

Macedon Ranges Localised Planning Statement Consultation Draft



DECEMBER 2017

This Consultation Draft has been prepared by the Department of Environment, Land, Water and Planning in partnership with Traditional Owners and the Macedon Ranges Shire Council.

Community feedback can be submitted through engage.vic.gov.au until 19 February 2018.

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Introduction

The peri-urban areas surrounding metropolitan Melbourne and Victoria's major regional cities comprise distinctive areas and landscapes of outstanding natural beauty and state and national environmental, economic and cultural heritage significance.

These highly valued areas contain native vegetation that provides habitat for endangered and threatened species. They have a diversity of major land resources and infrastructure vital to the functioning of urban areas. They provide clean air, drinking water, food and resources. They offer connections to nature and to our rich biodiversity. They are central to the lifestyle, tourism and recreational opportunities that we enjoy. All these values contribute to our high quality of life.

Managing Victoria's growth and prosperity while conserving and enhancing significant landscapes is a challenge we face. We must balance the growth of metropolitan Melbourne and regional towns and centres with the need to conserve and enhance distinctive areas and landscapes.

A balanced approach to growth and conservation management recognises the unique values of Victoria's natural and cultural landscapes and ensures that development responds appropriately to the values that attract people to these areas.

Purpose of the statement

This draft localised planning statement aims to ensure the state-significant landscapes and the environmental and cultural values of the Macedon Ranges are protected and enhanced for the benefit of current and future generations of residents and visitors to the region. It seeks to ensure Macedon Ranges can continue to provide a broad range of benefits to Victorians in the long term.

In this statement, the *policy area* is the municipal district of the Macedon Ranges Shire Council.

This statement acknowledges the policy area's distinctive areas and landscapes. It recognises the importance of the landscape to regional communities and the regional identity. It recognises the community's strong desire to preserve the rural character of the Macedon Ranges. It celebrates the inexorable links between Country and Aboriginal Victorians. It intends to increase our understanding and enjoyment of the special qualities that make the Macedon Ranges area significant for all Victorians.

The statement aims to support efforts to:

- identify and protect state-significant landscapes, environmental and cultural heritage features within the Macedon Ranges
- balance development with protection of the area's landscapes, values and agricultural land, to provide greater certainty for current and future residents and businesses
- guide the use of natural resources found in the area and resolve potential conflicts between conservation, catchment management, agricultural use, residential use and recreation activities
- reinforce the role and function of settlements to guide population growth and promote jobs, investment and infrastructure delivery
- coordinate the management of land and the provision of public infrastructure within the area
- reinforce the importance of building community resilience to environmental risks and climate change, including the potential impacts of natural hazards (such as bushfire and flooding).

Using the statement

When this statement is finalised, government agencies must consider it when making relevant decisions and carrying out activities in the policy area. This includes, for the purposes of the planning scheme, responsible authorities and planning authorities.

This statement supports the Macedon Ranges Planning Scheme and helps implement legislation — primarily the Victorian *Planning and Environment Act 1987* — to protect state-significant landscapes and environmental and cultural values. Other relevant legislation is the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), *Forests Act 1958* (Vic), *National Parks Act 1975* (Vic), *Wildlife Act 1975* (Vic), *Crown Land (Reserves) Act 1978* (Vic), *Catchment and Land Protection Act 1994* (Vic), *Conservation, Forests and Lands Act 1987* (Vic), *Water Act 1989* (Vic), *Heritage Rivers Act 1992* (Vic), *Heritage Act 1995* (Vic), *Parks Victoria Act 1998* (Vic), *Aboriginal Heritage Act 2006* (Vic), *Traditional Owner Settlement Act 2010* (Vic), *Transport Integration Act 2010* (Vic) and the *Victorian Planning Authority Act 2017*.

To ensure land use planning and development decisions are consistent with the localised planning statement, this statement will become an incorporated document to the Macedon Ranges Planning Scheme and embedded in the State Planning Policy Framework with existing state and local planning policies, zones, overlays and particular provisions continuing to apply to land within the policy area.

Responsible authorities, planning authorities and government agencies, which are responsible for planning for and managing land use and development in the policy area, must have regard to and act consistently with the statement. Doing so will:

- better coordinate decision-making for land use and development across the policy area to achieve integrated management, infrastructure and development outcomes
- balance growth and development with protecting the policy area's landscapes of outstanding natural beauty and state- and nationally significant environmental, economic and cultural heritage values
- guide the use of natural resources and resolve potential conflicts between conservation, catchment management, agricultural use, residential use and recreation and tourism activities
- reinforce the importance of building community resilience to environmental risks and climate change including the potential effects of natural hazards (such as bushfires and flooding)
- provide greater certainty for current and future residents and businesses.

How the statement was prepared

The Victorian Government, the Macedon Ranges Shire Council and Traditional Owner groups prepared this draft localised planning statement together.

The statement acknowledges the feedback stakeholders provided through the Victorian Government's Macedon Ranges Protection Advisory Committee. It implements the committee's recommendations to prepare a new localised planning statement for the Macedon Ranges with a framework plan showing clearly defined settlement boundaries to be legislated.

The statement builds on the legacy of *Statement of Planning Policy No. 8 (Macedon*

Ranges and Surrounds), first introduced under the Town and Country Planning Act 1961 in 1975. In many ways, Statement of Planning Policy No. 8 has been superseded by subsequent changes in Victoria's planning system. The Planning and Environment Act 1987, the Victoria Planning Provisions and new-format planning schemes introduced in 1997 embed many of the statement's original policies.

In recent years, the Victorian Government and the Macedon Ranges Shire Council have introduced state and local planning policies to improve strategic land use outcomes in the shire. They include the *Loddon Mallee South Regional Growth Plan* in 2014, *Plan Melbourne 2017–2050* in 2017, council's *In the Rural Living Zone Strategy (2015)* and structure plans for settlements.

Monitoring and review

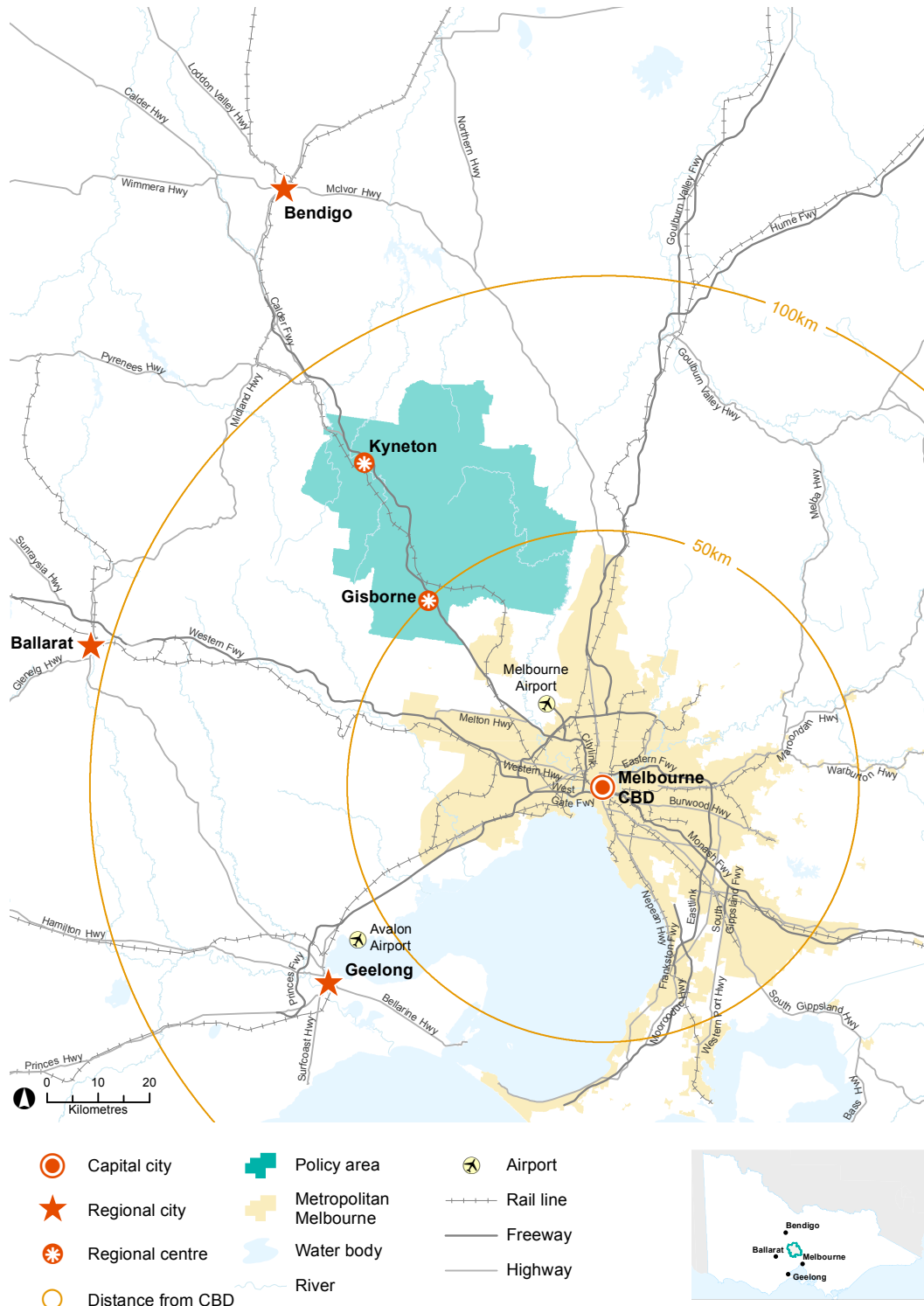
To provide long term certainty for the policy area, the statement will be reviewed every 10 years. The review will be carried out by the Victorian Government in partnership with Macedon Ranges Shire Council and Traditional Owners and in consultation with the Victorian community.



