

PROPOSED SETTLEMENT BOUNDARIES

Macedon Ranges Localised Planning Statement

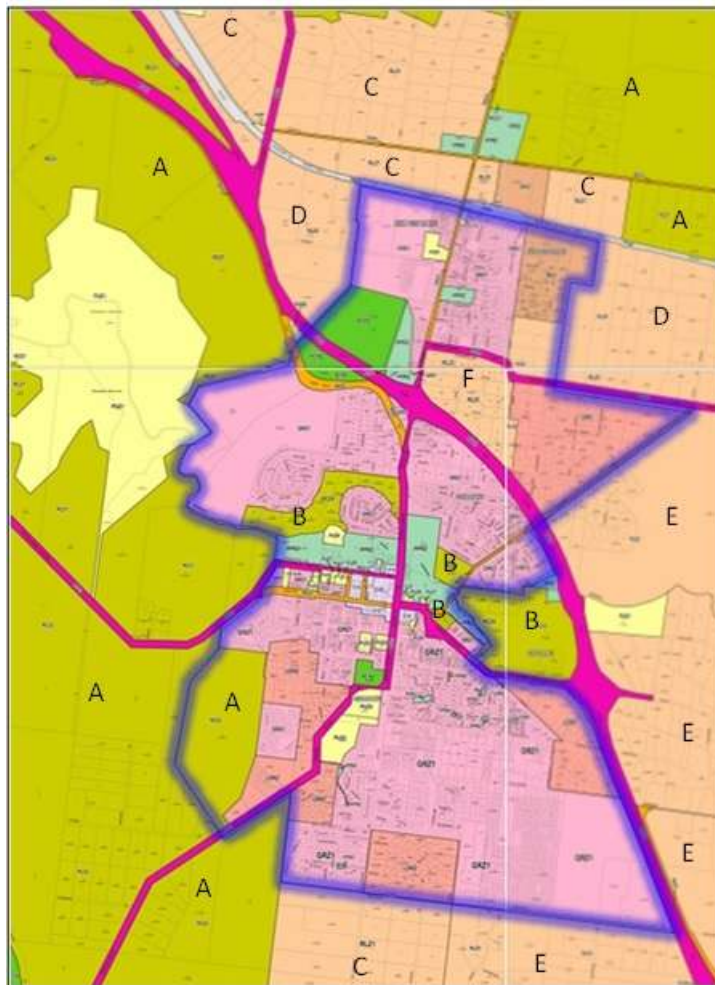
Submitted by Macedon Ranges Residents' Association Inc
5 March 2018

Proposed Gisborne / New Gisborne Settlement Boundary

The blue line shown on the map below is proposed as the Gisborne / New Gisborne settlement boundary. It is the current Gisborne / New Gisborne town boundary at Clause 21.13-1 in the Macedon Ranges planning scheme, which was approved in 2012 (Amendment C67 *Gisborne / New Gisborne Outline Development Plan 2009*).

The map shows urban purpose zones currently applied within the proposed Gisborne / New Gisborne settlement boundary (blue line). Also, Rural Conservation Zone 4 (B) is applied to the Jacksons Creek escarpment, Rural Conservation zone 1 (A) to Gisborne Golf Club to the south-west, and Rural Living zone 2 (F 2ha) to Magnet Hill.

Outside the proposed settlement boundary, surrounding rural land includes Rural Conservation zone 1 (A) (40ha minimum subdivision size) to the west (water catchment), and Rural Living zone to the north, east and south of the town, including (C 40ha), (D 8ha) and (E 1ha – 4ha).



Map sourced from zone maps 34, 35, 36 and 37, and Gisborne / New Gisborne Framework Plan; Clause 21.13-1, Macedon Ranges planning scheme

The *Macedon Ranges Settlement Strategy 2011* found that Gisborne / New Gisborne could accommodate substantial projected growth to 2036 without rezoning any additional land for residential purposes. Gisborne in fact had more existing residential zoned land than required for projected 2036 growth (2,200 lots needed, 3,320 lots available at lower end land supply).

