

# Submission to DELWP

## Introduction and important preliminary information

1.0 Introductory notes and information is provided to assist in the deliberations of any and all that may read this submission. The submission is made as a result of information that was obtained from the public meeting recently on the 13 February 2018.

1.1 I seek to address the question of independence firstly as [REDACTED] or the like.

1.2 I also seek to clarify that I was a [REDACTED].

1.3 I also have an intimate knowledge of the document called SPP8.

1.4 I have included Attachments 1-3 that will assist in your deliberations.

## Background and submission

2.1 The clarity of the current State Government version of the LPS has been questioned. The thrust of the original documentation having been left out in conjunction with recent changes to the state policy direction has brought about questions as to the direction and motive of the state. The State aligned itself with parties to review the LPS with the end result that the state has created a worsening situation.

2.2 The solution is to go revisit the original mapping and supporting documentation of the original made by MRSC in 2014 and the subsequent adopted documentation. Additionally revisit the MRSC Settlement Strategy a visionary document and piece of work undertaken by the shire with strategic positioning of the shire into the future only to be undermined by State policy and lack of clarity within changes to the Zones.

### 2.3 HINTERLAND

I submit that whilst deliberating upon this LPS that your mind is cast to the opportunity to develop a special purpose Zone to be within the VPP's. It is called "Hinterland Zone" or known as the "HLZ".

This New Zone is specifically drawn upon to cover aspects of RCZ but taking it to a higher level of protection. RCZ is the predominate zone to use to protect biodiversity, endangered ecosystems and the like. The Hinterland Zone is not to replace or change the populated areas within townships however a schedule to the Zone may be one to adjust for those areas within the LPS to be required for future or further investigation.

Either way a new way of thinking has to prevail otherwise the sea of terracotta tiles will stretch across the West just as it is across the East towards Pakenham and the like. Slow painful fracturing of the rural, semi-rual and the importance of the Peri-urban areas.

2.4 In 2014 the question of the LPS was visited within council and within the business paper that was provided as part of the agenda the importance of the LPS from the ground up perspective was inter alia ..

*“The LPS also recognises that our townships are an important part of what makes the Shire special and directs that growth of settlements needs to be in accordance with Council’s established strategies and managed to ensure that the character of our towns is maintained. The broad policy directions for settlements provided in the LPS complement the role of Council’s other strategic plans and policies, such as the Settlement Strategy, town structure plans and Outline Development Plans, which provide more detail on how each town should be managed. The revised LPS seeks to provide a clear policy statement about why the whole of the Shire is considered special and important, not just the 1975 SPP8 policy area.”*

### ***Additionally :***

*In 2014 (and since 1970’ to the present 2018) our community still values the environment but also values our settlements, which sit in the natural landscape. All settlements in the Shire are considered significant in their own right, not just those that surround the immediate area of the geological formation being Macedon Ranges. The SPP8 policy area included some settlements but not others(refer attachment two), with no clear methodology as to why this was so. Adopting this approach for the finalised LPS is not considered appropriate as it would not reflect the broader value of environmental and landscape attributes that exist across the Shire and would not accurately represent the views of the community.*

*Therefore refer to map one. The distinctive area of the whole of the shire and the specific area identified as “The Rock and The Range”. One area that is specific in the original SPP8 and enhanced as there are two areas within the whole of the shire – The Rock and The Range PLUS the remainder of the shire from North to South, East to West.*

The MRSC developed the document in 2014.

## **Vision and Values**

### **The key challenges facing the policy area**

- The pressure of demand for further residential subdivision and development and its impact on the valuable landscape, recreation, water and nature conservation resources.
- The extent of demand for and speculation in land giving rise to escalating land prices which undermines viable agricultural uses and results in increasing pressures for further subdivision.
- Use of elevated and steeply sloping land for residential purposes that impact on landscape protection, soil conservation, drainage, access and provision of services.