The policy area

The policy area — the Shire of Macedon Ranges — is in central Victoria, about 60 kilometres north-west of Melbourne towards Bendigo. The area forms part of the peri-urban area surrounding metropolitan Melbourne that comprises predominantly rural land, urban settlements, townships and state-significant land assets. The peri-urban areas are important to the functioning of Melbourne and Victoria as a whole, and are wholly or partially located within a 100-kilometre radius of Melbourne.

Map 1: The policy area



Statement of state significance

The policy area has landscapes of outstanding natural beauty and environmental, economic and cultural heritage values of state and national significance.

Its diverse natural environment and impressive landforms, combined with visible layers of settlement history, underscore its special significance to the people of Victoria and its important role in our social, cultural and economic development.

Hanging Rock, Mt Macedon, Camels Hump, the Jim Jim and Brock Monument are rocky outcrops of special scientific and educational value, all of which help us understand Victoria's geological history. The conservation areas of the policy area, including the Macedon Regional Park, Wombat State Forest, Lerderderg State Park and Cobaw State Forest, contain rare concentrations of biodiversity including endangered plant and animal species.

Strategic water resources flow from the many mountainous and forested areas of the policy area. These form impressive riparian landscapes and biodiversity corridors, and they also provide drinking water for regional and metropolitan use.

The policy area is significant to the Aboriginal people of Victoria. They consider Hanging Rock to be sacred, and other landscape features are also important to Traditional Owner communities. Mt William (Willam-i-murring) is one of the most significant Aboriginal quarrying sites in Australia, and it evidences a history of trade and interaction between peoples. Across the landscape, a wealth of archaeological findings combine with intangible expressions of culture to indicate the importance of the area across generations of Aboriginal use and occupation.

The Macedon Ranges is a state-significant natural landmark feature of Victoria and a defining landscape feature of Melbourne's metropolitan edge and peri-urban region. Together with Hanging Rock, the ranges are an important social, environmental and economic asset for Victoria.

The policy area's 19th century built heritage includes public buildings, private homes and businesses and formal gardens. The many public and private gardens at Mount Macedon are nationally significant. The public infrastructure legacy includes the major transport corridor to Victoria's goldfields and the railway linking Melbourne to Bendigo, which continues inland to the Murray River. The area has some of the earliest pastoral settlements and farm complexes in Victoria, and its townships reflect the importance of transport, agriculture and forestry to Victoria's early social and economic development.

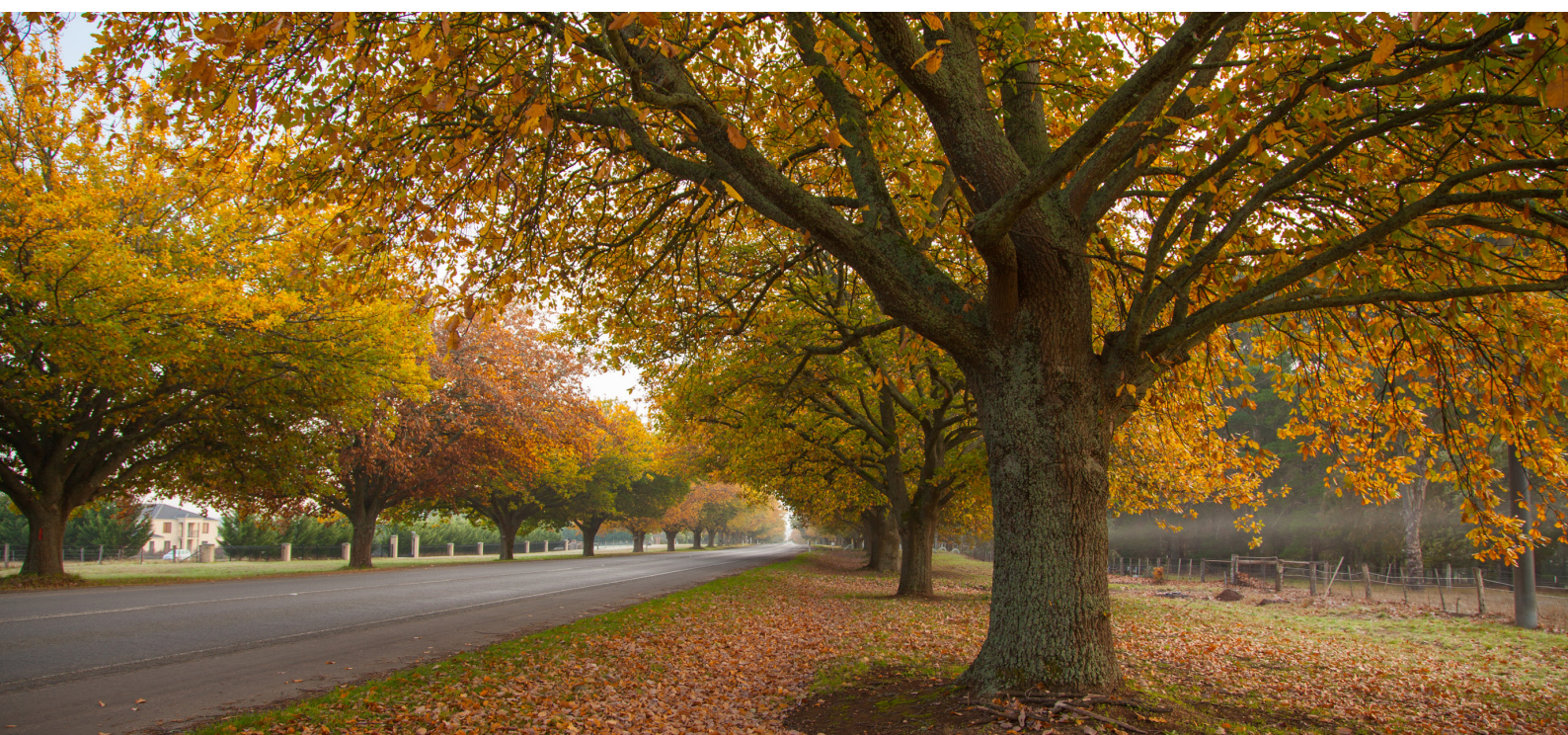
The policy area is a popular place to live, work and visit, and it is close to Melbourne. This subjects it to growth pressures that must be carefully managed. The need to conserve and enhance landscape features and biodiversity and ecological values of state or national significance must be balanced with other factors that will make the area prosperous and sustainable: well-planned settlement growth, 'working' rural landscapes, local job creation, sustainable tourism, transport and essential services infrastructure and climate change resilience.

