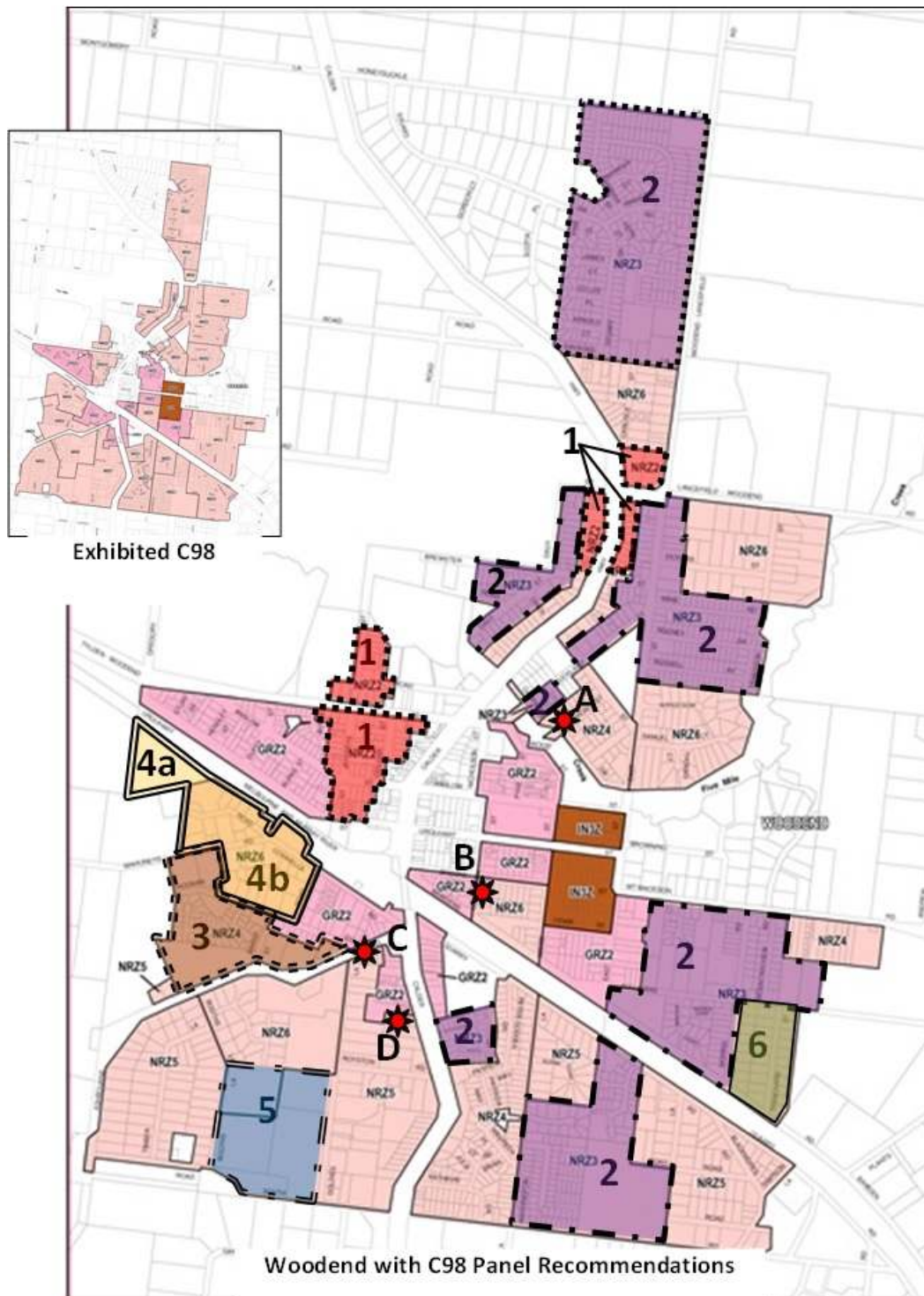


Summary of Woodend C98 Panel Report

MAP 1: Zone and precinct changes recommended by C98 (Woodend) Panel Report



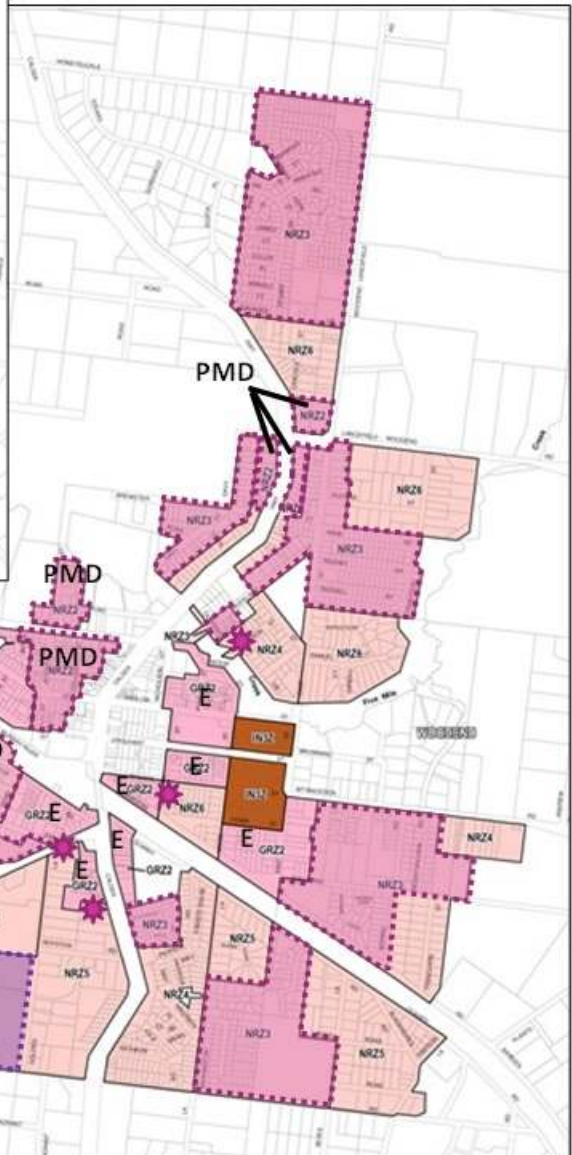
1	NRZ2 (600 sqm) and Historic precinct. Replace with GRZ2 and Township Residential (medium density) precinct.
2	NRZ3 (600 sqm). Replace entire zone with GRZ2; retain Garden Setting precinct.
3	NRZ4 and Bush Setting precinct (Ashbourne Rd). Replace with GRZ2 and Garden Setting precinct.
4	NRZ6 (1,200 sqm) and Large Lot precinct. Replace with GRZ2 and Township Residential (med. density) precinct.
5	NRZ3, NRZ5 and NRZ6. Replace with existing GRZ1, retain Bush Rural Living precinct (29 Goldies Lane – <i>land entirely within a Bushfire Management Overlay</i>)
6	NRZ3 and Garden Setting precinct. Replace with NRZ6 and Large Lot precinct.
★	Rezone specific (individual) sites from NRZ to GRZ2 : Heron, Brooke and High Sts; Ashbourne Rd.

MAP2: Panel changes to General Residential Zone (C98 exhibited v C98 panel report)