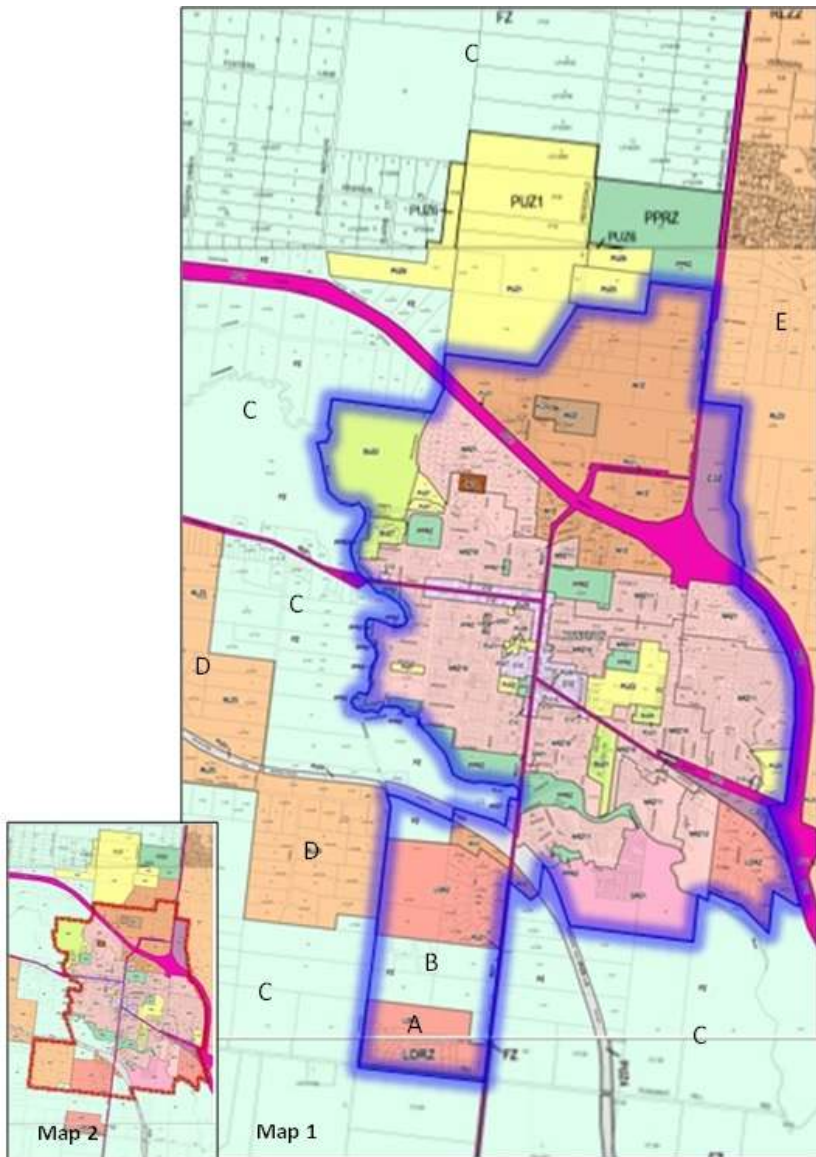
In 2017, Amendment C110 rezoned vast areas of Rural Living zoned land to the east and south east of the current town boundary from 40ha and 8ha minimum subdivision sizes to 1ha, 2ha and 4ha minimum subdivision sizes, creating land supply and housing opportunities additional to those recommended or needed in the Settlement Strategy.

Proposed Kyneton Settlement Boundary

The blue line shown on **Map 1** below is proposed as the Kyneton settlement boundary. This is the current Kyneton town boundary at Clause 21.13-2 in the Macedon Ranges planning scheme, which was approved in 2017 (Amendment C99, which implemented the *Kyneton Structure Plan 2013*).

In 2017, Amendment C99 changed the Kyneton town boundary (**Map 2** as originally approved in 2000) to place Low Density Residential (A) and Farming zone (B) south of the town within the town boundary (**Map 1**).

Map 1 shows urban purpose zones within the proposed Kyneton settlement boundary (blue line). Outside the settlement boundary, surrounding rural land is zoned Farming (C - 40ha minimum subdivision) with Rural Living zone 5 (D - 8ha) to the south-west, and Rural Living Zone 2 (E - 2ha) to the east and north-east. All land (inside and outside the settlement boundary) is within the Eppalock Special Water Supply Catchment.



