Formal Submission
Macedon Ranges Localised Planning Statement
New legislation and planning consultation
prepared on behalf of

February 2018
TABLE OF CONTENTS

1 Executive Summary  pg.4
2 Introduction  pg.7
3 Strategic Policy Context
   Woodend Town Structure Plan
   Macedon Ranges Localised Planning Statement  pg.9
4 Subject Site Analysis- Existing Conditions & Site Context within the
   Woodend Township
   65 Romsey Road, Woodend  pg.14
   98 Romsey Road, Woodend  pg.14
   Overall Site Context- Properties Relationship with Woodend Township  pg.16
5 Preparation of supporting Background Reports
   Residential Supply & Demand Review (Essential Economics)  pg.20
   Ecology & Heritage Assessment (Ecology Heritage & Partners)  pg.20
   Engineering & Servicing Assessment (Spiire)  pg.21
   Traffic & Transport Assessment (Traffix Group)  pg.21
   Strategic Planning Assessment (Ethos Urban)  pg.22
6 Summary of Key Opportunities  pg.24
7 Conclusion  pg.29

SUMMARY OF APPENDICES

This submission is accompanied by the following plans and high level background assessments to support the suggested opportunities listed throughout the body of the document:

- APPENDIX 1- Macedon Ranges Localised Planning Statement (Summary)
- APPENDIX 2- Certificate of Title
- APPENDIX 3- Relevant Planning Scheme & Planning Controls Summary
- APPENDIX 4- Site Analysis Plans
- APPENDIX 5- Overall Site Context
- APPENDIX 6- Residential Supply & Demand Review
- APPENDIX 7- Ecology & Heritage Assessment
- APPENDIX 8- Engineering & Servicing Assessment
- APPENDIX 9- Traffic Impact Assessment
- APPENDIX 10- Strategic Planning Assessment
- APPENDIX 11- Key Opportunities & Constraints Plan
1. EXECUTIVE SUMMARY
Executive Summary

Purpose:
- Preparation of a formal submission in response to the recently prepared Localised Planning Statement for Macedon Ranges Shire Council by DELWP (refer to Appendix 1), and the request for ___ properties to maintain their proposed inclusion within the township boundaries for Woodend.

Subject Properties:
- ___

Formal Land Description:
- ___
- ___

Copy of Title provided as Appendix 2.

Lot Area:
- ___
- ___

Total Combined Lot Area:
- The total combined land area of the two properties is ___.

Existing Zone:
- ___
- ___

Overlays:
- ___
- ___
Relevant Strategic Documents:
- Woodend Town Structure Plan and Neighbourhood Character Strategy 2014
- Macedon Ranges Settlement Strategy
- Loddon Mallee South Regional Growth Plan 2014

Proposal:
- To reinforce and justify the logical settlement limit and township boundary of Woodend as specified in the Macedon Ranges Localised Policy Statement.

Recommendation:
- The subject properties forming the basis of this report are included within the Woodend township boundary and are appropriately designated for future urban use, subject to the approval of a Development Plan or Precinct Structure Plan. This subsequent strategic process will assist in qualifying the appropriate form and conditions of future development, which will need to respond appropriately to the site and respect the existing function and character of the Woodend township.
2. INTRODUCTION
2 Introduction

This submission has been prepared by [REDACTED] on behalf of [REDACTED], who have recently acquired [REDACTED] landholdings at [REDACTED] within the ‘proposed settlement boundary’ of the Woodend Township as shown in the Consultation Draft of the Macedon Ranges Localised Planning Statement (MRLPS). A thorough and collaborative process is supported to ensure various stakeholders, landholders and the community are active in the decision making process.

The purpose of this submission is to provide support and justification for the settlement boundary proposed in the MRLPS. This will be achieved primarily through a review of the relevant policy framework, policy objectives within the MRLPS, the preparation of a site analysis plan that considers the existing conditions and dictates the preparation of a separate plan that highlights the opportunities and constraints that apply to each of the [REDACTED] properties.

A series of sub consultants have been appointed to assist with justifying some of the key suggestions raised in the opportunities section of the submission. Following the lodgment of this submission, [REDACTED] and [REDACTED] look forward to ongoing negotiations with DELWP and the Macedon Ranges Shire Council in further exploring the opportunities that may exist via the preparation of a more detailed investigation.

(A) Proposed Woodend Settlement Boundary
3.