Our vision

This statement sets a long-term vision for the iconic Macedon Ranges policy area that governments and communities can work together to achieve.

The vision is that:

- future generations will continue to enjoy the outstanding natural beauty and views of the policy area's native vegetation, agricultural areas, hills and mountains, escarpments, ridgelines and riparian areas
- native plants and animals will flourish, with expanded areas for protecting biodiversity
- careful management of water catchments will secure the water supply for the benefit of local and regional communities
- the area's Aboriginal cultural heritage will be well-understood and celebrated, and the continuing contribution of Traditional Owners and custodians will be acknowledged
- the policy area's legacy of heritage architecture and its long-established public and private gardens will be conserved and enhanced
- development will be sustainably managed within township and settlement boundaries with rural landscapes maintained between township settlements and metropolitan Melbourne
- agriculture will continue to contribute to the policy area's economic vitality, helping to sustain its valued rural character and working landscapes
- the policy area's well managed parks and reserves and natural and cultural treasures will provide active and passive recreation experiences for all to enjoy, improving the health and wellbeing of visitors and local communities
- a strong and sustainable visitor economy will provide locals and visitors with an increased variety of attractions and experiences to discover
- transport, community and essential services infrastructure will support liveable, well-connected rural communities that are more resilient to natural hazards and the effects of climate change.



Policy domains

This section sets the rationale for each of the nine policy domains and identifies objectives and strategies to achieve them.

Landscape

The policy area has contrasting landscapes formed by volcanic activity and shaped by wind and water erosion and human activities. The south-east of the policy area is flat-to-undulating basaltic plain scattered with volcanic features – stony rises, evidence of lava flows, volcanic cones and eruption points – which together form a unique visual landscape. The remainder is characterised by granitic intrusions that form steeply sloping peaks and ridges, some of which are carpeted in vegetation at higher elevations.

In parts of the policy area, the moderate-to-steep sloping hills of the highlands transition to flatter plains where rocky outcrops, ridges and escarpments (often associated with significant watercourses) create distinctive visual elements. The contrasting topography accommodates lush forests, rolling agricultural fields, picturesque vineyards and scenic residential enclaves, and it is a large part of why tourists are attracted to the region.

The Macedon Ranges are an outstanding geological feature that frames the Melbourne metropolitan area and the north-western peri-urban region. The ranges are highly valued by Victorians for their outstanding natural beauty and environmental, economic and cultural heritage values.

The ranges are the defining characteristic of the policy area. At just over 1000 metres in elevation, Mt Macedon (and Camels Hump immediately to its north-east) are visible from far away, and they are among the highest points in Victoria west of Melbourne.

The Macedon Ranges remain an imposing visual backdrop for Melburnians and communities in nearby municipalities, just as they were for generations of Traditional Owners and early European settlers.

The unique geological formation of Hanging Rock is of particular scientific, aesthetic, cultural, social and spiritual significance. It is a rare and dramatic example of a volcanic mamelon, which formed six million years ago when high-viscosity lava squeezed through a narrow vent in the earth's crust. Camels Hump and Brock Monument formed in the same way. Weathering and erosion have contributed to the shape of these striking and unusual rock formations, which are impressive up close or from a distance. Brock Monument — between Hesket and Romsey — is also of geological and landscape significance, as is the Jim Jim, a volcanic eruption point north of Hanging Rock.

Mt William in the north-east of the policy area is the northernmost feature of a ridge of hills to the east of Lancefield. It is nationally significant for the greenstone the Wurundjeri people quarried there and used for stone hatchets and traded to other areas.

The conservation areas of the policy area including Cobaw State Forest, Wombat State Forest, Macedon Regional Park and Lerderderg State Park offer superb views of the nearby ranges and rural landscapes.

The topography and concentrated vegetation of the policy area make it particularly susceptible to bushfires, which are likely to become more frequent and intense due to climate change.



Objective 1

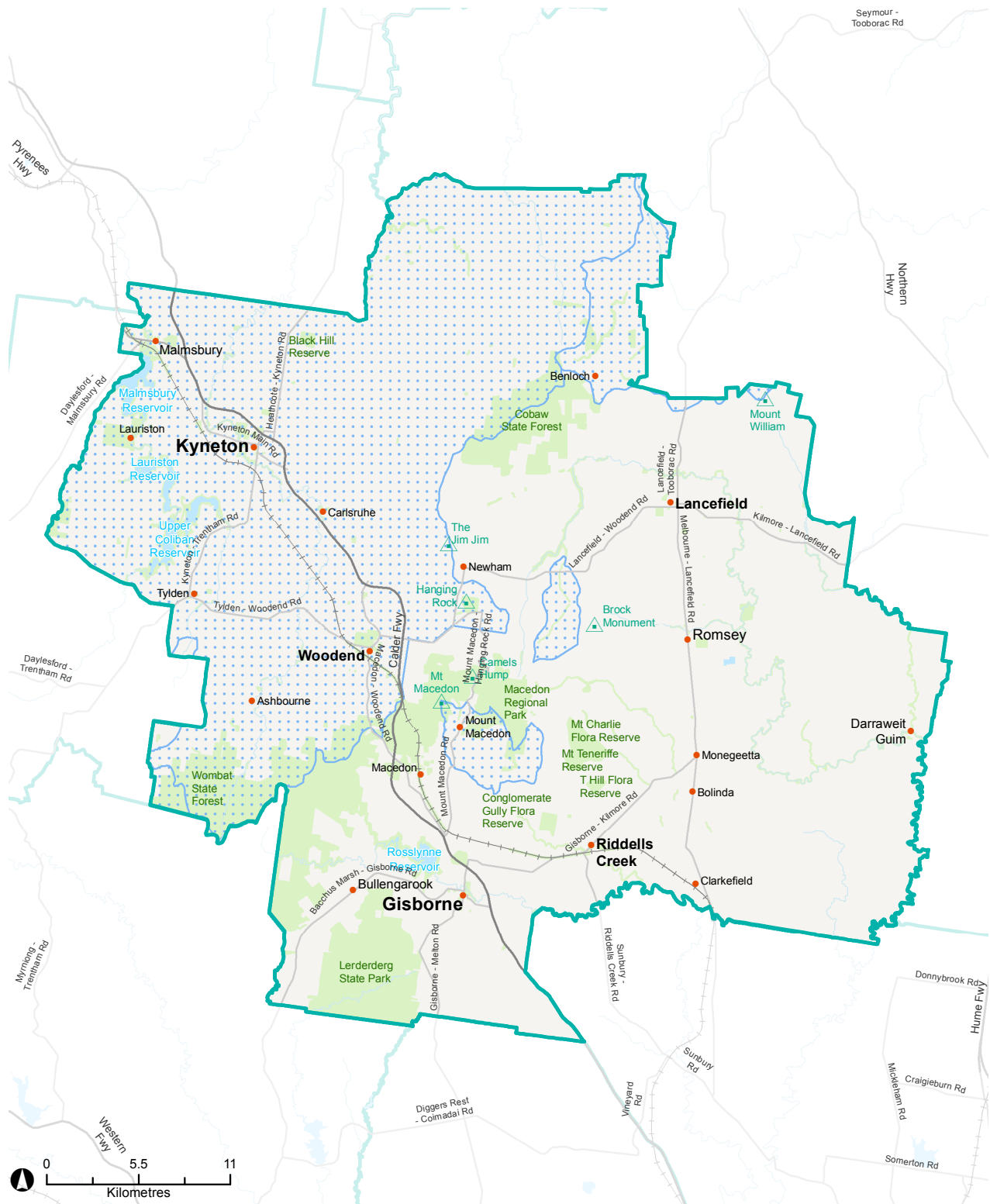
To ensure the policy area's landscape features are conserved and enhanced.