*Map sourced from zone maps 6, 12 and 13, and Kyneton Strategic Framework
Map, Clause 21.13-2, Macedon Ranges planning scheme*

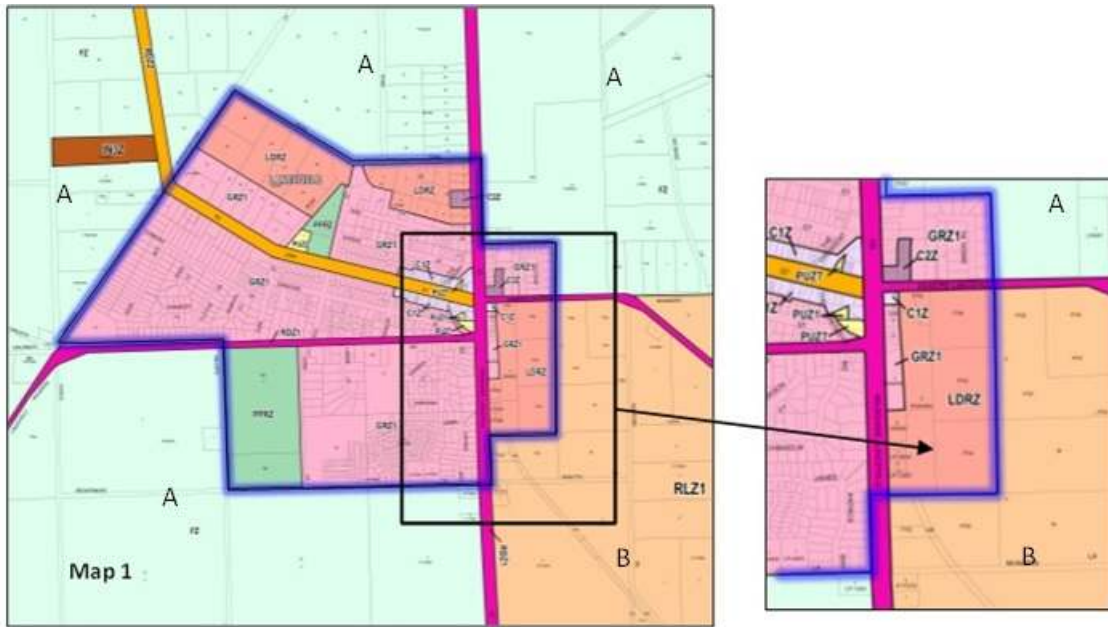
The *Macedon Ranges Settlement Strategy 2011* found that Kyneton could accommodate projected growth to 2036 without rezoning any additional land for residential purposes. The *Kyneton Structure Plan 2013* confirmed the Settlement Strategy's conclusion. The map shows vacant (undeveloped) residential and low density zoned land, and Farming zone, within the proposed settlement boundary. Amendment C99 also rezoned land for residential use.

Proposed Lancefield Settlement Boundary

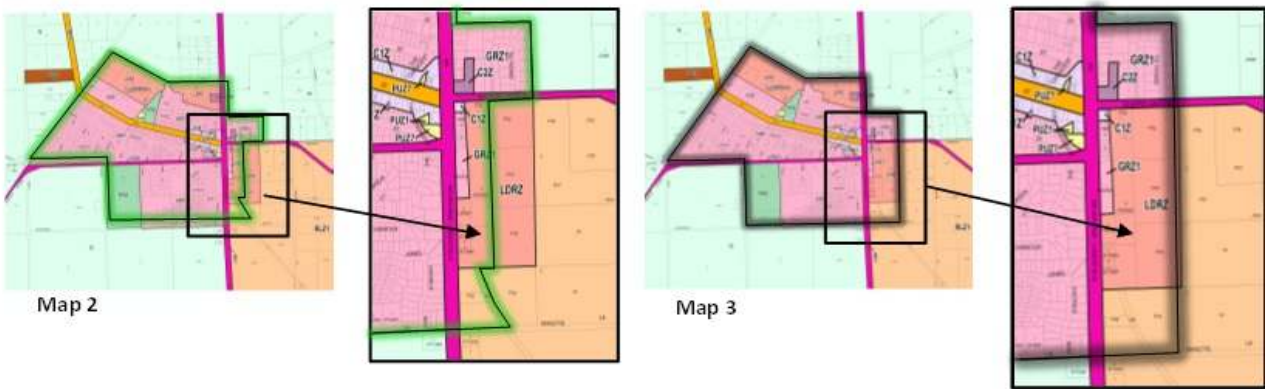
The blue line shown on **Map 1** is proposed as the Lancefield settlement boundary.