- The increased risk of bushfire associated with more settlement at the forest interface which can result in an increased number of deliberate and accidental bushfire ignitions.
- The risk of bushfire associated with the topography and ecology of the area, characterised by tall forests on steep terrain. This type of forest has the potential for high fuel hazards which can result in high-intensity bushfires.
- The potential conflict between the provision of access for effective fire protection and the restriction of public access in the interests of the conservation of flora, fauna and water.
- The urban development of nearby areas, such as Sunbury, Melton and Wallan, which will increase demand for water from catchments in the area.
- The potential for conflict between the interests of metropolitan and local communities and the importance of adequate recognition of both.
- The existing and potential conflict between recreation activities for on both water catchment management and nature conservation.
- Changing economic factors influencing the continued viability of agricultural land use and fragmentation of land through inappropriate subdivisions and development that is inconsistent with policy.
- The potential for conflict between current and future agricultural land uses and new residents seeking a 'rural living' lifestyle.

## The VISION in State Document needs to change.

in my opinion is soft and needs to be beefed up and well as the accompanying statements to achieve the Vision and Values. Here is my suggestion and combination of past with present.

### *Vision*

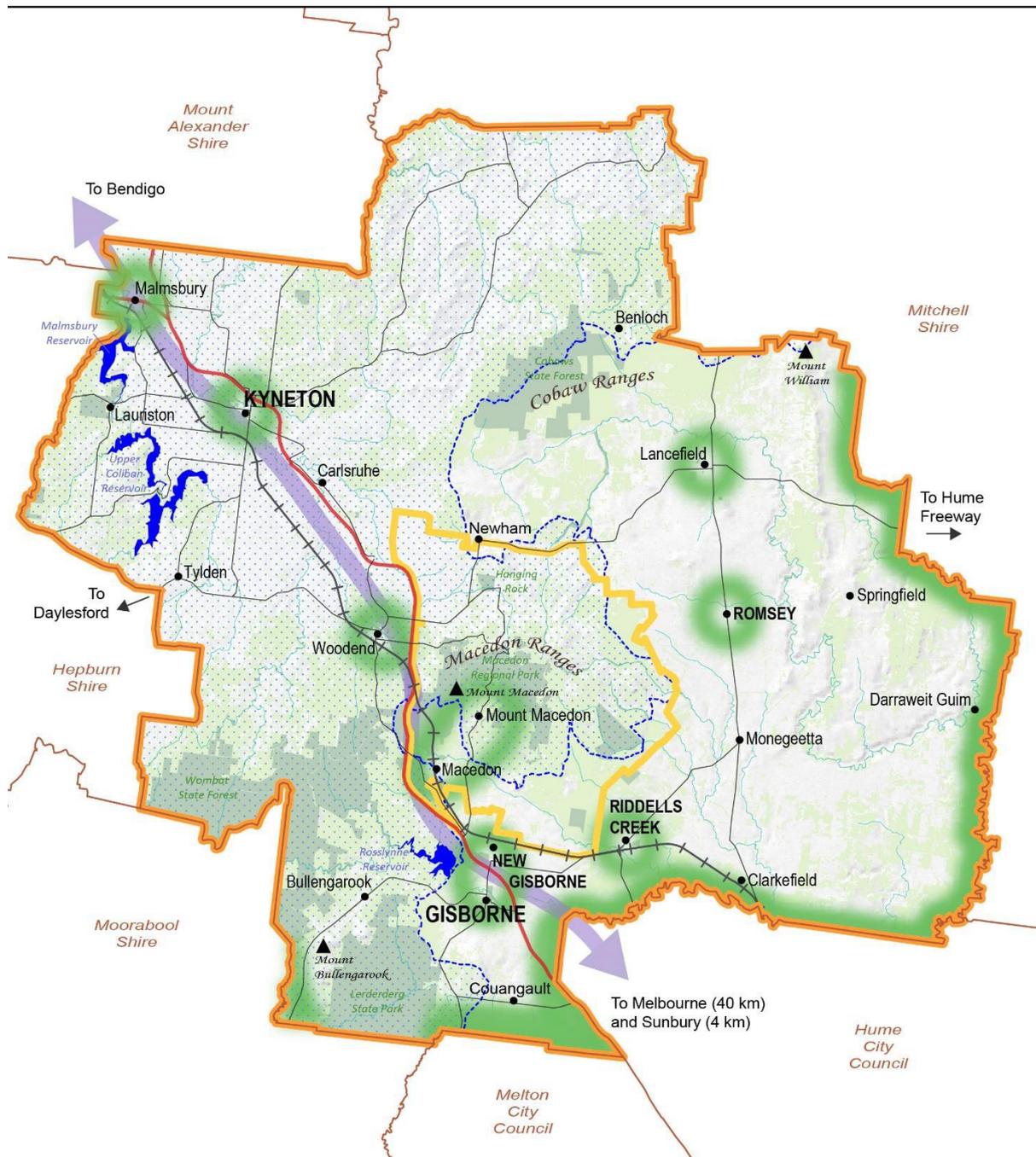
*This statement sets a long-term vision for the iconic Macedon Ranges policy area that governments and communities can work together to achieve. The distinct differentiation between the core values of iconic features known as "The Rock and The Range" makes this vision distinctive.*

