

TOWN AND COUNTRY PLANNING ACT 1961
STATEMENT OF PLANNING POLICY No. 8
(MACEDON RANGES AND SURROUNDS)

NOTICE OF APPROVAL

In pursuance of the powers conferred by the *Town and Country Planning Act 1961*, the Governor in Council on the 30th September, 1975, approved a Statement of Planning Policy entitled Statement of Planning Policy No. 8 (Macedon Ranges and Surrounds) which is set out hereunder:—

STATEMENT OF PLANNING POLICY No. 8
(MACEDON RANGES AND SURROUNDS)

1. This is a Statement of Planning Policy under Part 1 of the *Town and Country Planning Act 1961*. It applies to the Macedon Ranges and their surrounds as indicated on the attached map and referred to in the Statement as the Policy Area. The Statement is directed primarily to the planning and management necessary for the conservation and utilization of the Policy Area both as a water catchment for urban and local supply and as a location of State, metropolitan and local importance for leisure activities and nature conservation.
2. The planning policy to be applied in the area is:—
 - 2.1 Protection and utilization of the resources of the Policy Area for water supply, tourism and recreation, and nature conservation shall be the primary concern.
 - 2.2 Where appropriate, due account shall be given to the value of the area for forestry and agriculture.
 - 2.3 All development in proclaimed water catchment areas and in elevated areas shall be strictly limited and regulated to protect water quality, and maintain or enhance natural systems and landscape character.
 - 2.4 Planning for recreation and leisure shall be directed predominantly towards activities which require natural or semi-natural surroundings and shall be integrated with planning for water catchment management and nature conservation so as to minimize conflicts.
 - 2.5 There shall be no further subdivision for outward urban extension of Mt. Macedon settlement or for extension generally northerly of Macedon township.

- 2.6 Elsewhere in the Policy Area urban development shall be provided for only in association with existing township areas and shall be co-ordinated on a regional basis.
- 2.7 Development to be permitted in urban and rural areas shall be planned to achieve harmony with the natural environment and to maintain both the generally rural character and high landscape values of the Policy Area.
- 2.8 All development of an urban character shall be connected to or provided with, a high grade system for the treatment and disposal of waste materials and effluents.
- 2.9 Planning and management of the resources of the Policy Area shall take into account not only the interests of the Victorian community but also the needs and views of the local community.

3. The major factors influencing the Statement of Planning Policy are:—

- 3.1 The outstanding quality and range of the natural resources of the Policy Area, having regard particularly to its close proximity to Melbourne and its especial value and availability to the people of the northern and western sectors of the metropolis.
- 3.2 The importance of the water resources of the Policy Area to urban and local water supply systems, together with the sensitive relationship between land use in water catchments and the quality of water produced from them.
- 3.3 The rare concentration of a wide variety of species and structural forms of vegetation on both public and private land within the relatively small area covered by the Policy which provides habitats for the wide variety of native fauna.
- 3.4 The importance of the area for recreation both for residents and visitors, especially in the context of the increasing need for a balanced distribution of outlets for leisure activities for the metropolitan community.
- 3.5 The existing and potential conflict between recreation activities and both water catchment management and nature conservation.
- 3.6 The distinctive character of the Policy Area deriving from its complex geological features of scientific and educational value.
- 3.7 The high quality of landscapes, both natural and man-made in the Policy Area.

- 3.8 The physical attractiveness of the Policy Area, which increasingly generates demand for residential development.
 - 3.9 The extensive and indiscriminate past subdivision of the Policy Area.
 - 3.10 The unacceptable detriment to the valuable landscape, recreation, water and nature conservation resources, which would ensue if all subdivided land in the Policy Area were to be developed for residential purposes—and the need to develop equitable policies to avoid that result.
 - 3.11 The extent of demand for and speculation in land in the Policy Area giving rise to escalating land prices which militate against economic farming and result in accelerating pressures for further subdivision.
 - 3.12 The special problems of landscape protection, soil conservation, drainage, access and provision of services which occur when elevated and steeply sloping land is used for residential purposes.
 - 3.13 The fire hazard resulting from the combination of inflammable fuels, buildings and general human activities in forest environments.
 - 3.14 The potential conflict between the provision of access for effective fire protection and the restriction of public access in the interests of the conservation of flora, fauna and water.
 - 3.15 The important role of existing settlements in relation to the character, functioning and future of the Policy Area.
 - 3.16 The prospective development of satellite towns at Melton and Sunbury which will increase pressures for use of water from and recreation resources in the Policy Area.
 - 3.17 The potential for conflict between the interests of metropolitan and local communities and the importance of adequate recognition of both.
4. In implementing this Policy every Department, Public Authority, Regional Planning Authority and other Responsible Authority, where appropriate to its function, shall pay special attention to the following:—
- 4.1 The formulation and application of an efficient system of management designed to ensure co-ordination of planning and careful regulation of the use and development of private and public land.

- 4.2 The preparation of a positive, comprehensive and co-ordinated conservation and recreation strategy for the Policy Area which:-
- (a) is consistent with long term water catchment management objectives;
 - (b) takes account of the various values of all lands in the Area for nature conservation and for satisfying a broad range of recreational needs;
 - (c) makes provision for the conservation of landscapes, flora and fauna and the protection of natural systems;
 - (d) provides for the location, planning and management of recreation and tourist facilities and associated services;
 - (e) provides for the protection or enhancement of areas and improvements of cultural or historical value; and
 - (f) makes positive proposals for implementation of the strategy.
- 4.3 The definition and management of a system of areas suitably arrayed to provide adequate variety and extent of habitat to enable the conservation of the diverse wildlife in the Policy Area.
- 4.4 The co-ordination of all activities and policies relating to water conservation and use to ensure:-
- (a) the integration of those policies and activities with overall planning and land-use policies;
 - (b) efficiency in catchment management and in the conservation, distribution and utilization of water;
 - (c) prevention of pollution; and
 - (d) proper provision for fire protection.
- 4.5 The preservation of landforms and geological features of special scientific or educational value.
- 4.6 Regulation of the use and development of land and where necessary its reservation to minimize fire hazard.
- 4.7 The design construction and maintenance of an integrated network of access routes so as to provide for:-
- (a) minimum interference with the environment of the Policy Area;
 - (b) routes of different standards appropriate to the particular functions for which they are planned;
 - (c) the utilization, management and fire protection of the area; and
 - (d) the regulation of usage of routes where necessary for the protection of resource values.

- 4.8 Control of subdivisions to ensure that the pattern and size is consistent with the Policy and to safeguard against subdivision in advance of selection and approval of appropriate future use.
- 4.9 Review and evaluation of existing subdivisions and their capacity for development without detriment to the area, and formulation of equitable policies and protective measures to avoid such detriment.
- 4.10 Formulation of restraints and proposals designed to reduce potential intensity of use and development, particularly in areas of strategic importance.
- 4.11 Preservation and enhancement of landscape by reservation or regulation of the use of land, paying particular attention to:—
 - (a) landscape areas and vantage points of high quality; and
 - (b) visual sequences along access routes.
- 4.12 Formulation of suggested standards for the siting and appearance of buildings and other developments, particularly in recreation and tourist areas and areas of special landscape value, and provision for consultation thereon.
- 4.13 Provision of drainage, sewerage, utilities and social services in keeping with the special demands and restraints placed upon the Policy Area.
- 4.14 The institution of adequate programs to foster public participation in the planning of the area and to enable assessment of the needs and views of the local community and to assist in reconciling State and local interests.