Strategies

- Manage land use, development and infrastructure to ensure that landscapes, views and vantage points of state significance are conserved and enhanced.
- Encourage revegetation that contributes to state-significant landscapes including on escarpments and ridgelines and along riparian areas.
- Manage development around state-significant landscapes of visual, scientific or education value, including along ridgelines and at vantage points
- Recognise, manage and enhance state-significant areas and features between settlements.



Map 2: State-significant landscape and water features



- Settlement
- ▭ Policy area
- ▨ Declared Water Supply Catchment
- ▨ Parks and reserves
- ▲ Landscape feature
- Freeway
- Highway
- Arterial
- Rail line
- Water body
- Watercourse



Biodiversity and environmental values

Victoria's natural environment is diverse, unique and precious. The policy area retains rich native biodiversity, and it has extensive areas of remnant native vegetation that support native plants and animals including many threatened species.

There are marked changes of vegetation throughout the policy area, resulting from variations in its geology, landforms, soils and climate: dry forests and woodland merge into damp forests across very short distances. Remnant native tree cover is a feature of the landscape, and it supports the area's biodiversity.

Sizeable parts of the policy area are designated for biodiversity conservation. These contain a wealth of vegetation including wet and dry forests, grassy woodlands and endangered grasslands. The many waterways and reservoirs in the policy area provide habitat, food and water for a diversity of plants and animals.

The main refuges for terrestrial biodiversity under public management are Macedon Regional Park, Wombat State Forest, Cobaw State Forest and Lerderderg State Park, as well as the Conglomerate Gully Flora Reserve, Mt Charlie Flora Reserve, T Hill Reserve, Mt Teneriffe Reserve and Black Hill Reserve. Map 3 shows strategic biodiversity values in the policy area.

The policy area is home to several rare, threatened or endangered species listed under the *Flora and Fauna Guarantee Act 1988* (Vic) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). They include Black Gum (*Eucalyptus aggregata*), Matted Flax-lily (*Dianella Amoena*), Clover Glycine (*Glycine Latrobeana*) and the Brush-tailed Phascogale (*Phascogale Tapoatafa*), Powerful Owl (*Ninox Strenua*), Greater Glider (*Petauroides Volans*) and Brown Toadlet (*Pseudophryne Bibronii*).



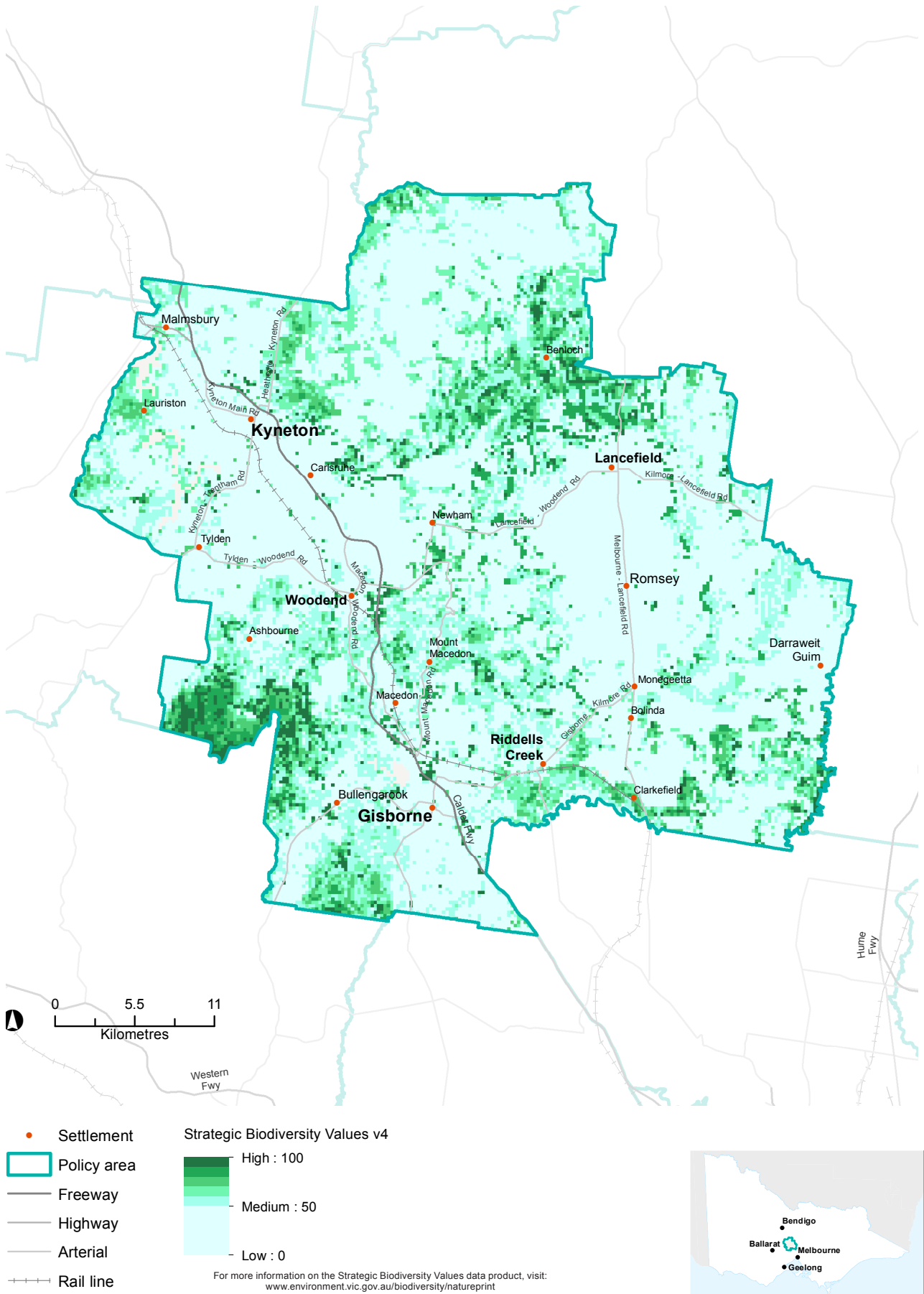
Objective 2

To ensure the biodiversity, ecological and environmental values of state and/or national significance in the policy area are conserved and enhanced.

Strategies

- Enhance biodiversity and ecological integrity by careful environmental management, planning, procedures and practices.
- Maintain high-value vegetation to conserve and protect biodiversity.
- Encourage revegetation with native vegetation in areas of identified state significant biodiversity value.
- Establish and improve biodiversity linkages to connect high-value ecological areas.
- Minimise the effects of weeds and pest animals on biodiversity values.

Map 3: Strategic biodiversity values



Water catchments and supply

The policy area's natural environment and location between Melbourne, Bendigo and Ballarat makes it important to Victoria's water supply. The headwaters of many of Victoria's main waterways, which supply water for urban and irrigation use, are in the area. Consequently, much of the policy area lies in Declared Water Supply Catchments under the *Catchment and Land Protection Act 1994* and is protected by the Act. The 25 declared open potable water supply catchments in the area are an essential water supply asset for the area, the region and ultimately the state.