STRATEGIC POLICY CONTEXT
3 Strategic Policy Context

Prior to the release of the Macedon Ranges Localised Planning Statement (MRLPS), there had already been policy work undertaken by Council, which is evident through the detailed summary of Woodend (both existing and future conditions) forming part of the Local Areas and Small Settlements Policy within the Macedon Ranges Planning Scheme (Clause 21.13-3).

Whilst a detailed assessment of the relevant Planning Scheme and Planning Controls is included separately as Appendix 3 to this submission, the above mentioned local policy sets a preliminary framework that growth is anticipated to occur in the Woodend Township in the future. This section of the scheme makes repeated reference to the Woodend Town Structure Plan (prepared on behalf of Council in 2014), where the landholdings forming the basis of this submission are located within separate investigation area's for possible inclusion within the township boundary. The landholdings designation within the Woodend Strategic Framework Map forming part of Clause 21.13.3 is included below as Figure D.

Woodend Strategic Framework Map
(Source: www.planning-schemes.delwp.vic.gov.au/schemes/macedonranges)
3.1 Woodend Town Structure Plan (2014)

As highlighted earlier, The Woodend Town Structure Plan was prepared in 2014 by Council and provides an important analysis and vision for the future of the township. The preparation of the document involved extensive community consultation and highlighted the need to manage growth into the future to ensure the town’s desirable ‘village’ and ‘country’ feel is preserved. It notes that planning for growth should be undertaken in a comprehensive and strategic manner in line with state and regional policy direction, where a clear town boundary should also be established. Growth options are explored in the document identifying three key ‘investigation areas’ that should be considered for future development, including [redacted]. The Structure Plan is clear in establishing any growth should be achieved through a well-considered site layout, with the Calder Freeway forming a logical eastern boundary to the township.

3.1.1 Northeast Investigation Area

Of the three investigation areas, it has been stated that this area is suitable for development due to the relative flat topography.

Below contains a list of possible future development scenarios as identified within the Structure Plan that should be suitably addressed by a concept masterplan:

- Sensitive designed residential area, with new housing integrated with the landscape character.
A range of lot sizes provided which respond to constraints and opportunities outlined above.

Design guidelines for new development prepared, as per preferred neighbourhood character type.

Landscape buffer created along the freeway interface so that housing is obscured from view from freeway (approximately 20m).

Buildings obscured from the Calder Freeway by siting development to the west of the natural ridgeline and creating a landscape buffer around the developable area.

Landscape buffers retained along edge of Woodend-Lancefield Road to protect rural character (approximately 20m).

Site planning to incorporate natural features into open space links.

Large tree stands protected through statutory controls.

Network of pedestrian and cycle links created through site and connected to the town centre.

The whole of the development site determined following detailed site analysis needs to be designed as an integrated development.

Duplication of Old Lancefield Road to provide a frontage to new development with roadside vegetation retained within a central median.

3.1.2 Eastern Investigation Area

It has been identified that issues centred around fragmented land ownership and environmental sensitivities (including native vegetation removal and potential for flooding) are the main constraints. However, it has stated that a detailed masterplan could respond to these issues which will suitably demonstrate that the area is suitable for residential development.

Below contains a list of possible future development scenarios as identified within the Structure Plan that should be suitably addressed by a concept masterplan:

- S sensitively designed residential area, with new housing integrated with the landscape character.

- A range of lot sizes which respond to constraints and opportunities outlined above.

- Design guidelines for new development prepared, as per preferred neighbourhood character type.

- Landscape buffer within property setbacks west of road reserve (approximately 50m width) adjacent to the freeway interface so that housing is obscured from view from the freeway.

- Generous landscape buffers and larger lots provided along Mt Macedon Road and Romsey Road edges to retain rural character.

- Site planning to incorporate natural features into open space links.

- Large tree stands protected through statutory controls such as Vegetation Protection Overlay, Development Plan Overlay, etc.

- Network of pedestrian and cycle links created through site and connected to the town centre.
3.2 Macedon Ranges Localised Planning Statement

Building on the work previously undertaken, the Macedon Ranges Localised Planning Statement (MRLPS) aims to support policy direction for the region. These are described in nine key policy domains and the following associated objectives:

- Objective 1 - To ensure the policy area’s landscape features are conserved and enhanced.
- Objective 2 - To ensure the biodiversity, ecological and environmental values of state and/or national significance in the policy area are conserved and enhanced.
- Objective 3 - To prioritise the conservation and use of the policy area’s water catchments to ensure a healthy, local, regional and state water supply.
- Objective 4 - To recognise, conserve and enhance the policy area’s Aboriginal cultural and spiritual heritage values.
- Objective 5 - To recognise, conserve and enhance the policy area’s significant European cultural heritage values.
- Objective 6 - To plan and manage the sustainable, long term growth of settlements in the policy area consistent with each settlement’s unique character, role and function.
- Objective 7 - To support and encourage agricultural land uses which strengthen the policy area’s economy and contribute to the rural landscape.
- Objective 8 - To provide for a diverse, sustainable range of recreational activities and a strong, resilient visitor economy in the policy area.

