



5 February 2018

Department of Environment, Land, Water and Planning
PO Box 500
East Melbourne VIC 8002

lodged online via: <https://engage.vic.gov.au/macedon-ranges-localised-planning-statement>

Dear Sir/Madam

**Draft Macedon Ranges Localised Planning Statement
Landowner Submission, Proposed Lancefield Settlement Boundary**

I act on behalf of [REDACTED] and [REDACTED] who were notified by letter dated 20 December 2017 from DELWP of the opportunity to lodge a submission. They own approximately [REDACTED] acres of land to the [REDACTED] of Lancefield's urban area. In particular Crown Allotments [REDACTED], and [REDACTED] Parish of [REDACTED] as shown in the image below.

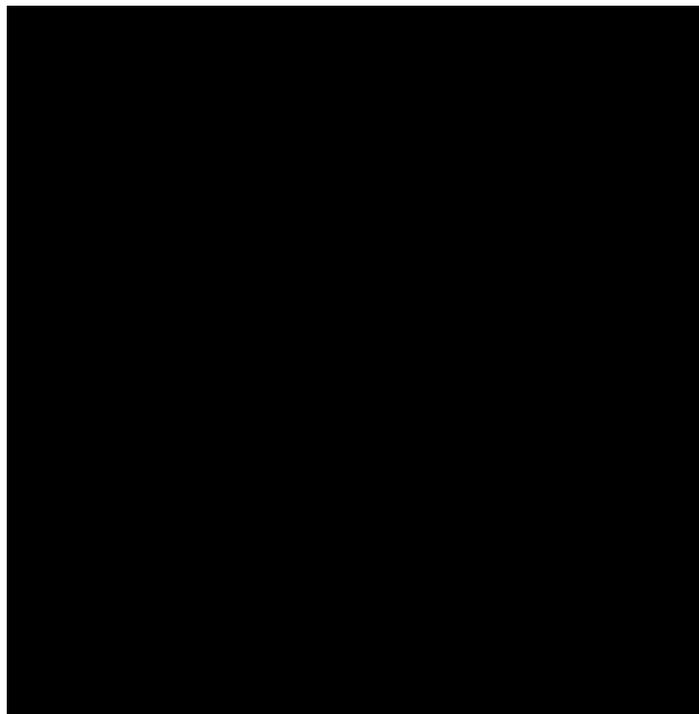


Image from land.vic.gov.au Interactive Map

These [REDACTED] parcels combine to form a [REDACTED] shaped property bounded by [REDACTED]. The land is currently adjusted for cattle grazing.

It is understood the draft Localised Planning Statement at page 27 of the December 2017 draft depicts a settlement boundary for Lancefield which extends to the [REDACTED] side of [REDACTED] and [REDACTED] Lancefield. [REDACTED]

In terms of my insights regarding the Macedon Ranges Shire it may be worth noting that I have practiced as a [REDACTED] within the Macedon Ranges Shire for the past [REDACTED] and previously worked for the [REDACTED] for [REDACTED]. This has provided me with a good understanding of:

- the scope of planning matters of relevance to the Shire
- the established strategic planning directions for its long term planning outcomes as a peri-urban rural Shire; and
- the substantial body of work undertaken by Council to provide for long term sustainable settlement planning as a result of various studies including the *Macedon Ranges Settlement Strategy* and the Lancefield Development Plan concepts plans for existing urban zoned land.
- the work of the Macedon Ranges Protection Advisory Committee and its recommendations Discrepancies regarding the application of the Farming Zone

My clients do not support the application of a settlement boundary for Lancefield on the following grounds:

1. Their land is strategically suited to the future long term urban expansion of the Lancefield township for residential development (conventional and low density lots) being at the urban interface and generally free from environmental constraints. It is understood from the landowners that the fall of the land provides for good drainage and servicing.
2. Lancefield is one of the Shire's small towns with lower rates of planned growth than its Major towns such as Kyneton and Gisborne, so as there are no current growth pressures there is no strategic need to control urban growth via a settlement boundary given the available supply of residential zoned land.