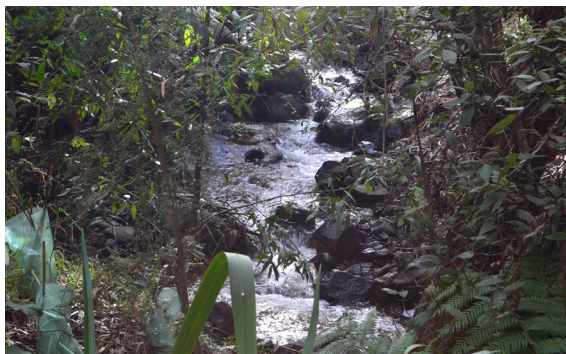
To the south and east of the Macedon Ranges, Deep Creek, Emu Creek, Gisborne Creek, Riddells Creek and Jacksons Creek form the headwaters of the Maribyrnong River, which meets the Yarra at the Port of Melbourne. A small area in the south of the policy area drains to the Werribee River, which flows into Port Phillip Bay. In the north-east of the policy area, several creeks flow to the Goulburn River. North and west of the Macedon Ranges, the Campaspe River (also fed by Pipers Creek and Five Mile Creek) and the Coliban River flow into the Murray–Darling system via Lake Eppalock.

Map 2 shows the key waterways and Declared Water Supply Catchments of the policy area.

Major water catchment storages in the western part of the policy area include the Upper Coliban, Lauriston and Malmsbury reservoirs on the Coliban River. The Rosslynne Reservoir on the Maribyrnong River system at Gisborne is a major water catchment in the southern part of the policy area.

Careful management of water catchments and water use will ensure communities within and beyond the policy area continue to have a secure water supply. Use of fit-for-purpose water sources including recycled water and stormwater will have environmental benefits and make communities more sustainable.

The riparian land alongside waterways support biodiversity and provide habitat connectivity for animals and amenity for communities. The environs of many waterways also have significant Aboriginal cultural heritage value.



Objective 3

To prioritise the conservation and use of the policy area's water catchments to ensure a healthy local, regional and state water supply.

Strategies

- Manage the effects of development and land use including dams in Declared Water Supply Catchments.
- Manage Declared Water Supply Catchments to support regional water needs and to increase system wide capacity to respond to demand.
- Reinforce the role of waterways as biodiversity linkages and as corridors for native plants and animals.
- Ensure water supply and land use planning policies are integrated, to realise efficiencies in regional catchment management and best-practice, water-sensitive urban design.
- Manage development in Declared Water Supply Catchments to protect water quality and natural systems.



Aboriginal cultural heritage

The Shire of Macedon Ranges is rich in Aboriginal spiritual and cultural heritage. The Dja Dja Wurrung, Taungurung and Wurundjeri communities have lived in the policy area for at least 26,000 years and tangible and intangible expressions of culture strongly connect these communities with Country. Evidence of Aboriginal occupation can be found in the form of scarred trees, stone tools, shell middens, quarries, grinding stones, ceremonial grounds and ochre pits: they are often not easily seen.

European settlement disrupted traditional Aboriginal land uses, practices and culture, but it did not sever the ties Traditional Owners and their descendants maintain with Country. Traditional Owners remain a key source of information and knowledge about managing land and water resources, and Traditional Owner communities do essential work to care for Country.

The policy area's waterways and wetlands provide a ready supply of water, fish and other animals. As camps tended to be close to water, archaeological evidence is concentrated in riparian areas.

Hanging Rock is situated near the boundary of the three communities and is an important intertribal ceremonial meeting place. Oral traditions indicate it was the location of large intergroup gatherings for trade and ceremonies and an important spiritual place.

Dja Dja Wurrung

Although the policy area is only a small part of Dja Dja Wurrung Country — it extends much further into north-west Victoria — the area has immense value and there is evidence of semi-permanent occupation.

Concentrations of archaeological artefacts, particularly around waterways, confirm that the area was a source of food and medicine, and it had many places to camp, hunt, fish, swim and conduct ceremonies. The Campaspe and Coliban rivers were particularly important for the Dja Dja Wurrung, and they feed into the broader waterway system that nourished Country.

Today, the Dja Dja Wurrung are joint managers of six Aboriginal Title parks and reserves leased back to the Victorian Government under the *Traditional Owner Settlement Act 2010*.

Taungurung

Taungurung Country extends from the Campaspe River in the west across central Victoria to the Ovens River. A small part of Taungurung Country is located in the policy area.

The Campaspe River and its tributaries provided food and other resources for Taungurung people. The waterways flowing north from the Cobaw Ranges including Pipers Creek, Jews Harp Creek and Pohlman Creek are also significant.

Mt William was an important meeting area and a place for initiation ceremonies for the Taungurung and other peoples.

Wurundjeri

In 2012, Macedon Ranges Shire Council transferred the land title, ownership and management of Mt William, which is in the north of Wurundjeri Country, to the Wurundjeri people.

Mt William, close to Lancefield, was a particularly important technological site in the greenstone belts of Victoria during pre-contact and early colonial times. The Mt William stone axe quarry is one of the best-preserved examples of Aboriginal quarrying and ground-edge axe head manufacturing technologies to have survived intact into the 19th century in south-east Australia. Greenstone from the quarry was traded over a wide

area of south-east Australia. The full range of stone-working processes and implements can still be found at the site. Mt William greenstone axe heads were also widely traded throughout south-eastern Australia before and in the early days after European contact.

The Mt William stone axe quarry provides many contemporary Aboriginal communities throughout south-eastern Australia with a strong social, cultural and spiritual connection to an ancient Aboriginal tradition: it is symbolically a direct, unbroken link to ancestors whose reputations provide a constant source of pride and prestige.

Mt Macedon — *Geboor* in the Woi-wurrung language of the Wurundjeri people — is, at higher than 1000 metres, a dominant feature of Wurundjeri Country. At the base of Mt Macedon is an axe-grinding site important for the *Gunung-Willam-Balluk* tribe of the Wurundjeri people. At Hanging Rock, Wurundjeri people shaped and sharpened greenstone from Mt William, and they traded the finished axe heads during night-time ceremonies held around the rock.



Objective 4

To recognise, conserve and enhance the policy area's Aboriginal cultural and spiritual heritage values.

Strategies

- With Traditional Owners, acknowledge, promote and interpret tangible and intangible Aboriginal cultural values, heritage and knowledge when planning and managing land and water resources.
- With Traditional Owners, identify, conserve and enhance sites and landscapes of Aboriginal cultural significance, consistent with the *Aboriginal Heritage Act 2006*.



European cultural heritage

The policy area is close to Melbourne and its location between the capital and the goldfields around Mount Alexander and Bendigo has left a rich European — post-contact — cultural heritage of historic townships and pastoral landscapes. There are reminders at every turn of Victoria's transformation as the early rail and road corridors snaked away from Melbourne to connect small-but-distinctive settlements and establish new industries. The policy area has many listings on the *Victorian Heritage Register* and a larger collection of distinctive heritage places protected through the Macedon Ranges Planning Scheme.

Pastoralists in the 1830s were quick to recognise the policy area's agricultural potential and made it one of Victoria's earliest areas of European settlement. The area became an early source of agricultural and timber products for Melbourne. The Victorian Gold Rush in the 1850s resulted in the establishment of many towns along the transport corridors linking Melbourne to central and northern Victoria.

The policy area's mysterious landscapes also drew explorers and naturalists, for whom Hanging Rock (also known as Mt Diogenes) was an early curiosity. The Hanging Rock Reserve is now a state-significant tourism asset providing bushwalking and picnicking opportunities and hosting a calendar of horse racing, festival and other events.

The Macedon Ranges and the towns of Macedon and Mount Macedon were an early summer retreat for European settlers attracted by their topography and milder climate. The area's popularity led to a wealth of exotic plantings in public parks and private gardens which are now of national significance, evidencing a long history of ornamental garden creation and experimental planting.

The area's striking natural landscapes have been admired in art and literature, particularly by artists Eugene Von Guerard and Frederick McCubbin (who lived at Mount Macedon), and later by author Joan Lindsay.