These provide a clear direction for the region to which the design of any future development or infrastructure must give consideration to. The key opportunities plan will respond to each of these points with regard to the subject sites. The Municipal Strategic Statement (MSS) within the Macedon Ranges Planning Scheme largely reflects the sentiments of the MRLPS. It encourages appropriately located development that sensitively responds to local environmental and cultural imperatives, to ensure these are conserved and enhanced into the future.Whilst there has been a series of recent subdivision approvals within proximity to the study area they have occurred in absence of an overarching strategic document to guide the outcomes.

Policy support exists within the documents discussed above, for the inclusion of the subject sites in the area designated for future growth. It is the intention of this submission to support this inclusion by demonstrating that the site can be designed sensitively to achieve an appropriate high-quality outcome. However, it is anticipated that if the subject sites are to be confirmed for future development, that Council will require some assurance and control regarding the design process. As such, the application of a relevant design overlay such as a DPO or DDO may be requisite to provide a framework for the ongoing detailed design process.

Given the role of the Victorian Planning Authority to now assist with the creation of planning frameworks for outer metropolitan areas, the Precinct Structure Plan process may also be explored subject to the position taken by Council and DELWP.
4. SUBJECT SITE ANALYSIS - EXISTING CONDITIONS & SITE CONTEXT WITHIN THE WOODEND TOWNSHIP
4 Subject Site Analysis -

A detailed Site Analysis Plan for [redacted] is included on the following page as Figure H, however this plan is also included separately as Appendix 4.
4.2 -

The following sections will further detail the relevant policy background, site analysis and opportunities/constraints, to demonstrate how a thorough and integrated design process could respond appropriately to the context and positively contribute to the growth of the Woodend Township.

A detailed Site Analysis Plan for [redacted] is included on the following page as Figure K, however this plan is also included separately as Appendix 4.
Overall Site Context -

4.3 - [Redacted] are located within a distance of [Redacted] from the central retail hub, Woodend Train and supporting commercial tenancies. The below figure demonstrates the range of services available within a 1-2km radius, which includes local schools, recreational uses and key community services. A copy of the below plan is included as Appendix 5.

Born in the 1850’s goldrush, Woodend as a township is a rural, country town of distinct character with historic buildings, in a setting of bushland and open farmland. Located centrally to the Macedon Ranges Shire, it provides important retail and employment services to the local area, while agriculture and tourism maintain large roles in the local economy. Many residents also take advantage of the proximity to Bendigo and Melbourne allowing them to commute to work.

The population of Woodend in 2016 was 3,900 people (ABS Data). This earns it the designation as a ‘District Town’, for towns with a population of 2,000-6,000 people, providing ample capacity to grow and maintain this designation.

Key local infrastructure located within 1km of the

and forms a logical boundary to the town, as well as a potential fire break reducing bushfire risk.
5. PREPARATION OF SUPPORTING BACKGROUND REPORTS
5 Preparation of supporting Background Reports

As highlighted earlier in this submission, previous strategic work has been undertaken for the Woodend Township through the formal preparation of the Planning Scheme reference document - Woodend Town Structure Plan & Neighbourhood Character Study, May 2014. Whilst this document outlines key findings and proposes potential locations for 15 years of future growth and key character establishment, the document only provides very high level guidance by outlining existing conditions and potential constraints for the three future investigation areas.

Forming part of this submission, it was considered appropriate to engage a series of relevant consultants to prepare background studies that would also help demonstrate the opportunities that exist for the subject properties at [ ] and highlight potential benefits to the Woodend Township.

Using the findings from the Macedon Ranges Planning Scheme (Clause 21.13- Local Areas & Small Settlement Policy) and the previously prepared Woodend Town Structure Plan, the following key subconsultants were appointed:

1. [ ] - Residential Supply and Demand Review
2. [ ] - High Level Biodiversity & Heritage Assessment
3. [ ] - Engineering & Servicing Assessment
4. [ ] - High Level Traffic Assessment
5. [ ] - Strategic Planning Review

Following the appointment of the above subconsultants, a consistent brief was prepared that requested each consultancy prepare a high level assessment that offered the key considerations that were applicable to each of their respective disciplines with a clear summation of the key determinants that would justify the inclusion of both properties inside the township boundary. Whilst these reports are included as appendices to this submission, a summary of each assessment is provided below.

