

Changes Requested at OVERVIEW Clause 21.13-3:

Exhibited Clause 21.13-3	Problem / Basis for change requested	Change Requested
<p>1 Overview At Woodend's character is defined by...</p> <p>Dot Point 5</p> <p>A green landscaped context incorporating mature exotic and native trees in street plantings and private gardens, native vegetation, and the surrounding forest setting...</p>	<p>It is important to continue to identify the street tree avenues (as well as plantings) as these are a key feature around the town centre.</p>	<p>CHANGE</p> <p>A green landscaped context incorporating mature exotic and native trees in street <u>tree avenues</u>, plantings and private gardens, native vegetation, and the surrounding forest setting...</p> <p><i>MRSC Response: Not addressed</i></p>
<p>2 Overview Discussion of Future Growth</p> <p>Any expansion of the township boundary or rezoning of land for residential development will not be supported until less than 15 years of land supply is available within the township boundary.</p>	<p>This statement only partly represents the Structure Plan's conclusion.</p> <p>It is critically important that Clause 21.13-3 provides clarity, and accurately represents Structure Plan's findings.</p>	<p>CHANGE</p> <p>Any expansion of the township boundary or rezoning of land for residential development will not be <u>assessed or</u> supported until <u>census demographic data demonstrates</u> less than 15 years of land supply is available within the township boundary. <i>Structure Plan, page 88</i></p> <p><i>MRSC Response #15: Not appropriate to specify the type of data that can be employed</i></p>
<p>3 Overview Discussion of Future Growth</p> <p>Council will undertake a detailed assessment of opportunities and constraints of the three investigation areas to determine a preferred growth option, when required.</p>	<p>It is essential that the timing of any investigation is made clear, as it is in the Structure Plan, rather than 'when required'.</p>	<p>REPLACE</p> <p><u>When the 'trigger point' is hit [reached], a more detailed assessment of opportunities and constraints for each of the three investigation areas will be necessary to decide a preferred growth option.</u> <i>Structure Plan, page 88</i></p> <p><i>MRSC Response: Not addressed</i></p>
<p>4 Overview Commercial Land</p> <p>An additional 1.1 hectares of commercial zoned land will be required by 2026 to meet future demand, <u>which is likely to be dominated by the need for premises that can accommodate professional services.</u></p>	<p>The Structure Plan does not appear to be the source for the statement about demand likely being dominated by professional services. Neither Council nor studies are known to have previously endorsed this direction.</p>	<p>CHANGE</p> <p>Please provide the strategic basis for this statement, or delete it.</p> <p><i>MRSC Response #16: Professional services are already there, indicates demand.</i></p>

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<p>5 Overview Industrial Land</p> <p>An estimated 6-8 hectares for small to medium size industrial lots will be required to support population and small business growth in Woodend <u>up to 2021</u>.</p>	<p>The 2014 Structure Plan determined (at page 39) that this additional land was sufficient for “the next 15 years”, which would be around 2028 or 2029, not “up to 2021” as stated.</p>	<p>CHANGE</p> <p>An estimated 6-8 hectares for small to medium size industrial lots will be required to support population and small business growth in Woodend <u>for the next 15 years (up to 2029)</u>.</p> <p>MRSC Response # 17:</p> <p>Post-Exhibition Change</p> <p>An estimated 6-8 hectares for small to medium size industrial lots will be required to support population and small business growth in Woodend <u>up to 2029</u>.</p>
<p>6 Overview At Key Issues for Woodend</p> <p>Dot Point 1</p> <p>Protecting the township’s key character elements, including its gateways biodiversity/ecological values, historic and natural features <u>as listed above</u>.</p>	<p>This identifies the town’s key character elements as those “listed above”. As those “listed above” don’t include Five Mile Creek as a separate key character element, there is potential for protection to not be applied, if not listed.</p> <p>Delete “as listed above”</p>	<p>CHANGE</p> <p>Protecting the township’s key character elements, including its gateways biodiversity/ecological values, historic and natural features. as listed above.</p> <p>MRSC Response: Not addressed</p>
<p>7 Overview At Key Issues for Woodend</p> <p>Dot Point 2</p> <p>Recognising constraints including bushfire, flooding and Woodend’s location in a Special Water Supply Catchment.</p>	<p>It is not clear why C98 deletes “preserving the environment” from this statement, as it appears in the existing scheme.</p>	<p>CHANGE</p> <p><u>Preserving the environment, and</u> recognising constraints including bushfire, flooding and Woodend’s location in a Special Water Supply Catchment.</p> <p>MRSC Response # 18:</p> <p>Post-Exhibition Change</p> <p><u>Preserving the environment, and</u> recognising constraints including bushfire, flooding and Woodend’s location in a Special Water Supply Catchment.</p>
<p>8 Overview At Key Issues for Woodend</p> <p>Dot Point 4</p> <p>Ensuring new residential development does not jeopardise the valued character elements of the town.</p>	<p>It is unclear why C98 deletes “the key features” from this statement, as it appears in the existing scheme, particularly as this is an issue acknowledged in the Structure Plan.</p>	<p>CHANGE</p> <p>Ensuring new residential development does not jeopardise the <u>key features and</u> valued character elements of the town.</p>

