

ISSUES WITH REVISED SETTLEMENT STRATEGY

(1) THE NUMBERS

Population recommendation:

1. Why has the overall shire recommended population been increased?
2. What is the basis for the revised recommended population of 5,100?
 - DPCD suggested a recommended population of 5,000. Acknowledge that this was noted as “at least” however 5,000 meets this advice.
 - 5,100 does match the AAGR, however Woodend is the only town where this has been applied exactly. This gives an appearance of lacking full and independent assessment & consideration, particularly that it is a substantial increase from the first draft and is too arbitrary i.e. = ‘we have to push this up so we will just go to the next level of AAGR’.
 - Councillor Letchford has stated that the revised recommended population matches Woodend’s long term average growth rate. This is incorrect ... the previous recommended population of 4,400 matches Woodend’s long term average growth rate.
 - We have had the freeway / rail etc for some years now and yet our growth rate has maintained at around the historical level. Any recommendation beyond this could result in a supply led vs. demand driven market.
 - The October 2010 draft Settlement Strategy found that a population in excess of 4,400 would adversely affect the character, assets and values of Woodend and there is nothing in the May 2011 document to mitigate this argument.
3. The October 2010 report used a measure of 2.5 persons per lot (increase in population of 700 requires 280 lots = 2.5) whereas the May 2011 report uses a measure of 2.456 persons per lot (increase in population of 1,400 requires 570 lots = 2.456). Is this a mathematical error or is there some substance behind the change & if the latter could you please explain.

Theoretical Vacant Lot Supply:

4. We would like to understand the differences in methodology between the vacant lot supply referenced in the October 2010 report and the May 2011 Strategies, given the significant change (-44%). We are given some understanding of the methodology in the May 2011 report however the October 2010 report did not provide any detail. Could you please assist our understanding in this regard.

I would also note that a representative of Villawood Properties commented at a public meeting on Sunday that they had challenged a specific ‘element’ of the original assessment and through this I would assume that they were provided with details of the original methodology. Could you please provide me with details of the element that they ‘challenged’.

5. My understanding is that the methodology used in the May 2011 Strategy for vacant lot supply involved a current aerial photo overlay of to determine developed lots.

This would include lots that have been developed since 2006, being the time used as a base population reference, and as such I would expect that you would upwardly adjust the vacant lot supply available so as to set this back to a 2006 base. This could be significant with my estimation being as follows:

<u>New dwellings 2006 - 2010</u>	
Stephens Street	10
Ballymoyer Mews	15
Nutfield Close / Samuel Crt	15
Corinella Road	5
Arthur Crt	5
Other - ????	
TOTAL?	50

(2) THE REVISED MAY 2011 STRATEGY'S SUMMARY RECOMMENDATIONS

Not reflecting the detail as is, let alone numbers that should be adjusted and leaning, very incorrectly, towards expansion of town boundaries / rezoning.

Refer Summary Recommendations on pages 67 – 69 of the revised Settlement Strategy.

Constraints on development:

“The preservation of character is particularly important limits development and may restrict the potential to realise theoretical supply of developable land within the existing township”.

- *sets up future conflict*
- *does not reflect very conservative land supply assessment*
- *another reference to potential need for re zoning outside town*

Recommended Outcome:

“It is recommended that Woodend follow a limited growth path which recognises the volume of growth it has experienced over the past 15 years. Woodend should therefore seek to accommodate a population of approximately **5,100** by 2036”

- *this is a total oxymoron*
- *recommended population reflecting the first line would be 4,400!*

Note similarities in October Statement but with one change ... **a number**: “Given the role of Woodend as an emerging tourism destination, as well as the environmental constraints to the south and east, **it is recommended that Woodend follow a growth path consistent with the volume of growth it has experienced over the past 15 years. Woodend should therefore seek to accommodate a population of approximately 4,400 by 2036.**”

Implications:

“ Minimal land is required to be rezoned for residential purposes out to 2036.”

- *NO land should be required to be re zoned!*

“Should ... limit the availability of land further land may be required in the future”

- *the methodology adopted in determining vacant lot supply is very conservative and should provide for adequate supply out to 2036.*

Justification:

“The ability to continue to attract services and community infrastructure to the town, the maintenance of economic viability and housing affordability will likely be negatively affected with a growth rate limited to 700 people (as indicated in the draft strategy)”

- *exactly where is this indicated, with any substance, in the draft strategy)*

WHAT WE WANT TO SEE

- (1) change recommended population to 4,750 – half way between the two and just as logically based as what they have come up with.
- (2) changes additional population requirement to 1,050 which at 2.5 persons per dwelling = 420 lots required
- (3) adjust for dwellings 2007 – 2010 – say 50 so lot supply required = $420 - 50 = 370$.
- (4) run with the vacant lot supply of 520 but note that this is conservative with plenty of potential to increase.
- (5) note that then we have surplus supply of 150 lots
- (6) adjust summary recommendations so as anomalies, inconsistencies, oxymorons etc are removed and replaced with statements that properly reflect the findings including a clear statement of:
 - NO GREENFIELD REZONING OF LAND
 - NO EXPANSION OF THE CURRENT WOODEND TOWN BOUNDARIES
 - NO CHANGES TO CURRENT ZONING RULES AND / OR MINIMUM LOT SIZES