The heritage character of townships is highly valued by residents and visitors to the region. Significant streetscapes are enhanced by avenues of honour in many townships. A strong legacy of 19th and early 20th century architecture is particularly evident in the towns of Kyneton, Malmsbury, Mount Macedon, Gisborne and Woodend. Historical botanical gardens are located in Kyneton and Malmsbury. Malmsbury also significant industrial heritage associated with the early harnessing of the Coliban River as a water supply.

The policy area's historic residences, commercial and industrial buildings, public institutions, bridges, aqueducts and places of worship all contribute to its unique European cultural heritage values.



Objective 5

To recognise, conserve and enhance the policy area's significant European cultural heritage values.

Strategies

- Conserve and enhance the character of state- and/or nationally significant European cultural heritage values (including aesthetic, historic, scientific, social and spiritual values) in the policy area's heritage places, precincts and landscapes.
- Acknowledge, promote and interpret state-significant European cultural heritage values in the planning and management of land uses.

Settlements

The Macedon Ranges Planning Scheme defines a hierarchy of settlements (by their current and proposed role and function), and sets as an objective to deliver a settlement hierarchy vision by 2036. This will see some settlements growing and changing their role and function over time. Table 1 shows the position of settlements in the hierarchy, if the 2036 vision is achieved.

Table 1: Projected hierarchy of settlements in the policy area, 2036

Hierarchy designation (population)	Settlement
Regional centre (10,000+)	Gisborne, Kyneton ¹
Large district town (10,000>)	Romsey
District town (6000>)	Riddells Creek, Lancefield, Woodend
Small town (2000>)	Bullengarook, Darraweit Guim, Malmsbury
Village (500>)	Benloch, Carlsruhe, Lauriston, Macedon, Mount Macedon, Newham, Tylden
Locality/hamlet (200>)	Ashbourne, Clarkefield, Monegetta-Bolinda

Note: ¹The Loddon Mallee South Regional Growth Plan and Plan Melbourne 2017–2050 identify Kyneton as a regional centre.

The *Loddon Mallee South Regional Growth Plan* and *Plan Melbourne 2017–2050* identify the largest settlements — Gisborne and Kyneton — as becoming regional centres providing for population growth, employment and infrastructure.

The planning scheme forecasts Romsey (currently a district town) will be a large district town and Woodend (currently a district town), Lancefield and Riddells Creek (currently small towns) will be district towns. There will be no change of type for the current small towns, villages and localities except that Tylden, which is currently a locality, will be a village.

All townships in the policy area currently have township boundaries. Townships that are forecast to have minimal change will be managed within these boundaries.

For townships that are forecast to grow and change in role and function, a long-term settlement boundary will be designated to manage growth.

A settlement boundary is a long-term boundary that ensures township growth is contained in defined locations and planned holistically so development is orderly and sequenced and respects the location's character. Only townships with approved structure plans showing areas identified for investigation for future growth have a settlement boundary. Any change to a settlement boundary requires a rigorous structure planning process, a planning scheme amendment and parliamentary ratification.

Areas identified in the Macedon Ranges Planning Scheme for future investigation or proposed medium to long term growth require detailed planning assessment to determine how the land can be developed, serviced and integrated with the established township. Any proposed development in these areas must be in accordance with the direction and objectives of the approved structure plan and have regard to how important environmental and cultural heritage features will be protected and enhanced.

The assessment will determine what land in the investigation area is suitable for urban purposes. It is not anticipated that all land contained within these investigation areas will be suitable for housing, given potential site and servicing constraints. An urban purpose is a use or development permissible under the planning scheme that supports the role and function of a township. It typically includes uses such as residential, commercial, industrial, parks, recreation, conservation areas, utilities and community infrastructure.

A planning authority will not consider rezoning an area identified for future investigation until a comprehensive level of planning and infrastructure assessment has been undertaken. A housing supply and demand assessment must be undertaken to demonstrate the need for growth. The investigation work will determine how these areas can be planned for housing, community facilities, transport, environmental conservation, draining and passive and active open spaces.



Objective 6

To plan and manage the sustainable, long-term growth of settlements in the policy area consistent with each settlement's unique character, role and function.

Strategies

- Direct urban development to a hierarchy of settlements identified for growth, through clearly defining long-term settlement boundaries.
- Direct rural residential development to rural-living-zoned land as provided for in the Macedon Ranges Council's rural living strategy: *In the Rural Living Zone – Strategic Direction* (2015).
- Encourage infill development that respects the townships' character.
- Limit the expansion of settlements in high-risk locations, actively reducing the risks associated with natural hazards.
- Ensure there is an adequate supply of residential land within settlement boundaries to support a diverse range of housing needs.
- Ensure there is an adequate supply of well-serviced employment land within settlement boundaries to support local and regional jobs and services.

Agriculture and rural land

The policy area's picturesque, rural landscapes are a window on the history of European settlement in Victoria. The eastern part of the policy area at Lancefield is strongly associated with Victoria's early pastoral activities. Shelterbelts of cypress and pine planted to protect crops and livestock from winds sweeping the Western Basalt Plain are now a defining feature of the area.

Agriculture and associated agribusinesses are important economic activities in the policy area, with high-quality soils between Lancefield, Hesketh and Romsey; around Clarkefield; between Macedon and Riddells Creek; north-east of Gisborne; east and west of Kyneton; and in the valleys around Baynton and Sidonia. While traditional farming is widespread, more diverse or intensive farming activity and horticulture is increasing.

Farming landscapes provide a rural break between townships and settlements within the policy area and metropolitan Melbourne. The combination of these working, rural landscapes with the backdrop of mountain ranges, forested areas and waterways contribute to a highly valued agricultural landscape.

Forestry was important historically for the development of the policy area's communities, and monoculture forestry remains in areas around Macedon and Mount Macedon. The equine industry has become more important in the last two decades, partly because of the policy area's proximity to Melbourne. Viticultural production has also increased, and it adds an attractive diversity to the agricultural landscape.



Objective 7

To support and encourage agricultural land uses which strengthen the policy area's economy and contribute to the rural landscape.

Strategies

- Encourage the use of rural-zoned land for agricultural purposes.
- Encourage and support innovations in agricultural practices (such as sustainable farming, improving technologies and responding to emerging and niche markets).
- Support agricultural practices that respond to and encourage adaptation to climate change.
- Encourage measures to ensure agricultural practices protect soil quality, water quality, biodiversity and native plants and animals.
- Manage the effects of rural land use and development on important environmental and cultural values.
- Provide a finite supply of rural-living-zoned land to conserve agricultural practices.

Tourism and recreation

The policy area is part of the Daylesford and Macedon Ranges tourism region and is important to Victoria's tourism and recreation industries. The area is close to Melbourne and Bendigo, making it practical for a large number of people to visit. It is increasingly popular with domestic and international visitors attracted by its natural beauty, rural landscapes, cultural heritage, festivals and other events.

The policy area has more than 1.6 million visitors a year, which generates employment and economic activity estimated to be worth more than \$456 million in annual regional output.

The recreation and tourist industry was established in the mid-19th century with the development of the Macedon Ranges as a holiday and health resort. Hanging Rock and Macedon Regional Park, together with Wombat State Forest, Cobaw State Forest and Lerderderg State Park, have unique natural beauty and offer visitors a connection with nature. Visitor facilities in these areas provide active and passive recreation and tourism opportunities. There are magnificent views of Melbourne and its hinterland from the Mt Macedon Memorial Cross and Camels Hump viewing areas.

Day trip and overnight visitors are attracted to the policy area for nature-based recreational pursuits like bush walking, cycling, horse riding, fishing and bird watching. People also come for sightseeing, pleasure driving, picnicking, arts and culture events, wellness tourism, festivals and markets.

Cultural heritage and the character of townships with their historic streetscapes and properties and formal parks and gardens (including the private gardens of Mount Macedon) draw visitors year-round to the policy area. Visitor numbers are projected to grow further in future.