Exhibited Clause 21.13-3	Problem / Basis for change requested	Change Requested
		<i>MRSC Response # 19: Key character elements are already referred to at first bullet point of Key Issues, therefore not repeated [at the Strategy]</i>
9 Overview At Key Issues for Woodend Dot Point 5 Ensuring that future industrial and commercial land rezonings and development do not undermine the character of the area.	This statement appears in the existing scheme in relation to the need for industrial and limited commercial land not undermining character.	CHANGE Ensuring that future industrial and <u>limited</u> commercial land <u>expansion</u> does not undermine the character of the area. <i>MRSC Response: Not addressed</i>

Changes Requested at SETTLEMENT Clause 21.13-3:

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
10 Settlement Objective 1 To provide for managed growth of Woodend by prioritising growth within the identified town boundary as shown on the Strategic Framework Map in this clause.	<i>Clause 21.13-3 Strategy 1.1 existing scheme:</i> <i>Direct urban growth to land within the town boundary.</i> Clarity around the role of the town boundary is essential. Reinstate existing to improve clarity.	To provide for managed growth of Woodend by <u>directing urban growth to land within the town boundary</u> as shown on the Strategic Framework Map in this clause. <i>MRSC Response #20: Prioritising is the word used in the Structure Plan (p10 of Executive Summary)</i>
11 Settlement Strategies	<i>Structure Plan Future Growth And Town Boundary p10 Dot Point 2</i>	INCLUDE A NEW STRATEGY <u>Ensure that future growth respects the valued 'village' character of Woodend and meets requirements for infrastructure, access and management of extreme weather conditions such as bushfires or flooding.</u> <i>MRSC Response # 21: Other Clauses include [these] requirements so do not require repeating. Village character could be interpreted in various ways. Each investigation area has a possible future development scenario in Appendix B of the Structure Plan.</i>

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
12 Settlement – Future Growth Strategy 1.2 part 1 Support options for growth outside the township boundary only if required to ensure a minimum of 15 years residential land supply.	The Structure Plan's wording is more specific and clearer.	REPLACE STRATEGY 1.2 PART 1 <u>Investigate options for growth outside the town boundary only if/when required to ensure 15+ years' residential land supply.</u> Structure Plan Future Growth & Town Boundary p10 Dot Point 4 MRSC Response: Not addressed
13 Settlement – Future Growth Strategy	Implements <i>Revise the MSS to recognise these preferred options with broad guidelines based on the analysis of this Plan.</i> Structure Plan, Future Growth and Town Boundary, p23, Objectives and Strategies, Dot point 11	INCLUDE A NEW STRATEGY <u>Investigate options for growth to the northeast or east of the town boundary as the preferred option for expansion, if/when it is required.</u> Structure Plan, Future Growth and Town Boundary, p23, Objectives and Strategies, Dot point 10 MRSC Response # 22: To include this would be to pre-empt outcomes of detailed assessment and not in the interests of proper planning.
14 Settlement – Future Growth Strategy 1.2 part 2 A detailed assessment considering the strategic merit of each growth option, including environmental constraints, access to existing infrastructure, road access, potential yield and proximity to the township and existing community facilities will determine the preferred growth option	The Structure Plan's discussion provides better guidance about timing, and issues to be considered in the assessment.	REPLACE STRATEGY 1.2 part 2 <u>When the "trigger point" is hit, a more detailed assessment of opportunities and constraints for each of the 3 investigation areas will be necessary to decide a preferred growth option.</u> <u>Assessment will consider strategic merit, including constraints, access to existing infrastructure, road access, proximity to the township and existing community facilities and potential yield based on the Garden Setting precinct guidelines.</u> Structure Plan, Analysis of Future Growth Options, p88, Column 2, paragraph 2 MRSC Response: Not addressed