Exhibited C98

Pink = GRZ



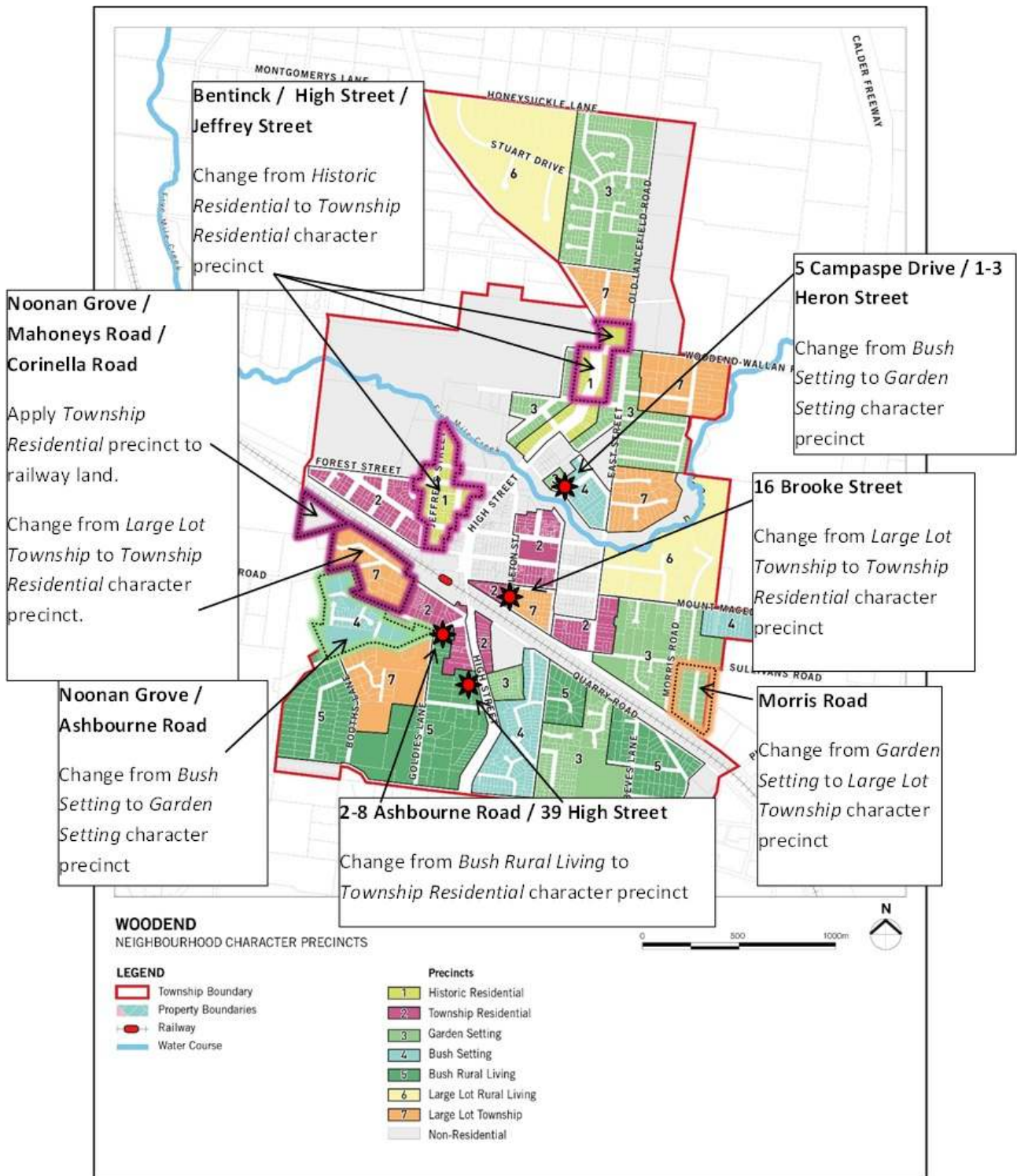
Woodend with C98 Panel Recommendations

Pink / Purple = Changed from NRZ to GRZ1 and GRZ2

E = exhibited Preferred medium density areas

PMD = new recommended preferred medium density areas

MAP 3: Recommended Panel Changes to Neighbourhood Character Precincts



Main Changes C98 Panel Report

The C98 Panel Report broadly supports Amendment C98 with Council's post-exhibition changes as adopted on 16/12/15, but also wants major changes.

The Panel Report says too much Neighbourhood Residential Zone [NRZ] is applied and recommends substantial areas either change to General Residential Zone 2 (the C98 GRZ2 zone with modified ResCode standards) or remain General Residential Zone 1 (the same GRZ1 zone and default ResCode standards applied today).

The Neighbourhood Residential Zone sets minimum subdivision sizes and restricts dwellings to two per lot. The General Residential Zone does not; it allows smaller lot subdivision and medium density development.

When exhibited, C98 included most of the town in the Neighbourhood Residential Zone. Panel recommendations result in most of the town instead remaining in the General Residential Zone. The Panel Report also recommends re-assignment of some neighbourhood character precincts. *Changes recommended by the Panel Report include:*

1. NRZ2 and Historic Residential Character precinct

Panel: Replace Neighbourhood Residential Zone 2 (600 sqm) and the 'Historic' character precinct with General Residential Zone 2 (no minimum lot size) and the Township Residential character precinct.

Where: South of Five Mile Creek (around Jeffrey Street), High Street frontage north of Brewster St, and at the Bentinck.

Why: 'Historic' character and values have not been adequately demonstrated to justify NRZ2 and the "Historic" precinct. Heritage overlays are not applied.