*Additionally the Hinterland of Melbourne City is culturally and environmentally (both natural and manmade) highly significant to the wider productivity and longevity of all Victorians.*

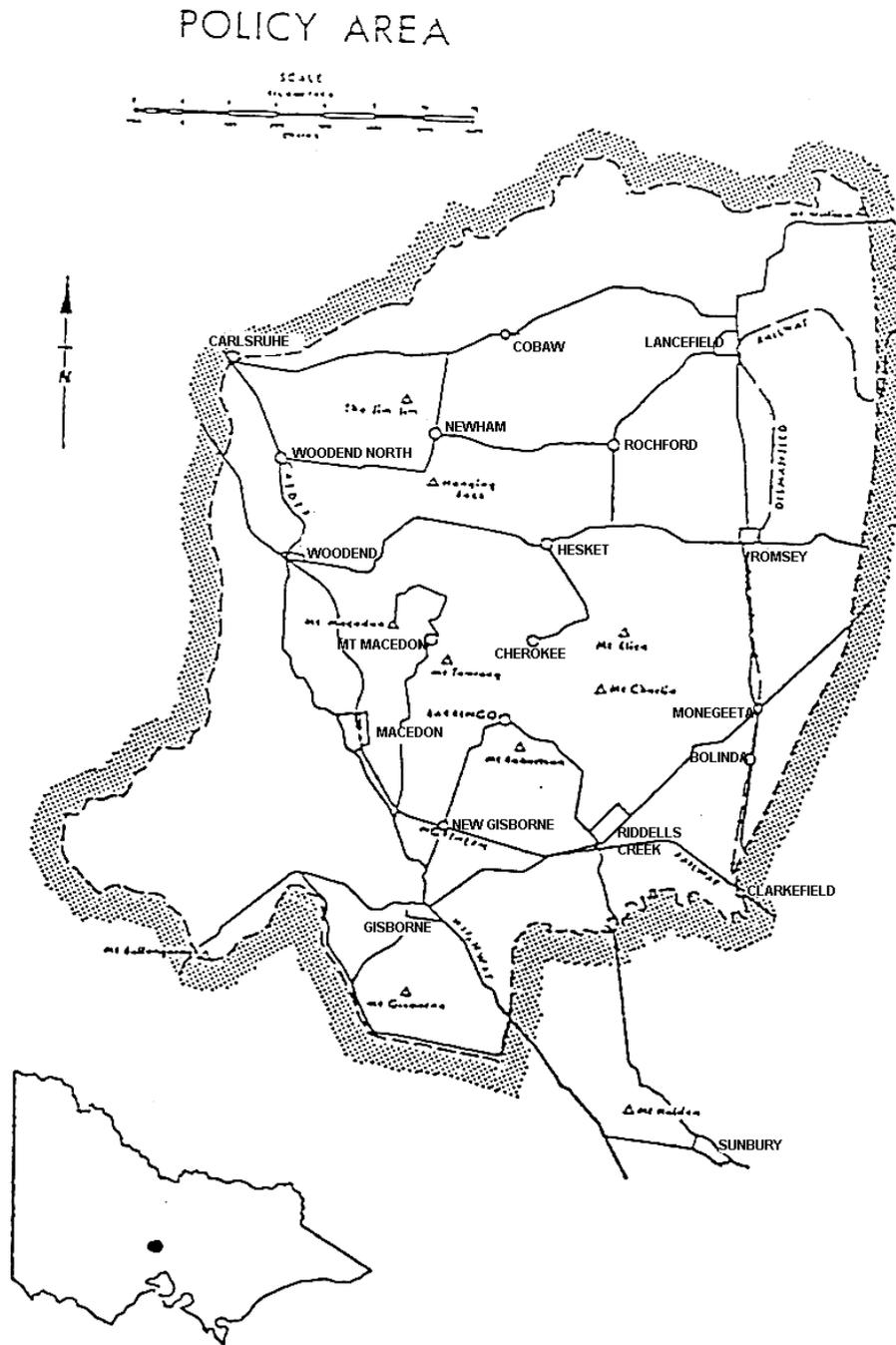
*The vision and values underpinning the statement are:-*