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
<p>15 Settlement – Future Growth</p> <p>Strategy 1.3</p> <p>Require a masterplan to be prepared prior to rezoning Farm Zoned land within the town boundary (area to the east of Old Lancefield Road). The masterplan should show how development of this land will integrate with the possible future development scenario for the northeast investigation area set out in Appendix B of the Woodend Town Structure Plan and Neighbourhood Character Study, 2014.</p>	<p>The Structure Plan provides much clearer instruction on how this land is to be addressed.</p>	<p>REPLACE STRATEGY 1.3</p> <p><u>Prepare</u> a masterplan prior to rezoning <u>Farming</u> zoned land (area east of Old Lancefield Road) <u>within the MSS town boundary</u>. Structure Plan, Future Growth and Town Boundary, p23, Dot Point 5.</p> <p><u>Development of this land would require subdivision from the larger lot parcels. This should only occur through a comprehensive reassessment of the entire north east investigation area</u> (set out in Appendix B of the Woodend Town Structure Plan and Neighbourhood Character Study, 2014) <u>as part of a planning scheme rezoning amendment</u>. Structure Plan, Future Growth and Town Boundary, p22, Dot Point 5</p> <p>MRSC Response # Key Issue J:</p> <p>Post–exhibition change:</p> <p>Prepare a masterplan prior to rezoning <u>Farming</u> zoned land...</p> <p>Add to Overview:</p> <p><u>Land within the township boundary will be considered for rezoning prior to investigating land outside the township boundary</u></p>
<p>16 Settlement</p>	<p>Not included in C98.</p>	<p>ADD A NEW STRATEGY</p> <p><u>Provide a range of community services to support the diverse needs of the town's residents</u>. Structure Plan Township Activity p10 Dot Point 5</p> <p>MRSC Response #23: Key Issue A. See Clauses 11.13-7 and 21.12-2.</p>

Changes Requested at ENVIRONMENT AND LANDSCAPE VALUES Clause 21.13-3

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
17 Environment and Landscape Values Strategy 2.1 Require new development to consider and respect views to Mount Macedon and Golf Course Hill from the public realm.	<p>These views need to be acknowledged and protected in their own right.</p> <p>Structure Plan's "maintain" and "protect" are stronger than "consider" and "respect".</p>	<p>CHANGE</p> <p><u>Maintain the prominence of Mount Macedon as a backdrop to views from the town centre, and</u> Require new development to <u>protect views to key landscape elements around the township.</u></p> <p>Structure Plan Town Centre Character p10 Dot Point 4</p> <p>Structure Plan Landscape & Environment p10 Dot Point 3</p> <p>MRSC Response: Not addressed</p>
18 Environment and Landscape Values Strategy 2.3 Require <u>new development</u> to respect the landscape and heritage qualities of the Avenue of Honour by: <ul style="list-style-type: none"> maintaining the visual dominance and rhythm of the Avenue of Honour trees, minimising visual clutter and maintaining views from the Avenue of Honour of the surrounding rural/semi-rural context 	<p>Clause 21.13-3 Strategy 2.6 existing scheme C84 is stronger, and clearer.</p> <p>It sets out principles to protect the Avenue of Honour in its own right.</p> <p>The requested change incorporates additional dot points from C98 Strategy 2.3 to expand overall expectations for protecting the Avenue of Honour which will also apply to any new development.</p>	<p>CHANGE</p> <p><u>Protect the landscape and heritage qualities of the Avenue of Honour and enhance the northern gateway to Woodend by:</u></p> <ul style="list-style-type: none"> <u>Maintaining the open rural landscape context of adjoining land and views to Golf Course Hill @ 3.1</u> <u>Providing an appropriate interface that respects the landscape and heritage qualities of the Avenue.</u> <p>Clause 21.13-3 Strategy 2.6 existing scheme C84</p> <ul style="list-style-type: none"> maintaining the visual dominance and rhythm of the Avenue of Honour trees. minimising visual clutter. <p>MRSC Response # 24: No change. Strategies 2,3 and 3.1 flesh out the existing Strategy 2.6 and is more comprehensive.</p>
19 Environment and Landscape Values Objective 3 To protect and enhance the rural character of the township entrances and gateways.	<p>Add "and landscape features"</p> <p><u>Maintain and enhance the landscape features at each town gateway</u> Structure Plan Landscape & Environment Objectives p64 Dot Point 5</p>	<p>CHANGE</p> <p>To protect and enhance the rural character <u>and landscape features</u> of the township entrances and gateways.</p> <p>MRSC Response: Not addressed</p>

