


SUBMISSION – LOCALISED PLANNING STATEMENT, MACEDON RANGES

I do not accept that the proposed Localised Planning Statement (LPS) will protect the Macedon Ranges or that proposed growth in the townships of the region will not encroach into valued natural and rural landscapes.

- The proposed LPS does not protect the Macedon Ranges as the legislation says it should do. That is, the legislation wants “a vision for at least 50 years that identifies values, priorities and preferences for distinctive attributes”. The LPS does not do this.
- It does not promote or take into consideration the recommendations of the Macedon Ranges Protection Advisory Committee, which was appointed by the Minister for Planning in 2015. All 12 recommendations put forward by the Committee were accepted by the Minister, and the Macedon Ranges Shire Council, in early 2017.
- The Macedon Ranges Protection Advisory Committee recommended a preferred Localised Planning Statement, which has been ignored.
- Despite assertions the LPS is based on the Statement of Planning Policy No.8 this Policy has been deleted
- The LPS provides **less** protection for our towns, township character, landscapes, heritage, rural land and environment than exists now
- The LPS is, in fact, an urban growth plan supporting major urban development into the Macedon Ranges, rather than protection from it
- The LPS focuses only on heritage, biodiversity and landscapes of State and National significance and ignores other areas of local significance
- It does not identify threats, include implementation strategies or guidelines, and is not a Statement of Planning Policy thus providing no protection for our towns

In 2014, the Andrews Government committed to protect the Macedon Ranges from inappropriate development “for good”, with legislative protection based on Statement of Planning Policy No.8. This policy recognised the Macedon Ranges as an area of State level significant for drinking water catchments, leisure and recreation, tourism and nature conservation.

It set policy which gave priority to protection of the areas’ special qualities in land use and development decisions, and has been the basis for strategic planning in the Macedon Ranges for 40 years as well as the planning controls (zones, overlays) within the Shire’s planning scheme. Its relevance has been re-affirmed by VCAT and planning panels on a regular basis.

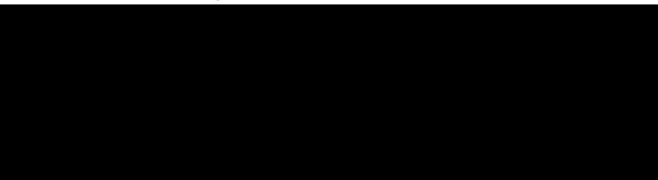


Pressure from land developers for growth and development has become overwhelming in the Macedon Ranges – with pressure to over-develop the region and erode its rural character and values.

In summary:

1. The draft Macedon Ranges Localised Planning Statement 2017 is irreconcilable with the State Government's commitment to protection, and unacceptable in every regard.
2. Any Macedon Ranges Statement of Planning Policy is required to:
 - a) Meet proposed legislative requirements for the format, content and function of a Statement of Planning Policy;
 - b) Incorporate Statement of Planning Policy No. 8 as its starting point;
 - c) Respond to Macedon Ranges Protection Advisory Committee recommendations;
 - d) Clearly and fully identify values contributing to the Shire's significance, threats and constraints;
 - e) Provide clear, strong, integrated, high-level planning policy and implementation measures prioritising protection of the Shire's environment and biodiversity, natural resources, rural land, (built, cultural and natural) heritage, landscapes, and rural and township character;
 - f) Identify existing township boundaries as protected settlement boundaries, and not include investigation areas or promote growth additional to that already planned for (out to 2036);
 - g) Bind the Statement of Planning Policy upon all responsible public entities; and
 - h) Prioritise consultation with the Macedon Ranges' community and Macedon Ranges Shire Council;

Yours sincerely



CC: Premier Daniel Andrews
Hon Richard Wynne, Minister for Planning
Ms Mary-Anne Thomas, MLA for Macedon
Hon David Davis, Shadow Minister for Planning