- *Protecting the environmental difference between "The Rock 'n Range", foothills, plains, natural landscapes and high quality heritage areas (both man made and natural) to the boundary of the shire.*
  
- *Providing high quality protection of the significant water catchment areas and the many open potable water catchments- Protecting agricultural productivity, viability, lifestyle and liveability to and ever growing urban footprint- Protecting the landscapes for generations to come.- Protecting native and natural bushland habitats identified and considered important to ongoing viability of native flora and fauna assets*
  
- *The built character and historical building significance distinctive and considered culturally and of heritage importance must be protected from suburban style development. - Provision of rural housing and rural economic opportunities are important within clearly identified areas without any compromise to the highly valued environmental assets and natural character of the Shire- area's of Aboriginal cultural heritage will be well-understood and celebrated, and the continuing contribution of Traditional Owners and custodians will be acknowledged*
  
- *the policy area's legacy of heritage architecture and its long-established public and private gardens will be conserved and enhanced- development will be sustainable and managed within the defined existing Settlement Strategy where a distinctive and well defined township and settlement boundaries are with rural landscapes maintained between township settlements and metropolitan Melbourne*
  
- *a strong vibrant and sustainable visitor economy will provide locals and visitors with an increased variety of attractions and experiences to discover- transport, community and essential services infrastructure will support liveable, well-connected rural communities that are more resilient to natural hazards and the effects of climate change.*