1. [ ] - Residential Supply and Demand Review

Purpose: The purpose of this report is to highlight the capacity and demand for the population of Woodend to expand.

Summary: In summary, the report identifies the ‘best case’ scenario land supply to be 17 years, based on demand for 20 lots per year and all possible broadhectare sites becoming available. However, the availability of a number of significant land parcels is uncertain, with the actual level of demand also likely to be above 20 lots per year. Ultimately, it is probable that residential land supply in Woodend is below the 15-year planning benchmark, and this should be addressed in...
the short-term. A copy of the economic assessment is included as *Appendix 6*.

2. **High Level Biodiversity & Heritage Assessment**

**Purpose:** The purpose of these reports are to identify the key heritage and natural features that currently exist on the subject sites.

**Summary (Heritage):** In summary, the *Cultural Heritage* report identifies that ‘although there are a number of cultural heritage places present in both areas these are not considered prohibitive to development’. Additionally, ‘further assessment of the land would give a clear indication of the developable areas’. A ‘well-considered site layout should take the heritage into account’, thereby incorporating certain features where it is deemed appropriate. This includes the opportunity for a heritage trail as part of an interpretation strategy.

**Summary (Biodiversity):** The *Natural Heritage* report identifies significant ecological values in the of the study area at , and along , while ecological values in the appear relatively low. Similarly, for , ecological values appear relatively low across the site except for vegetation along . Areas of low ecological value that appear to be dominated by introduced flora species could be the focus of any future development, subject to any on ground investigations.

A copy of both assessments is included as *Appendix 7*.

3. **Engineering & Servicing Assessment**

**Purpose:** The purpose for this report is to identify high level engineering considerations and availability of existing services.

**Summary:** properties have access to all necessary services with the exception of which would need to be extended from for and across for property. Given the existing sewer services are nearing capacity, a pump station would need to be explored to support any expansion of the existing facilities.

Power, Gas and Telecommunications () are all readily available, whilst water services are available within road reservation and the capacity of the pipe would need to be further explored through discussions with Western Water.

A copy of the servicing assessment is included as *Appendix 8*.

4. **High Level Traffic Assessment**

**Purpose:** The purpose of this report is to identify existing and potential future access, and consider potential impacts on the local road network.
Summary: In summary, the report identifies that there are no accessibility issues that would preclude development. Access for both sites is supported from [redacted], subject to an appropriate access treatment and spacing to the [redacted] and intersection with [redacted].

Similarly, access to [redacted] from [redacted] is also supported subject to access treatments and appropriate spacing to the intersection with [redacted]. Access to [redacted] could also be provided from the south to [redacted], although widening from the existing pavement would be required. Access from [redacted] would be prohibited.

There is a [redacted] along the [redacted] of [redacted]. A key opportunity may exist for the subject sites to connect into this. A connection across the road into [redacted] therefore could be considered.

A copy of the traffic assessment is included as Appendix 9.

- Strategic Planning Review

Purpose: [redacted] have also engaged the services of [redacted] to undertake a peer review of the submission being prepared by [redacted] prior to lodgment. Forming part of their appointment, [redacted] has been asked to propose the preferred strategic process for both properties.

Summary: This review has been critical in ensuring the submission appropriately considers the key strategic influences and also gives thought to the subsequent process to be undertaken by DELWP, Macedon Ranges and other relevant stakeholders.

A copy of the strategic planning assessment is included as Appendix 10.

Key Conclusions from Background Reporting

The key conclusions contained within the respective background reports has formed the basis of the next section of this submission, which aims to take account of the existing conditions and determine what the key opportunities are that exist for [redacted] properties. To ensure a balanced approach to this assessment, the plans will also look at the constraints that must be taken into consideration should the [redacted] properties be included within the settlement boundaries of the Woodend Township.
6. SUMMARY OF KEY OPPORTUNITIES
Summary of Key Opportunities

In summarising the submission, a series of plans have been prepared that outline the key opportunities and constraints for each of the properties (see Appendix 11). These plans take into consideration the existing conditions, the previous strategic work that has been undertaken in Woodend, the key objectives of the MRLPS and findings taken from background reporting prepared and undertaken for [blurred content].