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
20 Environment and Landscape Values Objective 3 Strategies : Gateways	Addresses an important issue, but is not included in 21.13-3	ADD A NEW STRATEGY <u>Protect the distinct landscaped, rural edges of the township by discouraging ribbon development along Black Forest Drive, Romsey Road, Mount Macedon Road and Avenue Of Honour.</u> Structure Plan Landscape & Environment p64 Dot Point 5 MRSC Response #25 : Refer to response to submission 54. "All roads are either RDZ1 or RDZ2 and creating individual vehicular access points onto these roads would be a major consideration in any planning permit."
21 Environment and Landscape Values Objective 3 Strategies : Gateways	Addresses an important issue, but is not included in 21.13-3	ADD A NEW STRATEGY <u>Discourage development along the Romsey Road in the vicinity of the freeway interchange to maintain a sense of separation from the freeway</u> Structure Plan Landscape & Environment p64 Dot Point 7. MRSC Response: Not addressed
22 Environment and Landscape Values Strategy 3.2 Maintain the rural interface of the western gateway at Woodend-Tylden Road (lower lying land south of Five Mile Creek comprising wide floodplains and gently undulating grazing land with stands of mature trees).	The Structure Plan's intent is to 'protect' which goes further than C98's 'maintain'.	CHANGE <u>Protect the rural interface of the western gateway at Woodend –Tylden Road</u> (lower lying land south of Five Mile Creek comprising wide floodplains and gently undulating grazing land with stands of mature trees) <u>and provide a landscape buffer to new development.</u> Structure Plan Landscape & Environment p64 Dot Point 6 MRSC Response #26 : Post-exhibition change: Maintain the rural interface of the western gateway at Woodend-Tylden Road (lower lying land south of Five Mile Creek comprising wide floodplains and gently undulating grazing land with stands of mature trees) and <u>require new development to</u> provide a landscape buffer.

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
23 Environment and Landscape Values Strategy 3.4 Maintain Woodend's visual seclusion from the Calder Freeway.	Strategy 3.4 doesn't say how this strategy will be achieved, but the existing scheme and the Structure Plan do. <i>Avoid development that may be visible from the Calder Freeway to maintain the secluded character of Woodend.</i> Clause 21.13-3 Strategy 2.7existing scheme C84 <i>Preserve Woodend's secluded nature / aspect from the Calder Freeway by carefully managing any development east of the township.</i> Structure Plan Landscape & Environment p10 Dot Point 4 / Structure Plan Landscape & Environment Objectives p64 Dot Point 6	CHANGE Maintain Woodend's visual seclusion from the Calder Freeway <u>by avoiding development that may be visible from the Calder Freeway, and carefully managing any development east of the township.</u> MRSC Response: Not addressed
24 Environment and Landscape Values Strategy 3.5 Avoid development on steep land that is visible from prominent roads and gateways.	Recognise potential for adverse visual impacts from development on elevated as well as steep land visible from prominent roads and gateways.	CHANGE Avoid development on steep ADD or elevated land that is visible from prominent roads and gateways. MRSC Response: Not addressed
25 Environment and Landscape Values	The Structure Plan contains objectives and strategies relating to landscapes, landscaping, streetscapes and character, which are not included in C98 Clause 21.13-3.	ADD A NEW OBJECTIVE <u>[To] strengthen the landscape themes of the town's streetscapes and open spaces</u> Structure Plan Landscape & Environment Objectives p64 Dot Point 4 ADD NEW STRATEGIES as follows: <u>Improve the quality of streetscape treatments throughout the town centre and surrounding precincts</u> Structure Plan Town Centre Character p10 Dot Point 6 <u>Require new development to provide a well-considered landscaping response that includes canopy trees and appropriate understorey vegetation.</u> Structure Plan Landscape & Environment p64 Dot Point 15 <u>Retain the informal, natural and rural character of Woodend's streets through the use of informal streetscape treatments.</u> Structure Plan Landscape & Environment p64 Dot Point 12 <u>Elsewhere, strengthen street planting as required to contribute to neighbourhood character.</u> Structure Plan Landscape & Environment p64 Dot Point 14