Opportunities to expand and diversify tourism and recreational offerings in the policy area need to be managed through careful land use planning, to conserve and enhance the policy area's significant landscapes, assets and heritage features.



Objective 8

To provide for a diverse, sustainable range of recreational activities and a strong, resilient visitor economy in the policy area.

Strategies

- Support and facilitate tourism- and recreation-related land uses and developments (such as agritourism) in keeping with the policy area's state-significant landscape, environmental and cultural values.
- Facilitate tourism-related land use and development that encourages people to recognise and understand Aboriginal and European cultural heritage.
- Ensure the conservation and enhancement of Declared Water Supply Catchment Areas of regional or state significance in the planning of tourism and recreational land uses.

Transport and infrastructure

The social, economic and environmental resilience of peri-urban communities depends on the provision, maintenance and upgrading of transport, essential services and community infrastructure. All levels of government face the ongoing challenge of responding to existing and emerging community needs and infrastructure requirements.

In particular, existing and future communities need an adequate, integrated transport network and the longer-term sustainability of the policy area depends on the development and maintenance of such a network.

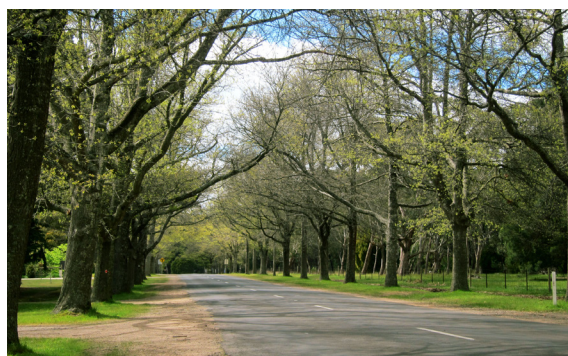
The Calder Freeway and the Melbourne–Bendigo rail line, which continues to Echuca and Swan Hill, form part of a state-significant transport corridor servicing the western side of the policy area and link it to Melbourne and north-west Victoria. The Melbourne–Lancefield Road forms the eastern spine of the policy area and link it directly to greater Melbourne and Melbourne Airport. These routes provide access and connectivity and allow for frequent commuter rail services, contributing to the policy area’s popularity.

The policy area’s transport corridors also have important environmental values, as they have much remnant native vegetation. They are gateways to the policy area and offer views of state-significant landscape features including Hanging Rock, the Macedon Ranges and Cobaw Ranges.

The policy area’s settlements need essential services — water, electricity, energy, telecommunications and waste management — infrastructure for their survival and growth. Renewable energy infrastructure will also be increasingly important for the area’s energy security.

Community facilities and services help individuals, families and groups meet their social needs, maximise their potential and build community cohesion and wellbeing. Planning and delivery of community infrastructure (such as schools, sporting facilities, community facilities and town centres) needs to be integrated: this maximises infrastructure investment outcomes and gives the community better access to services.

Over time, climate change may reduce the effectiveness of infrastructure and its ability to withstand the impacts of natural hazards. Land use planning can mitigate the effects of climate change and reduce the susceptibility of infrastructure and essential services to the effects of natural hazards.



Objective 9

To manage the provision of infrastructure that supports the social and economic needs of communities and increases resilience to climate change effects.

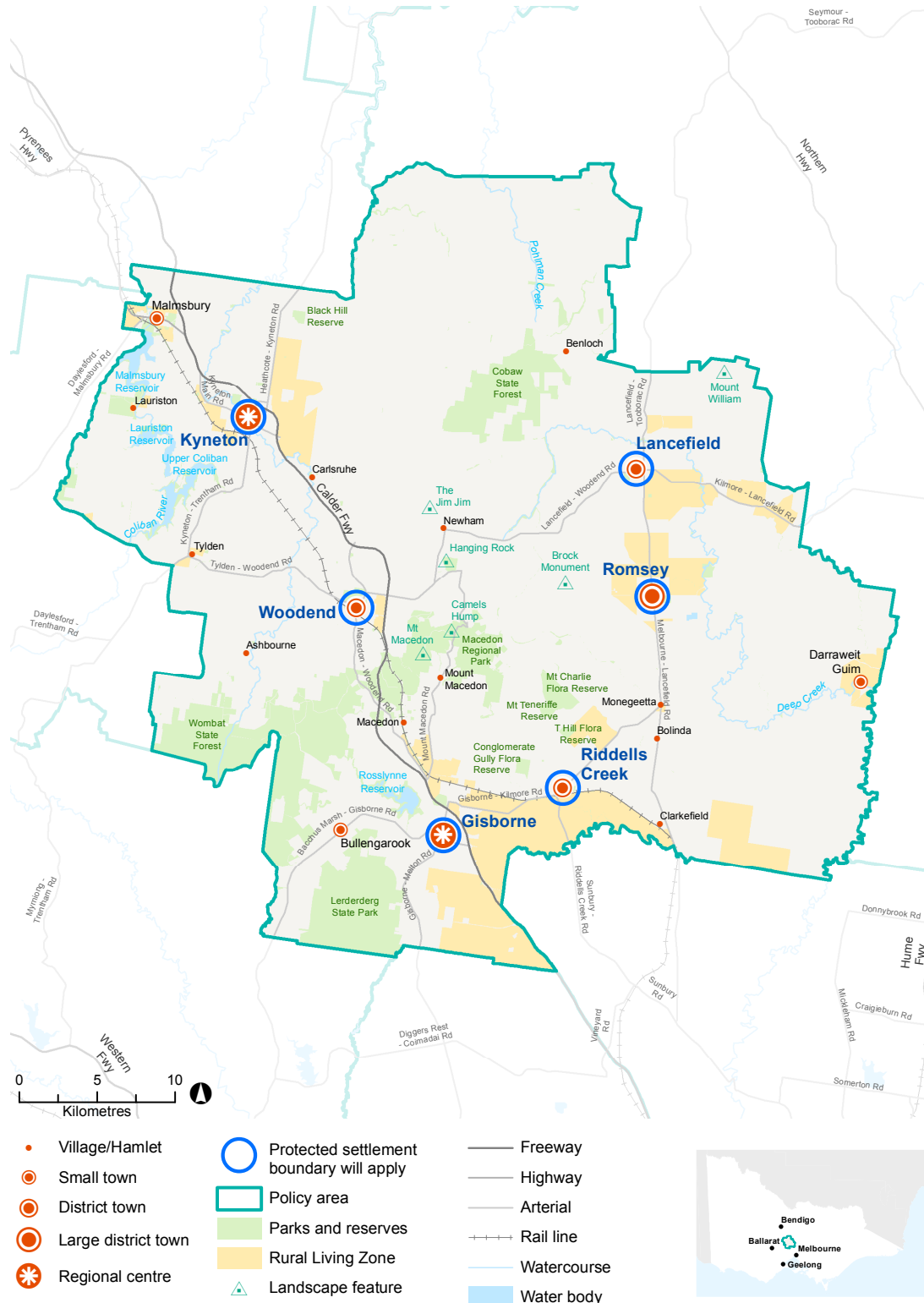
Strategies

- Provide infrastructure and services to support diverse community and business needs.
- Maintain transport connections that provide links between and within regional communities and to major cities.
- Maintain view lines of state-significant landscape features from the main road and rail transport corridors.
- Ensure the future operation and development of the main road and rail corridors is considered when managing the growth of settlements.
- Ensure equitable access to community infrastructure.