This differs slightly from the Lancefield town boundary in the current Macedon Ranges planning scheme (**Map 2 – green line**), which was changed in 2015, without notice, by Amendment C84. **Map 3 (black line)** shows Lancefield town boundary as it existed between 2000 and 2015.

The proposed settlement boundary in **Map 1** (blue line) differs from the current Lancefield town boundary as it includes all of the existing LDRZ area, and excludes a small, single parcel of Rural Living Zone 1 land (40ha minimum subdivision) in the south-west as it does not add residential options.



Map 1 show urban purpose zones within the proposed Lancefield settlement boundary (blue line). Outside the proposed settlement boundary, surrounding rural land is zoned Farming (A) and Rural Living 1 zone (B) (both 40ha minimum subdivision).



Sources: Zone map 19.

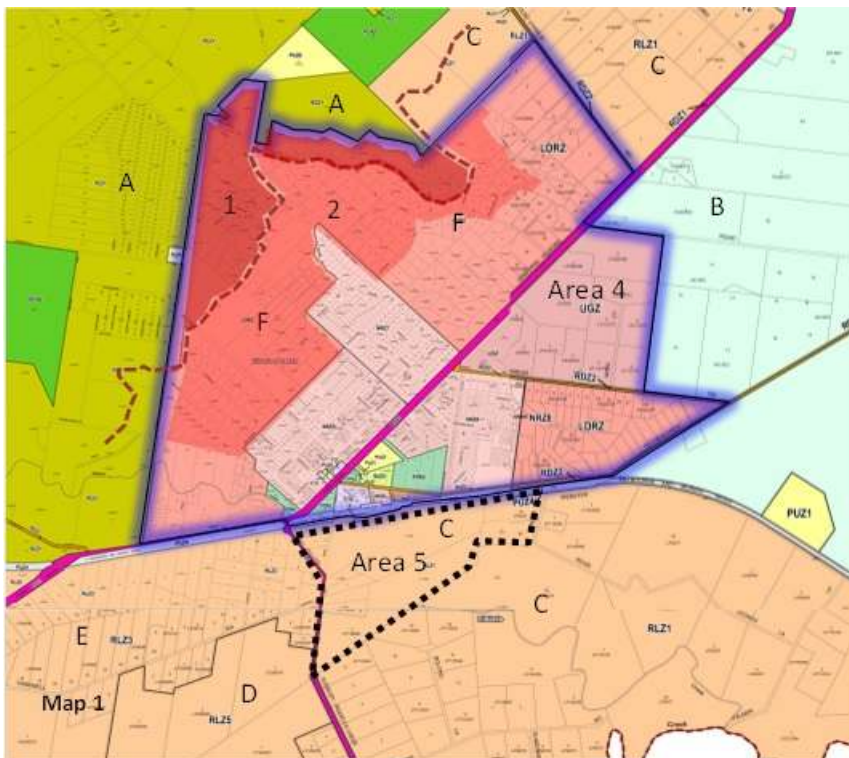
Map 2 Lancefield Township Framework Plan, Clause 21.13-8. **Map 3** Clause 22.02-7 (pre-2015) (Macedon Ranges planning scheme)

The *Macedon Ranges Settlement Strategy 2011* found that Lancefield could accommodate projected population growth to 2036 without rezoning any additional land for residential purposes. The maps show undeveloped and under-developed residential zoned land is available within the proposed settlement boundary.

Proposed Riddells Creek Settlement Boundary

The blue line shown on **Map 1** below is proposed as the Riddells Creek settlement boundary. It differs from the current Riddells Creek town boundary at Clause 21.13-5 in the Macedon Ranges planning scheme (**Map 3**, which was approved in 2017, Amendment C100), due to an error with Area 5.

