 85% take up**
Larger Settlements & Surrounds	Gisborne	8,900	14,700	5,800	2,200	3,320	4,180
	Kyneton	5,700	8,600	2,900	1,310	1,310*	1,530
	Lancefield	2,000	3,000	1,000	480	590	990
	Macedon	1,400	1,400	0	0	n/a	n/a
	Malmsbury	700	900	200	90	230	290
	Mt Macedon	1,100	1,100	0	n/a	n/a	n/a
	Riddells Creek	3,500	6,100	2,600	950	520	1,350
	Romsey	4,100	6,000	1,900	760	760	1,240
	Woodend	3,700	4,400	700	280	557	1267
Rural Settlements	Ashbourne	320	320	0	0	0	0
	Benloch	430	430	0	0	0	0
	Bullengarook	710	710	0	n/a	n/a	n/a
	Carlsruhe****	460	460	0	n/a	n/a	n/a
	Clarkefield***	0	50	50	20	20	20
	Darraweit Guim	700	720	20	10	10	10
	Tylden	360	500	140	60	60	60
	Newham	590	600	10	5	5	5
	Lauriston****	560	560	0	0	0	0
Balance		4,770	4,770	0	0	0	0
Total		40,000	55,320	15,320	6,165	7,382	10,942

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

**For assumption refer Appendix 4

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

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

Note: Numbers subject to rounding

Town	Woodend and Surrounds
Role	- The existing role of Woodend is a District Town (2,000-6,000 residents) and is unlikely to change by 2036.
Main Features	<ul style="list-style-type: none"> - Woodend's character is defined by its township setting in a valley surrounded by forest and bushland areas, significant views of Mount Macedon and Hanging Rock, and close proximity to forests particularly along Black Forest Drive. - Located approximately 70 km north-west of Melbourne, Woodend is 560 metres above sea level. - The town consists of historic buildings and streetscapes. - A train station is located in the town and many of Woodend's population regularly commute to Melbourne.
Existing infrastructure	<ul style="list-style-type: none"> - Reticulated sewer, water, gas and stormwater. - Within close proximity to the Calder Freeway and railway line. - Council service centre / library, indoor sports centre and two primary schools.
Existing land supply	- Existing residentially zoned land could accommodate approximately 5,000 people to 2036. This has taken into regard existing environmental constraints where possible. This does not rely on any land with known environmental constraints. Additional population could be accommodated within the town if partially constrained land is developed or through infill redevelopment.
Key policy / strategy references	<p><u>Macedon Ranges Planning Scheme</u></p> <p>Clause 22.02-3 of the Macedon Ranges Planning Scheme outlines the following objectives in relation to the use and development of land in Woodend township and environs as shown on the Woodend Township Structure Plan:</p> <ul style="list-style-type: none"> - To reinforce key urban functions and the role of Woodend as a major township in the Shire. - To recognise that limits to the growth of Woodend need to be established based on protecting the landscape, environmental and lifestyle qualities and infrastructure limitations. - To protect Woodend's landscape and townscape character.
Township Character <i>(Source: Aspect Studios 2010)</i>	<ul style="list-style-type: none"> - The Woodend Township is located towards the centre of the Macedon Ranges Shire sitting within a gentle hillside valley bordered by the Macedon Ranges to the east and the densely planted Black Forest to the south. - Woodend is accessible from all directions with the notable entrance from the south along the densely vegetated Black Forest Road. The most significant entry into Woodend is the "Avenue of Honour" from the north along Macedon-Wooden Road which is one of the most important intact examples in the Macedon Ranges Shire if not the State. - Woodend has significant views across the lower slopes of Mount Macedon and further north to Hanging Rock which form an important backdrop to the township, enhancing the semi rural character of the township. - The street layout has maintained a fairly uniform grid street layout around the natural and cultural features of the township. The street layout has grown along the main access road leading in all directions out of town. The majority of the residential development is quite established in character with larger lot rural residential development radiating outwards from the town's periphery. The large number of trees within the township helps defines Woodend's character within the Shire. <p><u>Potential threats to character:</u></p> <ul style="list-style-type: none"> ▪ Lack of township boundary through wide transition (low density residential) zones. ▪ Lack of street trees and pedestrian paths. ▪ The loss of rural character of entries, through lack of street tree and roadside reserve planting. ▪ Large scale development on the periphery that reduces the sense of centralising and township scale. ▪ Inappropriate suburban style residential subdivisions. ▪ Any dilution or linear extension of the main heritage street character and commercial focus area.
Opportunities for development	<ul style="list-style-type: none"> - Supply estimates indicate potential capacity for approximately 5,000 people on existing residentially zoned land. This is a conservative estimate based on future development on unconstrained land only. - There is an opportunity to take advantage of Woodend's attractiveness as a tourism

