

21.0415/06/2017
C100**SETTLEMENT**

This clause provides local content to support Clause 11 of the State Planning Policy Framework. This clause should be read in conjunction with Clause 21.09 (Housing) and 21.13 (Local Areas and Small Settlements).

Overview and issues

Macedon Ranges Shire has some 30 settlements ranging from a regional centre to localities. In addition, the Shire has a considerable supply of rural residential land (predominantly in proximity to settlements), with dispersed housing in the rural balance.

Growth in the Shire is influenced by many factors, particularly regional transport corridor improvements, bushfire risk, community infrastructure and the potential for residents to commute to metropolitan Melbourne while living in an attractive rural or semi-rural environment.

The Shire is planning for the population to reach 56,000 by 2036 (an increase of 16,000 residents) which is less than the Victoria in Future (2012) population projection of 61,000. In 2011, the Shire had sufficient zoned land to accommodate the VIF 2012 projected population for at least the next 15 years if 85 per cent of the existing zoned land is developed.

The Macedon Ranges Settlement Strategy, 2011 informs the overall direction for urban growth until 2036. Key strategic directions include:

- A clear distinction should be made between larger settlements having capacity for growth as more sustainable communities with the potential to support a range of services, and small rural settlements which are generally unsuited for further expansion.
- In the smaller settlements there may be occasional opportunities for small infill development, but essentially these settlements will retain their existing role, size, services and character.
- There is potential and capacity for growth within the larger towns, but this potential is not equally distributed because of the opportunities and constraints presented by each settlement.
- Greater capacity to absorb growth and greater net community benefit will be delivered through focusing growth in most of the larger towns adjacent to the Calder corridor and the railway line. Many of these towns have capability within the established utility services to support growth and have the least environmental and social constraints.
- The east side of the municipality is less well serviced with transport, utility services and community services. On this basis, some settlements to the east of the municipality are not suited to the same order of growth as towns along the Calder corridor. However, there remains some capacity for more limited development in this part of the Shire.

Levels of development will be consistent with the role of towns in the settlement hierarchy and will depend on infrastructure provision and environmental constraints. The vast majority of growth will be within the larger towns and will occur on zoned land within existing town boundaries, with the exception being land identified through structure planning processes.

The high bushfire risk and other environmental constraints affect the potential for growth in Macedon, Mount Macedon, Riddells Creek and Woodend. Development will be restricted and discouraged in the rural areas and small, unsewered settlements in order to protect water quality, agricultural activities and environmental and landscape values.

The *“In the Rural Living Zone Strategic Directions”* report informs the overall direction for rural living areas in the Shire to 2045. Key strategic directions provide for 30 years of fixed supply across the Shire. It is intended that this fixed supply will meet the Shire’s

ongoing requirements for rural living opportunities and protect land in the Farming Zone from fragmentation.

Objective 1

To deliver the settlement hierarchy vision 2014 to 2036 as illustrated in Table 1 below.

Table 1 Settlement hierarchy vision

Town	Hierarchy designation (population)					
	Locality/Hamlet (200>)	Village (500>)	Small Town (2,000>)	District Town (6,000>)	Large District Town (10,000>)	Regional Centre (10,000+)
Gisborne					2011 → 2036	2036
Kyneton, Romsey				2011 →	2036	
Riddells Creek, Lancefield			2011 →	2036		
Woodend				No change		
Bullengarook, Darraweit Guim, Malmesbury			No change			
Benloch, Carlsruhe, Macedon, Mt Macedon, Lauriston, Newham		No change				
Ashbourne, Monegetta-Bolinda,	No change					
Tylden	2014 →	2036				
Clarkefield	Refer to clause 21.13-11					
Rural balance	No change					

Strategies

- 1.1 Encourage the development of Gisborne as a regional centre by facilitating the provision of a large, diverse, employment and housing base and the provision of higher order goods and services.
- 1.2 Encourage the development of Kyneton and Romsey as large district towns. The anticipated population of Romsey is anticipated to be at the cusp of a district town and a large district town.
- 1.3 Encourage the development of Riddells Creek and Lancefield as district towns. The anticipated population of Riddells Creek is anticipated to be at the cusp of a district town and a large district town.
- 1.4 Retain the roles of Woodend and Riddells Creek as district towns.
- 1.5 Ensure the existing small towns, villages, hamlets and localities retain their current roles with the exception of Tylden which is expected to achieve village status, and Clarkefield which may be the subject of long term future urban expansion.