Council officers and the *Riddells Creek Structure Plan 2013* identified Area 5 as a long-term (20-30 year) future investigation area, and excluded it from the town boundary. In December 2013 Macedon Ranges Shire councillors resolved to instead elevate Area 5 to a 'priority development area'. As a result, the exhibited Amendment C100 rezoned Area 5 to Urban Growth zone and changed the town boundary to place Area 5 inside it. The exhibited Area 5 Urban Growth zone was not approved by the Minister, but the altered C100 town boundary (**Map 3**) was not readjusted to exclude Area 5. The proposed Riddells Creek settlement boundary corrects this.



Riddells Creek Structure Plan 2013
Town Boundary



Approved C100: Clause 21.13-5
Current Town Boundary

*Maps sourced from zone maps 38 and 39, and Riddells Creek Strategic Framework Plan at Clause 21.13-5 (Macedon Ranges planning scheme)
Maps sourced from zone maps 38 and 39, and Riddells Creek Strategic Framework Plan at Clause 21.13-5 (Macedon Ranges planning scheme)
and Riddells Creek Structure Plan 2013
and Riddells Creek Structure Plan 2013*

Map 1 shows urban purpose zones within the proposed Riddells Creek settlement boundary (blue line) including a very large area of Low Density Residential zone with high bushfire risk north-west of the town (F). The dashed line approximates the Bushfire Management Overlay applied by Amendment GC13. The Riddells Creek Strategic Framework Plan at Clause 21.13-5 in the Macedon Ranges planning scheme identifies the shaded areas at (1) as "high bushfire threat", and (2) as "Low Density Residential – enhanced bushfire measures".

Outside the proposed settlement boundary, surrounding rural land is zoned Rural Conservation (A), Farming (B) and Rural Living zone 1 (C), all of which have 40ha minimum subdivision size. South of the town, Rural Living zone 5 (D - 8ha) and Rural Living zone 3 (E - 4ha), as well as Rural Living zone 1 (C) together comprise the rural buffer between Mount Macedon and metropolitan Melbourne required by Statement of Planning Policy No. 8.

The *Macedon Ranges Settlement Strategy 2011* found that Riddells Creek required additional residential land to accommodate projected growth to 2036. The *Riddells Creek Structure Plan 2013* identified an additional 57ha was needed. Amendment C100 rezoned 130ha (Area 4) to Urban Growth zone. Area 4 is included within the proposed settlement boundary.

