

14 February 2018

Macedon Ranges Localised Planning Statement  
Department of Environment, Land, Water and Planning  
8 Nicholson Street  
**Melbourne 3000**

To whom it may concern

**Re: Submission to Macedon Ranges Localised Planning Statement (Consultation Draft)**

acts on behalf of developers for the on Ferrier Road New Gisborne. owns the land directly adjoining the and to the . With excellent access to both private and public transport corridors, a range of facilities and services, and contained within a logical the physical boundaries this land represents the logical future extension to the .

On behalf of our client, we commend the Department for preparing the Draft Statement, and appreciate the opportunity to make this submission. Given the current shortfall of land available for housing in the area, the preparation of an overarching LPS for the region is an important first step in developing a framework to meet the housing needs for the region in a coordinated and efficient manner.

**Background**

Prepared in 2009, the *Gisborne/ New Gisborne Outline Development Plan* is a key document underpinning current development planning within New Gisborne. The ODP has been embedded in Municipal Strategic Statement of the *Macedon Ranges Planning Scheme*, and from this, the *New Gisborne Development Plan* was prepared and approved (2012, amended 2016).

The vision for New Gisborne, as expressed in the ODP is for:

*a transit orientated development, building on the educational, transport, local commercial and employment opportunities present in the area. Development is to respect the town's semi-rural character, Station Road's heritage streetscape, and the viewlines to the Macedon Ranges and Magnet Hill, and from the Calder*

The Plan states:

*Once land supply is exhausted, in the longer term urban development may occur further west of the area indicated on the ODP plan. This will be subject to detailed investigations including consideration of visual landscape impacts, drainage, traffic, flora and fauna, and impacts on the Gisborne Racecourse Marshlands.*

Council's current MSS recognises the growth potential of Gisborne, and identifies identified as expanding from a "large district town" to a Regional Centre (10,000+) by 2036. To achieve this, this clause seeks to:

*Encourage the development of Gisborne as a regional centre by facilitating the provision of a large, diverse, employment and housing base and the provision of higher order goods and services. (Clause 21.04)*

### **Current Land Supply**

The population of New Gisborne was estimated to be 10,212 at 2016, accommodated within approximately 3,350 private dwellings. The ODP references population estimates for Gisborne at only 10,836, a figure that has already been exceeded according to .id forecasting.

Given that the population has grown substantially more rapidly than what was anticipated when the ODP was prepared in 2009, it is evident that refreshing of the Gisborne / New Gisborne Development Plan is now a high priority.

### **Macedon Ranges Localised Planning Statement (LPS)**

The LPS continues to recognise that Gisborne is a major settlement in the region that is identified for population growth.

The LPS indicates that the growth boundary for Gisborne will be determined via a separate Structure Plan process. This is considered to be a logical approach and is supported. However a timeframe of 18 months is indicated as the time within this will occur. This submission urges the structure planning process to commence at the earliest opportunity, based on the current short supply of land, and increasing demand for residential land.

### **Summary**

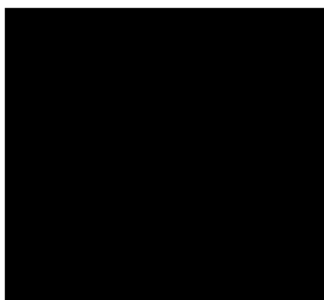
It is submitted that:

- The current policy settings for New Gisborne contained in the Macedon Ranges Planning Scheme have served their purpose but are now outdated.
- In particular, the ODP is in urgent need of refreshing and a Structure Planning process is the appropriate mechanism to deliver this. The directions identified in the LPS can achieve this without compromising the original vision for New Gisborne.
- The lack of current residential land supply underlines the need to accelerate the structure planning for land that has been identified for growth in New Gisborne.
- Priority should be given to commencing the structure planning process for Gisborne and New Gisborne.
- The recommendations of the Strategy are therefore supported.

Should this matter proceed to a Planning Panel, [REDACTED] request the right to be represented at any hearing.

Should you have any queries or wish to discuss this matter in further detail, please contact me on [REDACTED]

Yours sincerely,

A large black rectangular redaction box covering the signature area.