Effect: *Deletes the NRZ2 600 sqm minimum lot size and two dwellings per lot restriction, and designates these areas as "preferred medium density" areas. The only NRZ2 and 'Historic' precinct areas retained are along High St frontages between Five Mile Creek and Brewster St, north of the creek.*

2. NRZ3 and Garden Setting Character precinct

Panel: Replace all Neighbourhood Residential Zone 3 (600 sqm) with General Residential Zone 2 (no minimum lot size). Retain the exhibited Garden Setting character precinct.

Where: Throughout the town.

Why: Existing neighbourhood character isn't strong/distinctive enough and can be protected through the General Residential Zone.

Effect: *Deletes the NRZ3 600 sqm minimum lot size and two dwellings per lot restriction, and allows smaller lot subdivision and medium density development applications to continue.*

3. NRZ4 and Bush Setting Character precinct

Panel: Replace Neighbourhood Residential Zone 4 (800 sqm) and Bush Setting character precinct with General Residential Zone 2 (no minimum lot size) and Garden Setting character precinct.

Where: Ashbourne Road/Noonan Grove area.

Why: This area is not considered to reflect a "bush setting" character, and proximity to the railway supports smaller development.

Effect: *Deletes NRZ4 800 sqm minimum lot size and two dwellings per lot restriction, and allows applications for smaller lot subdivision and medium density development.*

4. NRZ6 and Large Lot Character precinct

Panel: 4a Rezone railway land from Public Use Zone 4 to General Residential Zone 2, apply Township Residential character precinct.

Panel: 4b Replace Neighbourhood Residential Zone 6 (1,200 sqm) and Large Lot character precinct with General Residential Zone 2 (no minimum lot size) and Township Residential character precinct.

Where: Corinella / Mahoneys Road and Noonan Grove area.

Why: Proximity to town and railway supports State policy for higher level of development.

Effect: *Deletes NRZ6 1,200 sqm minimum lot size and two dwellings per lot restriction, and designates these areas as "preferred medium density", encouraging smaller lot subdivision and medium density development applications.*

5. NRZ3 (Garden Setting), NRZ5 (Bush Living), NRZ6 (Large Lot Township)

Exhibited as NRZ5 (800 sqm) and NRZ6 (1,200 sqm). Council added NRZ3 (600 sqm) after exhibition.

Panel: Delete Neighbourhood Residential Zones. Instead retain in existing General Residential Zone 1 (no minimum lot size) with default ResCode standards (same as today). Council can consider different zone at a later time (when development is finished). Retain Bush Rural Living character precinct.

Where: Single development area at 29 Goldies Lane (*land within a Bushfire Management Overlay*).

Why: Already approved by VCAT and can form its own character.

Effect: *Deletes minimum lot sizes and allows further subdivision within the development (including an already-approved larger lot) as well as medium density development applications, same as today.*

6. NRZ3 (600 sqm) and Garden Setting Character precinct

Panel: Replace with Neighbourhood Residential Zone 3 (600 sqm) and Garden Setting precinct with Neighbourhood Residential Zone 6 (1,200 sqm) and Large Lot Township precinct.

Where: Morris Rd

Why: Response to resident submissions for a larger minimum lot size in this interface area.

Effect: *Ensures larger lots and restricts dwellings to 2 per lot along town boundary, next to rural land.*

Site Specific Rezoning To GRZ2 (Shown Map 1 above)

Panel: Change exhibited NRZ 4, 5 and 6 to GRZ2 at 4 individual sites. Also change character precincts.

A 5 Campaspe Drive, 1-3 Heron Street Change from NRZ4 (800 sqm) and Bush Setting character precinct to General Residential Zone 2 (no minimum lot size) and Garden Setting character precinct.

B 16 Brooke Street Change from NRZ6 (1,200 sqm) and Large Lot Township character precinct to General Residential Zone 2 (no minimum lot size) and Township Residential character precinct.

C 39 High Street Change from NRZ5 (2,000 sqm) and Bush Rural Living character precinct to General Residential Zone 2 (no minimum lot size) and Township Residential character precinct.

D 2-8 Ashbourne Rd Change from NRZ5 (2,000 sqm) and Bush Rural Living character precinct to General Residential Zone 2 (no minimum lot size) and Township Residential character precinct.