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
		<p>MRSC Response #28 :</p> <p><i>Bullet point (Strategy) 1 is in DDO23</i></p> <p><i>Bullet point (Strategy) 2 is in zone schedules (ResCode)</i></p> <p><i>Landscaping is in CI 55 for multi-dwelling devt.</i></p> <p><i>Bullet points (Strategies) 3 and 4 are included in the strategies of Neighbourhood Character precincts.</i></p>
26	Add a new objective, or add a new theme (Built Environment And Heritage) to accommodate these implementation requirements from the Structure Plan that are not included in Clause 21.13-3.	<p>ADD NEW STRATEGIES</p> <p><u>Protect older buildings that are an important part of the character and heritage of the township.</u> Structure Plan Town Centre Character p10 Dot Point 2</p> <p><u>Identify and protect heritage sites and precincts.</u> Structure Plan Neighbourhood Character Objectives p36 Dot Point 12</p> <p>MRSC Response #29 : <i>A planning authority can only protect older buildings by including them within a heritage overlay.</i></p>
<p>27 Environment and Landscape Values</p> <p><i>Fire and Flood</i></p>	<p>This policy (which relates to further strategic work at Clause 21.13-3 Implementation), was only recently (September 2015) placed in the Macedon Ranges planning scheme by Amendment C84.</p> <p>It is not clear why these important issues are deleted from Clause 21.13-3 in Amendment C98, although the absence of an Environmental Risk theme in Clause 21.13-3 may be a factor.</p> <p>Add an Environmental Risk theme to Clause 21.13-3, and re-instate this objective and strategies.</p>	<p>REINSTATE EXISTING OBJECTIVE</p> <p><u>To substantially restrict development in the areas subject to flooding and of high bushfire hazard and risk</u> Clause 21.13-3 Objective 3 existing scheme C84</p> <p>REINSTATE EXISTING STRATEGIES</p> <p><u>Prioritise fire risk as a critical consideration planning [sic] for Woodend and use a risk management approach when making decisions.</u> Clause 21.13-3 Strategy 3.1 existing scheme C84</p> <p><u>Ensure bushfire hazard and risk is adequately considered in planning scheme amendments, development plans and use and development applications where development opportunities exist.</u> Clause 21.13-3 Strategy 3.2 existing scheme C84</p> <p><u>Ensure flooding risk is adequately considered in planning scheme amendments and use and development applications.</u> Clause 21.13-3 Strategy 3.3 existing scheme C84</p>

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
		<p>MRSC Response #30 :</p> <p>Post-exhibition Change</p> <p>Add Objective and Strategies:</p> <p><u>Objective 5 To substantially restrict development in the areas subject to flooding and high bushfire hazard and risk</u></p> <p><u>5.1 Require fire risk to be... a critical consideration in planning for Woodend and use a risk management approach when making decisions.</u></p> <p><u>5.2 Require bushfire hazard and risk to be adequately considered in planning scheme amendments, development plans and use and development applications where development opportunities exist.</u></p> <p><u>5.3 Require flooding risk to be adequately considered in planning scheme amendments and use and development applications.</u></p> <p>Reinstate existing (C84) wording</p>

Changes Requested at HOUSING Clause 21.13-3

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
28 Housing Strategies	Addresses an important issue, but is not included in 21.13-3	<p>ADD A NEW STRATEGY</p> <p><u>Encourage the development of adaptable and affordable housing options that cater for different household types.</u></p> <p>Structure Plan Neighbourhood Character Objectives p36 Dot Point 8</p> <p>MRSC Response # 31: Already at Clause 21.09-1, Objective 1</p>