	destination within the Shire. Development should be consistent with preserving the town's attractiveness.
Constraints on development	<ul style="list-style-type: none"> - Consultation revealed strong community sentiment around future development of the town. While it was generally recognised that development would occur, it was clear the community would like to limit development to that which was able to be accommodated without jeopardising the character of the town. - The preservation of character is particularly important in light of the tourism role the town plays which limits development potential and may restrict the potential to realise the theoretical supply of developable land within the existing township. - Key physical constraints to Woodend are illustrated in Figures 21 and 22. These include wildfire risk to the south and east of the town, protection of native vegetation, and potential areas of cultural sensitivity and inundation risks along waterways.
Recommended Outcome	<ul style="list-style-type: none"> - Given the role of Woodend as an emerging tourism destination, as well as the valued character of the town and environmental constraints, it is recommended Woodend follow a limited growth path which recognizes the volume of growth it has experienced over the past 15 years and the attractiveness of the town for its tourism potential. Woodend should therefore seek to accommodate a population of approximately 4,400 by 2036.
Justification of the recommended outcome	<ul style="list-style-type: none"> - The recommendation does not promote considerable growth in a fire risk area. As identified in Recommendation 39 of the 2009 Victoria Bushfire Royal Commission's report, there is a necessity for State to "adopt a clear objective of substantially restricting development in the areas of highest bushfire risk..." - The recommended outcome acknowledges existing environmental constraints such as wildfire risk and vegetation protection and the importance of protecting the valued character and tourism attributes of the settlement. - Overwhelming support was received for the draft MRSS recommendations in regard to Woodend with in excess of 200 submissions received in support of low growth. However, the ability to continue to attract services and community infrastructure to the town, the maintenance of economic viability and housing affordability will likely be negatively affected with a growth rate limited to 700 people (as indicated in the draft strategy).
Implications	<ul style="list-style-type: none"> - Minimal No further land is required to be rezoned for residential purposes out to 2036. Should low scale design and low take up rates for infill development limit the availability of land beyond that expected through the strategy, further land may be required for development in the future. - A target population of 5,100 represents a growth rate for Woodend of 1.1% per annum or 18 new dwellings per year. - In the medium-long term, an additional 4-2 0.7-1 ha of Business 1 Zone land may be required to meet commercial demand. This is expected to be accommodated within the existing business zoning however this development should not be allowed to undermine the main street heritage character or fragment the commercial area. - The analysis suggests there will be potential demand for approximately 12ha of additional industrial land during the life of the Strategy. However it may not be necessary or appropriate to provide for all of this growth at Woodend, given the surplus of industrially zoned land at Kyneton. Any industrial expansion would need to avoid any adverse impacts on the character of Woodend and its tourism role. - It is recognised there are some existing industrial businesses for which additional growth should be facilitated, if required, to maintain local employment. - A structure planning exercise to complement the character analysis should be undertaken to direct the type and density of future infill development in Woodend.

7 Implementation

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

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

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

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

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

Project	Key issues to address	Council Plan	Priority /timing
Planning Scheme Amendment	Review MSS and incorporate Settlement Strategy, including neighbourhood character work undertaken to date.	Yes	High
Rural Living Strategy	Address community expectations around Rural Living; facilitate appropriate tourism, agribusiness and equestrian development; better protect valuable agricultural land; respect environmental constraints and risks; manage development in water supply catchments; generally avoid creating additional residential opportunities outside existing urban or rural living areas.	Yes	High
Kyneton ODP	Facilitate medium density housing development around the town centre, while respecting heritage values; plan for additional business land.	Yes	High
Riddells Creek ODP/ Structure Plan	Provide additional medium long-term opportunities for Greenfield residential development; facilitate sustainable development; identification of preferred and non-preferred medium density areas; manage wildfire and flood risk; facilitate development of well designed and interconnected town centre; consider long term requirements for business land.	Yes	High/ Medium
Woodend Structure Plan	Consideration of commercial and industrial land capacity and issues; identification of preferred and non-preferred medium density areas; address community expectations ; manage wildfire risk; protect important vegetation and landscapes ; manage flood risk and location within a proclaimed water catchment ; respect town character.	Yes	Medium
Macedon overlay review	Review alignment of zoning and overlays with infrastructure and constraints; address community	Yes	Medium

	expectations; manage wildfire risk; protect important vegetation; respect town character.		
Mt Macedon town centre plan	Consider rezoning that allows Mt Macedon to sustain a town centre, while protecting the character of the town.	No	As required
Gisborne town centre review	Provide for additional business land in Gisborne in the medium/long term.	No	Longer term