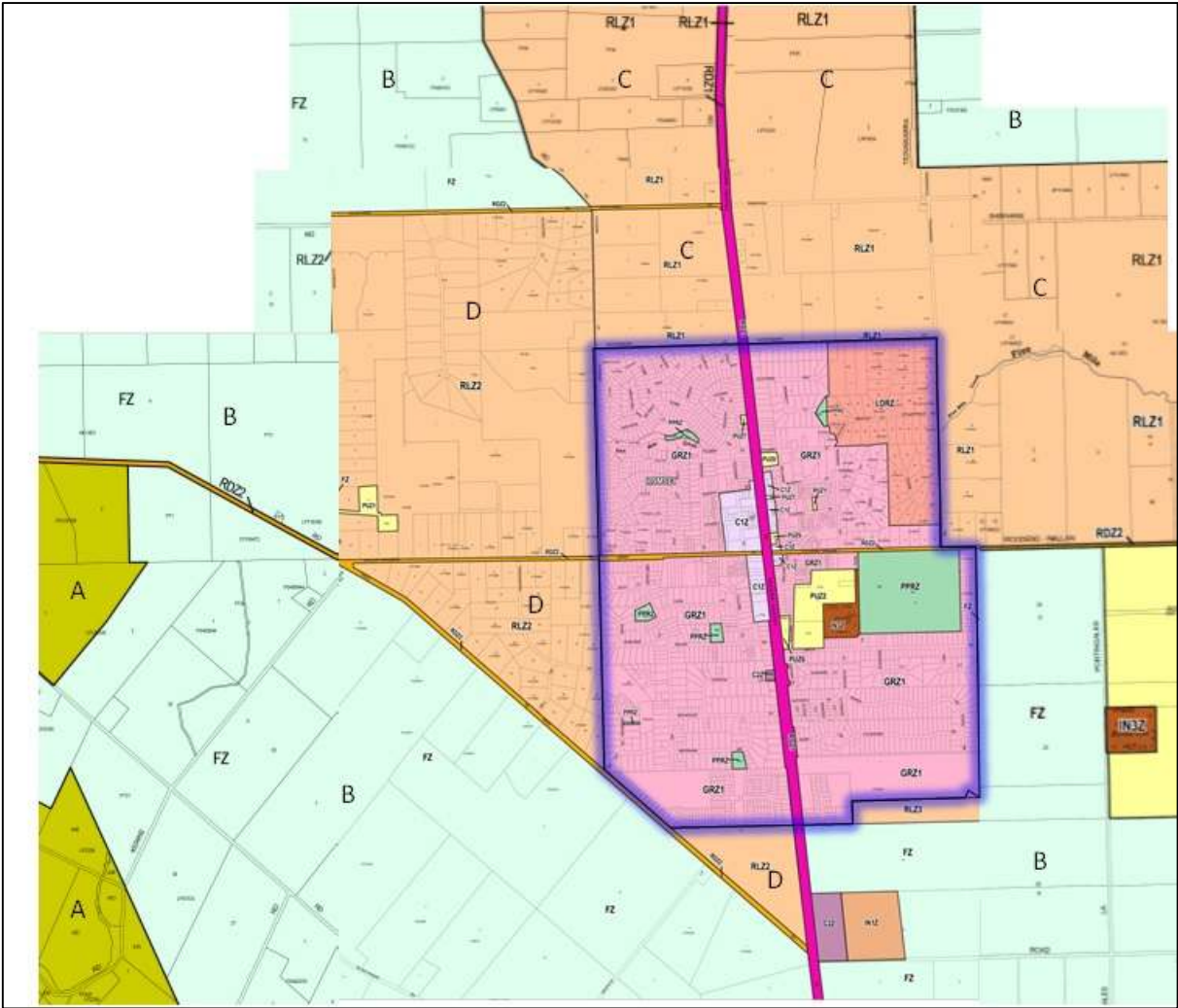
Proposed Romsey Settlement Boundary

The blue line shown on the map below is proposed as the Romsey settlement boundary.

This is the current Romsey town boundary at Clause 21.13-4 in the Macedon Ranges planning scheme, which was approved in 2012 (Amendment C66, which implemented the *Romsey Outline Development Plan 2009*).

The map shows urban purpose zones within the proposed Romsey settlement boundary (blue line).

Outside the proposed settlement boundary, surrounding rural land is zoned Farming (B) and Rural Living zone 1 (C) - both 40ha minimum subdivision - with Rural Living zone 2 (D – 2ha) immediately west and south of the town, and Rural Conservation zone (A) signalling the Macedon Range edge to the south-west. Romsey is constrained by high bushfire risk to the south-west, high quality agricultural soils, and the sewerage treatment plant to the east.



Map sourced from zone maps 18, 20, 28, 29 and 30, and the Romsey Structure Plan Map Clause 21.13-4, Macedon Ranges planning scheme

The *Macedon Ranges Settlement Strategy 2011* found that Romsey could accommodate projected growth to 2036 without rezoning any additional land for residential purposes. The Settlement Strategy confirmed the *Romsey Outline Development Plan's* findings and set an extrapolated population figure for 2036. The map shows vacant (undeveloped) and under-developed residential zoned land within the proposed settlement boundary.