In particular:

Clause 21.01 (Municipal Profile) notes:

Urban growth over the past decade has been the greatest in the south of the Shire (in Gisborne, Romsey and Riddells Creek), with more modest growth occurring in Woodend, Kyneton, Malmsbury, Lancefield, Macedon and Mount Macedon. Gisborne and Kyneton continue to be the major population and employment centres within the municipality.

The Shire's rural areas provide important buffers between urban areas and the Melbourne metropolitan area.

Accordingly Lancefield has modest growth while the real pressure expressed by the Planning Scheme relates to the threat of urban expansion from Metropolitan Melbourne. A settlement boundary around Lancefield in the north of the Shire does nothing to address this threat and is therefore not warranted given its modest growth rates.

Clause 21.02 (Key Issues and Influences) notes:

The Calder corridor towns of Gisborne and Kyneton will continue to be the major population and employment centres within the municipality. Approximately 37% of the population resides within these towns and this is expected to increase to 42% by 2036.

There are significant environmental constraints to urban growth in Woodend, Macedon and Mount Macedon.

Having regard to the above it is evident that growth will be primarily accommodated in Gisborne and Kyneton while Lancefield unlike the towns within and around the Macedon Ranges is not constrained by significant environmental values. Accordingly a settlement boundary for Lancefield is not justified.

Clause 21.04 (Settlement)

Lancefield is designated as a future District level town for 2036 projections with a population projection of 6000 to 2036 so growth seems inevitable seeing the Planning Scheme notes that in 2011 it was considered a Small town with a population within the range of 2000. Therefore in planning for long term orderly growth a settlement boundary seems counterproductive.

3. Rural land immediately outside of Lancefield's urban zoned areas are not of state significance and therefore the application of a settlement boundary subject to parliamentary review is unsubstantiated mindful of the provisions of the proposed *Planning and Environment Amendment (Distinctive Areas and Landscapes) Bill 2017* which was table in Parliament last year. In particular the subject land fails to have the following attributes:

- outstanding environmental significance

- significant geographical features, including natural landforms
- heritage and cultural significance
- natural resources or productive land of significance
- strategic infrastructure or built form of significance

Instead the land is located between the town and Low Density Residential Zone land including the Lancefield Golf Club to the north as well as Industrial zoned land to the west.

4. The draft statement says: *To provide long term certainty for the policy area, the statement will be reviewed every 10 years.* However, the proposed Bill which seeks to empower the creation of the Localised Planning Statement seeks to create a new Section to the *Planning and Environment Act* as follows:

New section 46AV provides that the Statement of Planning Policy for a declared area must—

- *set out a vision for at least 50 years that identifies the values, priorities and preferences of the Victorian community in relation to the distinctive attributes of the declared area, including preferences for future land use, protection and development of that area;*

As it will be unclear what parameters will be considered in ten years time to review the settlement boundary it is therefore appropriate that the settlement boundary be removed from the draft document as it would be unfair and not orderly to tie the town to a restrictive 50 year vision for Lancefield as indicated by proposed legislation as it would contradict settlement planning under the State Planning Policy Framework which seeks to ensure a 15 year supply of land is facilitated for the orderly planning of settlements. The ambiguity between the 10 years and the 50 years vision needs to be clarified.

5. The real threat to the rural and environmental values of the Macedon Ranges Shire are not from the outward expansion of its towns (which are logical and strategically supported processes for sustainable settlement planning) but in reality the threat to the shire and its values are from the northerly expansion of metropolitan Melbourne each time the State undertakes a major strategic review such as Plan Melbourne.

In Conclusion

Having regard to the above it is requested that no settlement boundary be applied to Lancefield. This will ensure its orderly long term settlement planning is not encumbered and to achieve the following aim of the draft Localised Planning Statement:

reinforce the role and function of settlements to guide population growth and promote jobs, investment and infrastructure delivery

A settlement boundary would be contrary to the above aim and there is no strategic justification on landscape or environmental grounds to protect rural land adjacent Lancefield's urban area from sequential orderly outward expansion in the long term.

Please keep me informed of the Department's considerations of the above and the various submissions it receives.

Should you have any queries please contact me.

Sincerely

[Redacted signature block]