The key considerations in determining the potential opportunities for Woodend Township includes investment in infrastructure and services, housing diversity, local economy and employment, capacity for growth and responding to the local context. A shared opportunity for properties (if included within the Woodend Township boundary) is the creation of a Development Contributions Plan. This process could derive funds from new growth areas to be attributed to infrastructure upgrades in the existing township (new roads/active open space/community facilities/new services and infrastructure). As such, the key summaries for each property are listed as follows:

Constraints

1. No sewer or drainage strategy for property
2. Steep topography in extent of property
3. Health of existing vegetation and ongoing maintenance of property with reduced farming use on site
4. No access point for entry & exit in the extent of the property which is not ideal for emergency management
5. Portion of property on is disconnected from the side containing the existing building
6. No existing connections to the or

Opportunities

7. Extend shared path network from the south of and providing pedestrian connection to the opposite side of the
8. Creating internal road network that connects with
9. Protect views of Macedon Ranges and provide opportunity for potential future community to take advantage of view lines
10. Investigate opportunity for community uses on flatter areas of property
11. Incorporate planting and vegetation into a public park that connect to the future pedestrian/bicycle trails along subject to the findings of the CHMP
12. Take advantage of potential local Tourism Opportunities associated with
Constraints

1. Adjoining [redacted] (flood prone area located at the bottom of the catchment)
2. Existing Building Grouping status is unknown (subject to more detailed heritage assessment)
3. Sites [redacted] Interface with [redacted]
4. Health of existing vegetation and ongoing maintenance of property with reduced farming use on site
5. No access to water and sewer
6. Currently only one access point for entry & exit which is not ideal for emergency management
7. No interaction with adjoining properties

Opportunities

8. Creation of pedestrian and bicycle network along eastern side of [redacted] to CHMP extending [redacted] to the Woodend Township and north through [redacted] and provided unobstructed access underneath [redacted] without competing with vehicles
9. Activation of waterway and opportunity for local community infrastructure to be installed along the [redacted] interface (Playground, Shelters, BBQ areas, pedestrian bridges, seating, incorporating the weir as a meeting point/feature)
10. Clearly defined road entrances at [redacted] which can potentially be connected and be made a public thoroughfare for vehicles and pedestrians that connect properties south of the site to [redacted]
11. Incorporating existing vegetation into future public parks and natural features to be utilised and appreciated by the community
12. Creating natural buffer treatments to [redacted] that do not block views to the Macedon Ranges (mounds/tree planting)
13. Utilising the existing heritage buildings for community uses (café/childcare/meeting spaces etc) subject to the CHMP
14. Management of bushfire risk by maintaining existing vegetation
15. Land is generally flat in the [redacted] extent of the property and can be investigated for a range of different uses as not restricted by topography;
16. Upgrading of existing services and local infrastructure, which are currently at capacity or in need of upgrade
17. Opportunity for a master planned area that is of sufficient size and has a multitude of existing features to provide community benefit
Conclusion

Policy Support

There is substantial State and Local policy that provides clear support for the provision of strategically located and zoned land for responsible residential and commercial expansion in line with population growth. Developable land must be justified through logical sequencing and connections to transport and services. To assist this, there needs to be strong consideration and sensitivity given to the existing context and protection of the natural environment as appropriate.

Strategic intent

It is proposed that the background reports and site analysis undertaken forming part of this submission demonstrate the strategic potential of the subject sites to deliver future development that will positively service and integrate with the existing Woodend township. The economics report demonstrated that there is sustained demand for new residential development, while the provision of adequate land to meet the industry standard of 15 years supply is uncertain. It is more likely that there is insufficient land to meet expected demand.

Community benefit

Furthermore, future development of the subject sites could provide an opportunity to respond to an identified lack of housing diversity and changing demographics in the region, including opportunities for affordable housing. Significant community benefits could be anticipated to arise from balanced growth and associated investment into the township that appropriately considers the nine (9) clear objectives outlined in the Macedon Ranges Localised Planning Statement.

Next steps

Whilst it is considered that this submission and supporting background reports reiterate that the subject properties should be further investigated to form part of the Woodend Township boundary, there will be a number of additional reports that will need to be prepared such as a bushfire risk and visual impact assessment. However, it is felt that such reports are secondary to the reports forming part of this submission.

In concluding, we re-iterate our support for this process that we consider critically important, initiated by DELWP in association with Macedon Ranges Shire Council. We commit to ongoing dialogue and negotiation with DELWP and the Macedon Ranges Council as we work through this process, and we look forward to discussing this submission in more detail.