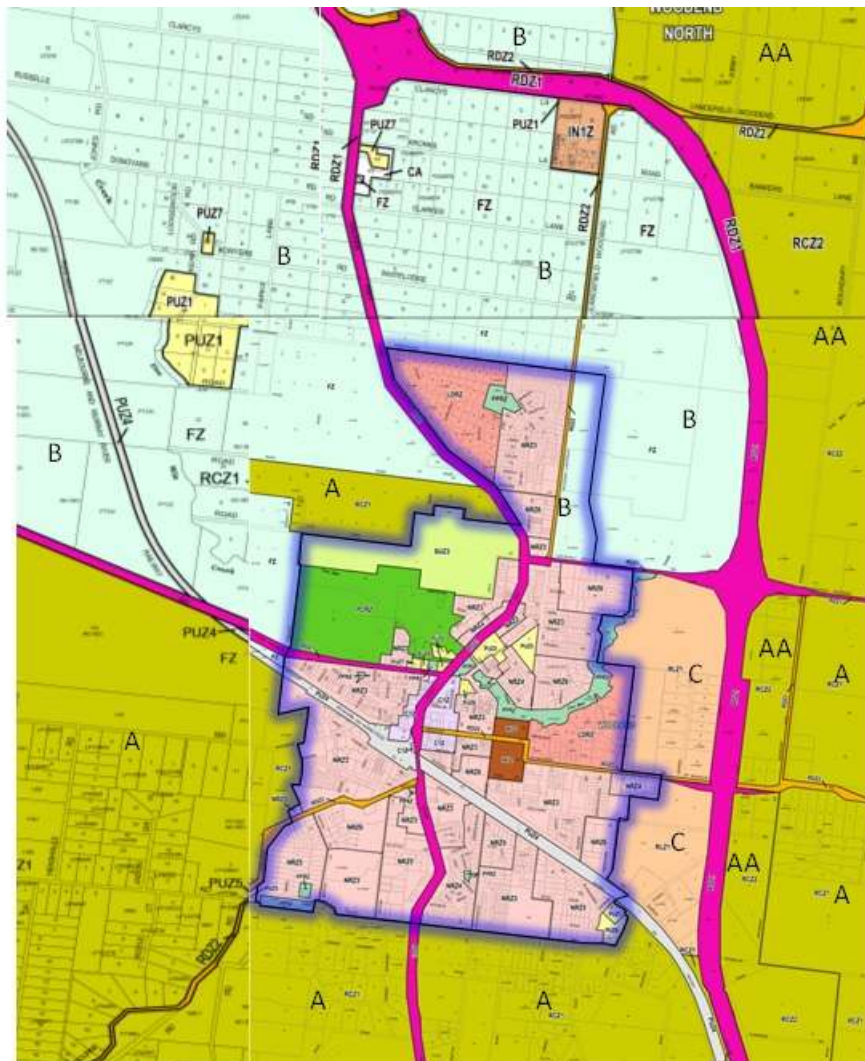
Proposed Woodend Settlement Boundary

The blue line shown on the map below is proposed as the Woodend settlement boundary. It is the current Woodend township boundary in the Macedon Ranges planning scheme at Clause 21.13-3, which was approved in 2017 (Amendment C98, which implemented the *Woodend Structure Plan 2013*).

The map shows urban purpose zones within the current Woodend town boundary (blue line). An area of Farming zone is also included to the north-east of the town.

Outside the proposed settlement boundary, surrounding rural land is zoned Rural Conservation zone 1 (A) and 2 (AA), Farming (B) and immediately east of the town boundary, Rural Living zone 1 (C). All four zones have 40ha minimum subdivision.

All land (inside and outside the town boundary) is within the Eppalock Special Water Supply Catchment.



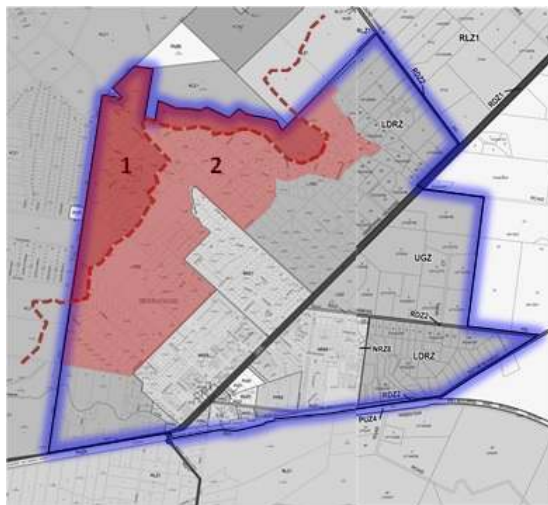
Map sourced from zone maps 15, 23 and 24, and Woodend Strategic Framework Map,
Clause 21.13-3, Macedon Ranges Planning Scheme

The *Macedon Ranges Settlement Strategy 2011* found Woodend had sufficient existing residential land supply within its town boundary to accommodate projected growth to 2036 without rezoning any additional land for residential purposes. The *Woodend Structure Plan 2013* confirmed the Settlement Strategy's conclusion. The map shows vacant (undeveloped) residential zoned land to the west, south west and south east, and Farming zone to the north-east, within this proposed settlement boundary.