- 1.6 Ensure development is consistent with the capacity of settlements to grow and plan for growth on the following basis:
- Focus development on and consolidate the roles of the key towns of Gisborne and Kyneton which have the highest levels of infrastructure, services and employment.
 - Accommodate moderate growth in:
 - Romsey.
 - Riddells Creek in recognition of its position on the railway line and the relative absence of impediments to growth. The structure plan process will address infrastructure, flooding and bushfire risk constraints.
 - Lancefield in recognition of more limited transport infrastructure and the need to protect the towns' significant character, heritage tourism potential and surrounding agricultural areas.
 - Accommodate modest growth in Woodend in recognition of:
 - Its positive attributes, such as its location on the railway line, immediate access to the Calder Freeway and existing community infrastructure.
 - Constraints to development in parts of the town relating to flooding, native vegetation and bushfire risk.
 - the need to respect its character, valued landscape features and tourism role.
- 1.7 Limit residential development in small towns, villages, hamlets and localities.
- 1.8 Limit residential development of rural balance that is not in a Rural Living Zone, unless related to the use of land for agriculture or other appropriate economic development activities.

Objective 2

To provide for development which maximises the benefits of established and proposed urban infrastructure.

Strategies

- 2.1 Provide for township development in line with the settlement hierarchy vision.
- 2.2 Ensure urban development is located:
- Within the township boundaries identified on plans in Clause 21.13.
 - Where adequate services are available.

Some areas within the defined town boundaries may not be suitable for urban development.

- 2.3 Ensure any rezoning for residential purposes and residential subdivision are logically sequenced to link with infrastructure provision, do not require 'leapfrogging' of services, and can be fully serviced at the time of development.
- 2.4 Utilise structure plans, development plans, minimum lot sizes, subdivision controls and preferred densities to stage land release and prioritise the delivery of services and infrastructure.

Objective 3

To ensure land use and development in settlements have regard for environmental assets, hazards and constraints.

Strategies

- 3.1 Guide population and development to settlements where existing environmental assets will not be jeopardised.
- 3.2 Avoid development in Lauriston and Carlsruhe due to their unsewered status and limit development where reticulated sewerage systems are not available, not

planned or subject to poor drainage, including Spring Hill, Cherokee, Benloch, Monegeetta, Darraweit Guim and Newham.

- 3.3 Avoid growth outside of township boundaries in Special Water Supply Catchment areas.
- 3.4 Direct new development opportunities away from locations at high or extreme risk of bushfire.

Application requirement

An application to develop or subdivide land must be accompanied by the following information, as appropriate:

- A report to demonstrate how the proposal provides for a high quality lot layout, diversity, respects the existing built environment and heritage, and the protection and enhancement of environmental features and natural resources.

Specific implementation

- Apply the Township Zone to Carlsruhe, Darraweit Guim and Newham to define the extent of sustainable development.
- Apply the General Residential Zone and Neighbourhood Residential Zone to new and existing residential areas in the larger settlements.
- Apply the Industrial 1, 2 and 3 Zones to land used for general industry purposes, offensive industry and where there are sensitive adjoining land uses respectively.
- Apply the Significant Landscape Overlay for areas requiring landscape protection including Ashbourne, Mount Macedon and Bullengarook.
- Apply the Design and Development Overlay to residential areas in Lancefield, Macedon and Mount Macedon requiring applicants and the responsible authority to consider existing density patterns, extension of existing street patterns, staging and integration of new development, supply of reticulated water and sewerage, road access, fire prevention and vegetation and landscape protection.
- Apply the Development Plan Overlay (or other suitable control) to new greenfield development and rural living areas (where appropriate) to ensure coordinated development and high quality design responses.
- Apply the Restructure Overlay within Macedon, Mount. Macedon, Gisborne, Riddells Creek, Monegeetta, Woodend and Cherokee to ensure that lot layout and sizes are appropriate having regard to environment constraints and the availability of infrastructure.
- Apply the Development Contributions Plan Overlay, or utilise other mechanisms as appropriate, to new development to manage the delivery and funding of new infrastructure.
- Apply Clause 21.13 (Local Areas and Small Settlements) to guide development in specific areas of the municipality.
- Apply Clause 22.01 (Macedon Ranges and Surrounds) local planning policy when considering an application within the policy area.

Further strategic work

- Determine the appropriate role of Clarkefield within the Macedon Ranges settlement hierarchy.
- Investigate the appropriateness of rezoning land at Newham.

Reference documents

In the Rural Living Zone, September 2015

Kyneton Structure Plan, June 2013

Macedon Ranges Settlement Strategy, 2011

Macedon Ranges Shire Municipal Fire Management Plan 2012-2015

Riddells Creek Structure Plan, September 2013

Small Towns Study, 2006

Statement of Planning Policy No. 8 - Macedon Ranges and Surrounds, 1975

Woodend Town Structure Plan & Neighbourhood Character Study, May 2014