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
29 Housing Strategy 5.2 Support shop-top residences (dwellings above shops or commercial premises) in the commercial area as a means of increasing housing diversity Economic Development Strategy 6.5 Support residential uses in the Commercial 1 Zone only when forming a secondary element to the predominant commercial use of the site.	The Structure Plan's direction on this issue at <i>Neighbourhood Character Objectives p36 Dot Point 10</i> is clearer, more considered and aligns better with Strategy 6.5.	REPLACE STRATEGY 5.2 WITH <u>Encourage</u> shop-top residences (dwellings above shops or commercial premises) <u>with new development</u> in the commercial areas as a means of increasing housing diversity <i>Structure Plan Neighbourhood Character Objectives p36 Dot Point 10</i> MRSC: Not addressed
30 Housing	The Structure Plan, at Housing and Neighbourhood Character p36, Dot point 14 says " <i>Incorporate environmentally sustainable design principles in policy.</i> " Clause 21.13-3 however does not do this (Residential Design Principles are also not included). This strategy relating to environmentally sustainable housing is also omitted.	ADD A NEW STRATEGY <u>Encourage environmentally sustainable housing that minimises energy use and maximises occupant comfort</u> <i>Structure Plan Housing & Neighbourhood Character p10 Dot Point.</i> MRSC Response # 32: See Key Issue A, addressed in 6 star energy ratings
31 Housing	See discussion at Section 5	ADD A NEW STRATEGY <u>Ensure residential development is consistent with the residential design principles</u> <i>Structure Plan pages 31/32</i> MRSC Response # : Key Issue A <i>Residential Design Principles are already included, or are not specific to Woodend.</i>
32 Housing	Addresses an important issue, but is not included in 21.13-3 Housing	ADD A NEW STRATEGY <u>Enhance Woodend's 'country town' character and landscape quality.</u> <i>Structure Plan Housing & Neighbourhood Character p10 Dot Point 2</i> MRSC: Not addressed
33 Housing	Addresses an important issue, but is not included in 21.13-3 Housing	ADD A NEW STRATEGY <u>Foster architectural excellence in new development.</u> <i>Structure Plan Housing & Neighbourhood Character p10 Dot Point 3</i> MRSC: Not addressed

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
34 Housing	Addresses an important issue, but is not included in 21.13-3 Housing	<p>ADD A NEW STRATEGY</p> <p><i>Protect and enhance the preferred neighbourhood character of Woodend's residential areas.</i> Structure Plan Housing & Neighbourhood Character p10 Dot Point 1</p> <p><i>MRSC: Not addressed</i></p>

Changes Requested at ECONOMIC DEVELOPMENT Clause 21.13-3

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
<p>35 Economic Development</p> <p>Objective 6</p>		<p>ADD A NEW STRATEGY</p> <p><i>Develop Woodend's tourism potential / by encouraging tourism facilities and accommodation of an appropriate scale in Woodend.</i> Structure Plan Township Activity p10 Dot Point 3 / C84 Clause 21.13-3 Strategy 1.5 existing scheme</p> <p><i>MRSC Response #33 : Covered by Clause 21.10-2 Objective and Strategy 1.5</i></p>
<p>36 Economic Development</p> <p>Strategy 6.8</p> <p><u>Facilitate the expansion of</u> the Clancys Lane industrial precinct to provide additional Industrial 1 zoned land to meet demand.</p> <p>Any industrial expansion <u>should</u> consider the capacity of the existing road network to provide access for heavy vehicles, protect views from the Calder Freeway and avoid adverse impacts on the character of Woodend and its tourism role.</p>	<p>The Structure Plan's and the existing scheme's content have been changed and weakened in C98, with important considerations for any industrial expansion omitted.</p> <p><i>Clause 21.13-3 C84 Overview existing scheme / Structure Plan, Township Activity, p39, Clancys Lane / Clause 21.13-3 C84 Overview existing scheme</i></p>	<p>CHANGE REQUESTED</p> <p><i>Investigate the potential to expand</i> the Clancys Lane industrial precinct to provide additional Industrial 1 zoned land to meet demand. Structure Plan, Township Activity, p44 Industrial Activity, Dot Point 2.</p> <p>Any industrial expansion <u>would need to:</u></p> <ul style="list-style-type: none"> <i>consider access to the Calder Freeway, / ensuring a minimum 1km separation from residential zoned land,</i> the capacity of the existing road network to provide access for heavy vehicles, <i>and the visual impacts of industrial uses at the northern edge of the town;</i> protect views from the Calder Freeway; and avoid adverse impacts on the character of Woodend and its tourism role.

Exhibited Clause 21.13-3	Problem/ Basis for change requested	Change Requested
		<p>MRSC Response # 34:</p> <p>Post-exhibition change:</p> <p><u>Support the investigation of</u> the Clancys Lane industrial precinct <u>as an option</u> to provide additional Industrial 1 zoned land to meet demand.</p>