ADDITIONAL CONSIDERATIONS

A. Exclusion Of High Bushfire Risk Areas From Settlement Boundary

Riddells Creek and Woodend are identified in the Victorian Bushfire Risk Register as having extreme bushfire risk. Both towns have Bushfire Management Overlays applied within existing town boundaries.



----- BMO (GC13) differs from Clause 21.13-5

Riddells Creek Strategic Framework Plan, Clause 21.13-5, Macedon Ranges Planning scheme:

- 1 Low Density Residential land within the Bushfire Management Overlay. Identified as “*High bushfire risk*”.
- 2 Low Density Residential land adjoining the BMO. Identified as “*Low Density Residential – enhanced bushfire measures*”.

Figure 1 Riddells Creek Bushfire Risks

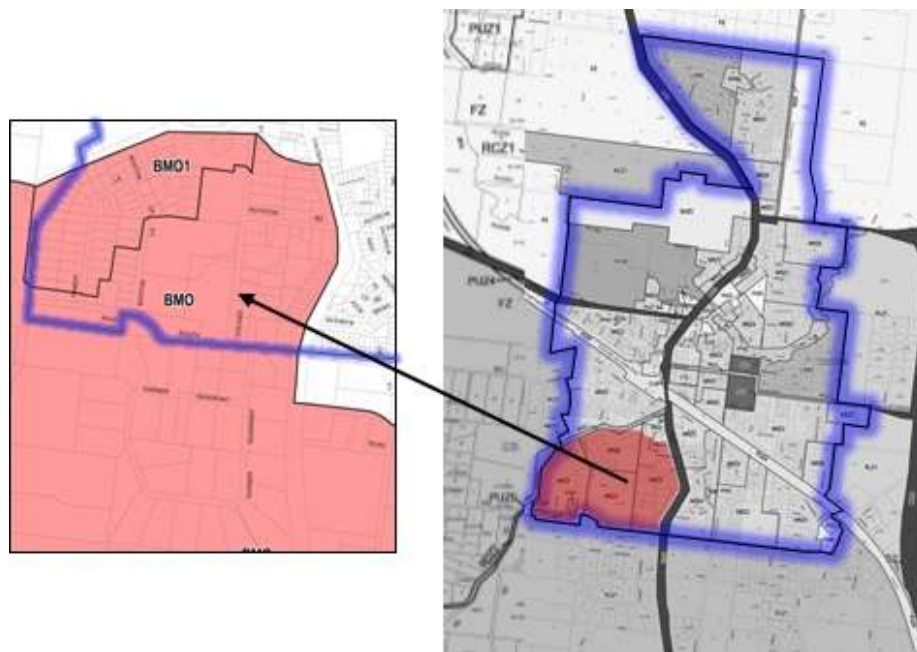


Figure 2 Woodend Bushfire Risk Considerations

Recommendation: remove these high bushfire risk areas from the settlement boundary, in accordance with the Macedon Ranges Protection Advisory Committee’s recommendations:

5. Direct Macedon Ranges Shire Council to ensure the settlement boundaries avoid or minimise the following areas:
 - a) areas identified in the Loddon Mallee South Regional Growth Plan Map as ‘areas containing high value terrestrial habitat’
 - b) areas identified in the Loddon Mallee South Regional Growth Plan Map for the facilitation of ongoing agricultural productivity and new opportunities
 - c) areas identified as high bushfire risk
 - d) areas identified as having potential for agricultural productivity.

B. Exclusion of Low Density Residential Zone “DPO” Area At Riddells Creek

An area of Low Density Residential Zone was included within the current Riddells Creek town boundary by the *Riddells Creek Structure Plan 2013*, on the proviso that a Development Plan Overlay be applied. In Amendment C100, which implemented the *Riddells Creek Structure Plan*, the recommended DPO was not applied. Inclusion of this land within the settlement boundary without development management controls does not serve the interests of proper and orderly planning.

Recommendation: *remove this area from the settlement boundary.*