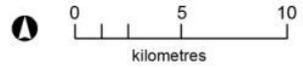
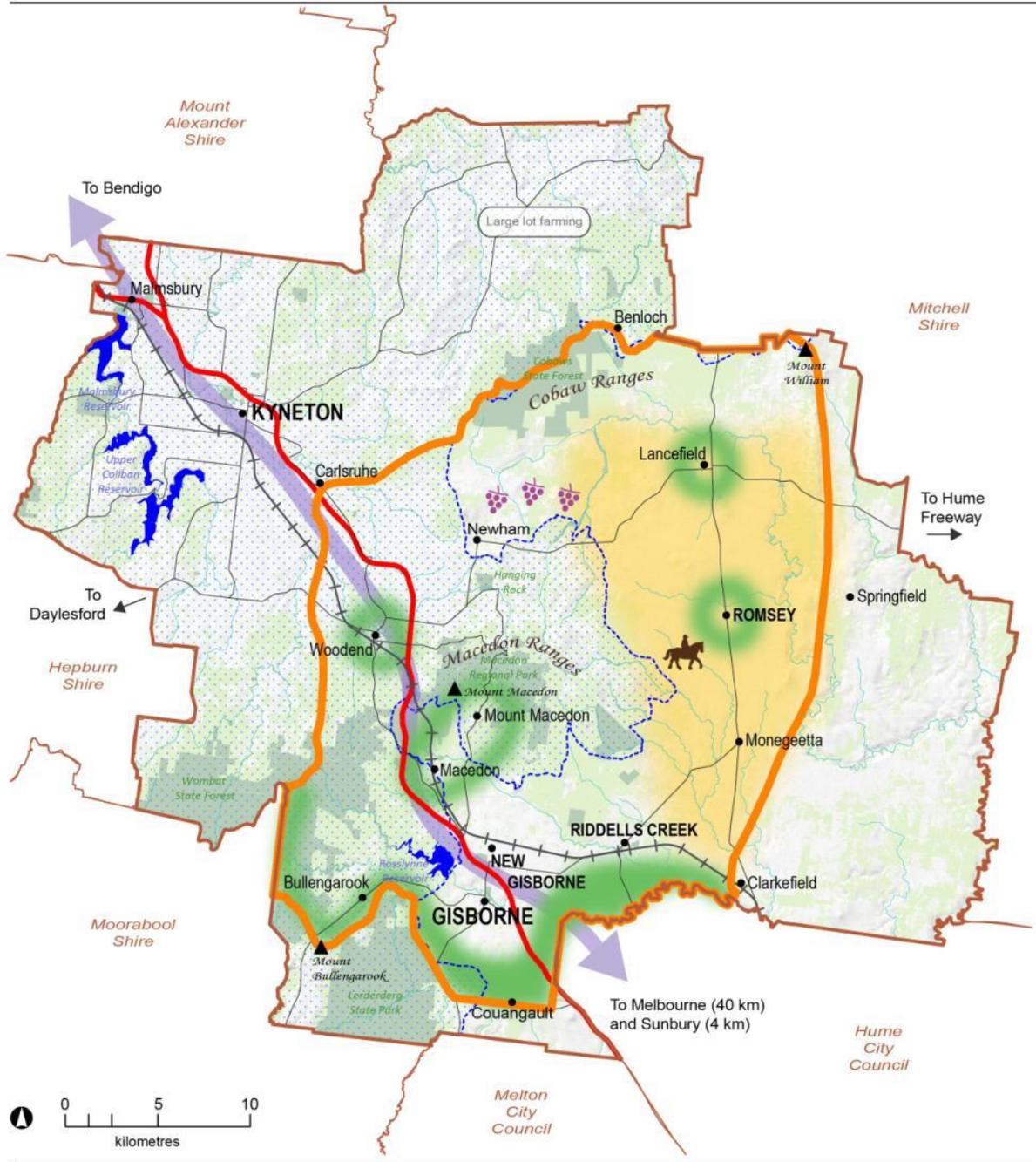
## Macedon Ranges Localised Planning Statement



- |  |                          |                                    |                                 |
|--|--------------------------|------------------------------------|---------------------------------|
| Localised Planning Statement policy area | Public land              | Proclaimed water supply catchments | Major transport corridor        |
| The Range and The Rock policy area       | Native vegetation extent | Lakes                              | Freeways and highways           |
| Municipal boundaries                     | Non-urban breaks         | Waterway                           | Arterial and sub arterial roads |
| Settlement                               |                          |                                    | Railway line                    |



# Macedon Ranges Localised Planning Statement



- |  |                                 |                                |                                    |
|--|---------------------------------|--------------------------------|------------------------------------|
| Proposed Localised Planning Statement policy area boundary | Major transport corridor        | Wineries                       | Non-urban breaks                   |
| Macedon Ranges municipal boundary                          | Freeways and highways           | Commercial equine cluster      | Proclaimed water supply catchments |
| Surrounding municipal boundaries                           | Arterial and sub arterial roads | High quality agricultural land | Lakes                              |
| Settlement   | Railway line                    | Public land                    | Waterway                           |
|  |                                 | Native vegetation extent*      |                                    |
- Background image: VMLite Hillshade (2008)  
\*Data Source: DSE-NV2005\_Extent