Why: Responds to landowner requests for zone changes. Recognizes VCAT decisions / provides for more and smaller development, considered appropriate with State policy and/or the area.

Effect: *Deletes NRZ minimum lot sizes and two dwellings per lot restrictions. Expands areas available or preferred for smaller lots (no minimum lot size) and medium density development.*

Additional Issues:

- Environmental Significance Overlay schedule 7 (Woodend Waste treatment plant) is to be abandoned. Methodology used to determine the buffer (overlay) extent is only appropriate for applying the overlay to rural land. As Villawood's land is identified as a "future investigation area" for urban development, further work is needed to determine an appropriate ESO buffer before the treatment plant can be protected.
- Council's weakening of Structure Plan wording from 'do it' to "should be done" in Design and Development Overlay 23 and in policy (to provide more flexibility) is deemed a satisfactory response.
- Council's deletion of 'key gateway' from its description of Coles Express site is endorsed.
- Identification of land at Old Lancefield Road is to be changed from "Rural" to "Future Urban" land.
- The Panel gives Council authority to make changes to other parts of the planning scheme as a consequence of changes recommended in the Panel Report (i.e. "consequential" changes), without specific panel directions about which changes are to be made, or further public consultation.
- Exhibited C98 applied GRZ2 only with the Township Residential character precinct, which included MSS (Clause 21.13-3) policy requiring at least 500 sqm lots unless subdivision applications also include dwelling applications. Panel recommendations apply GRZ2 to other character precincts that do not include the 500 sqm lots policy. Consequently, this will not be required in GRZ2 areas in other precincts.

Factors Which Have Influenced C98 Panel Report Recommendations:

Council's Land Demand and Supply Assessment (submitted Post-Panel Hearings)

Following the Kyneton, Woodend and Riddells Creek Structure Plan panel hearings, Council forwarded data about residential land demand and supply in the towns and the Shire to those panels. Council's assessment:

- *Relied upon 21 sources for information, including figures provided to panels by developers' consultants;*
- *Provided data for 6 towns only, and then failed to provide information about land supply at Lancefield;*
- *Included demand figures based on land areas much bigger than the towns themselves.*

Although asked by the Panels to confirm the Shire has 15 years' residential land supply (as required by State policy), Council's "assessment" failed to do so. Described by Panels as "rudimentary" and failing to provide data for the Shire, Panels interpreted the assessment as showing the Shire has only between 9 and 23 years' residential land supply and consequently the Shire does not satisfy State policy requirements for 15 years' supply. This conclusion has influenced recommendations for changes that provide for more development in the towns (including replacing NRZ with GRZ at Woodend). The C98 Panel also accepted real estate agent Joan Gladman's evidence that Council's land supply assessment for Woodend was "overly optimistic".

C98 Over-Emphasizes Character Protection

The Panel Report considers C98 places too much emphasis on protecting character, and this emphasis conflicts with State-wide policy for additional growth, development and diversity. It did not agree that protecting character is the only or the over-riding policy consideration. As the General Residential Zone already has a purpose of 'encouraging development that respects neighbourhood character', that zone (as opposed to Neighbourhood Residential Zone) was appropriate. The Panel Report seems to focus on existing character and its protection rather than any need to set standards for future *preferred* character. See below.

Residential Zones Standing Advisory Committee – Overarching Issues Report June 2014

This report, prepared under the previous (i.e. Liberal) State government, evaluated 14 draft planning scheme amendments that were the first attempts by Victorian Councils to apply the new State residential zones, most of which related to the Melbourne metropolitan area. The report's finding that the General Residential Zone should be applied to greenfield areas and areas in the process of subdivision and development has been used to justify replacing Neighbourhood Residential Zones with General Residential Zones in C98 (and other towns).

Compatibility with "State-Level protection" Not Measured

There is no discussion in Woodend, Kyneton or Riddells Creek Structure Plan Panel Reports of whether or how the amendments for those towns, and now panel recommendations and conclusions, are compatible with the State government's intentions to protect Macedon Ranges, including its towns.

Council will consider panel recommendations at the 24 August council meeting.

C98 Panel Report:

http://www.mrsc.vic.gov.au/Planning_Building/Planning_for_Our_Future/Town-Based_Projects/Woodend