Framework plan

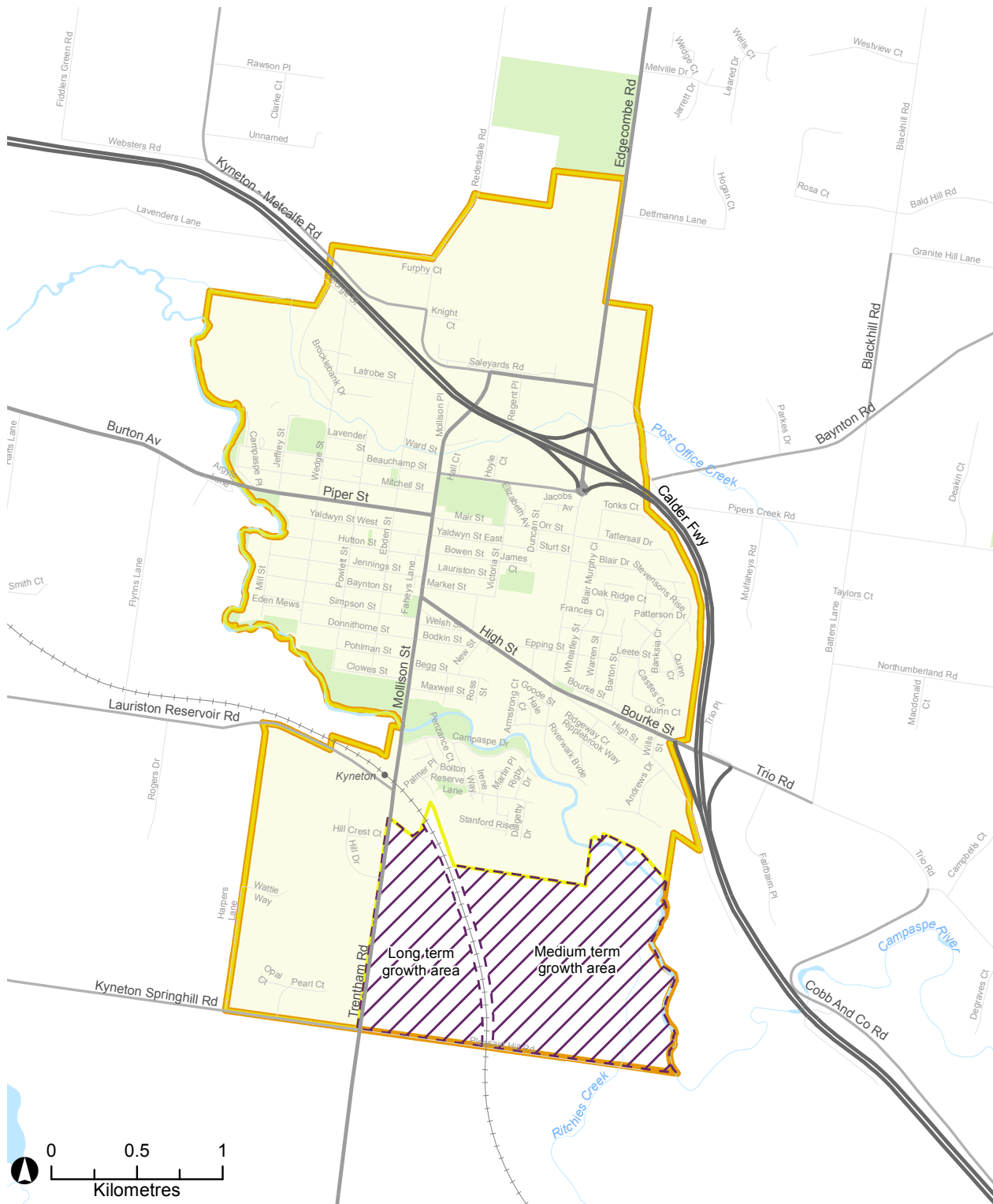
Map 4 shows the framework plan to implement the vision set out in this statement. It reflects the objectives and strategies in this statement to guide sustainable growth in the policy area while protecting the values that make it a place of state significance.

Map 4: Framework plan



Kyneton

Map 5: Proposed settlement boundary – Kyneton

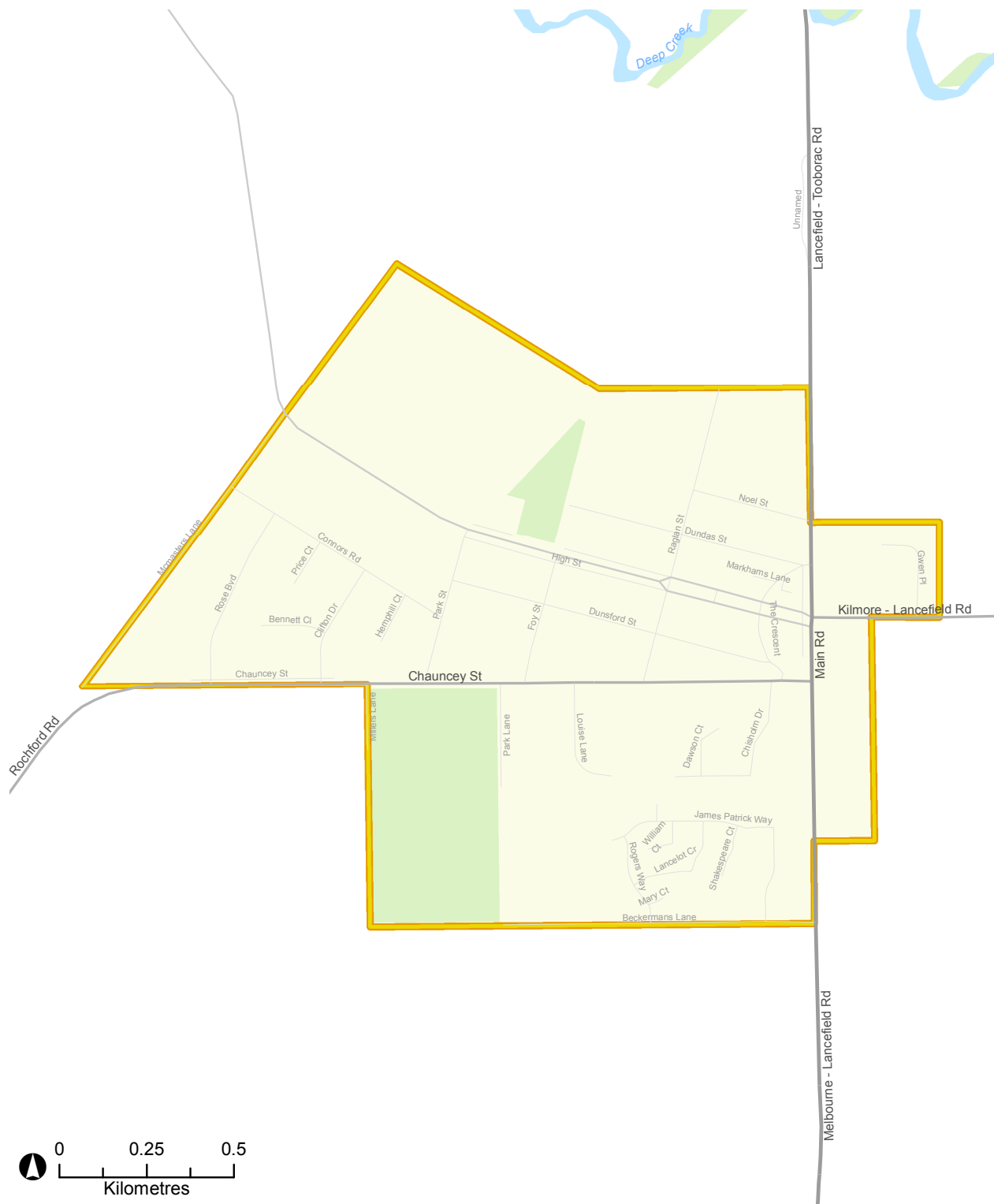


- | | | |
|------------------------------|--------------|-------------------|
| Township boundary | Rail Station | Freeway |
| Proposed settlement boundary | Rail line | Arterial road |
| Investigation area | Water body | Sub Arterial road |
| Open space | Watercourse | Local road |



Lancefield

Map 6: Proposed settlement boundary – Lancefield

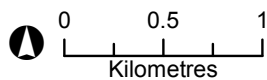
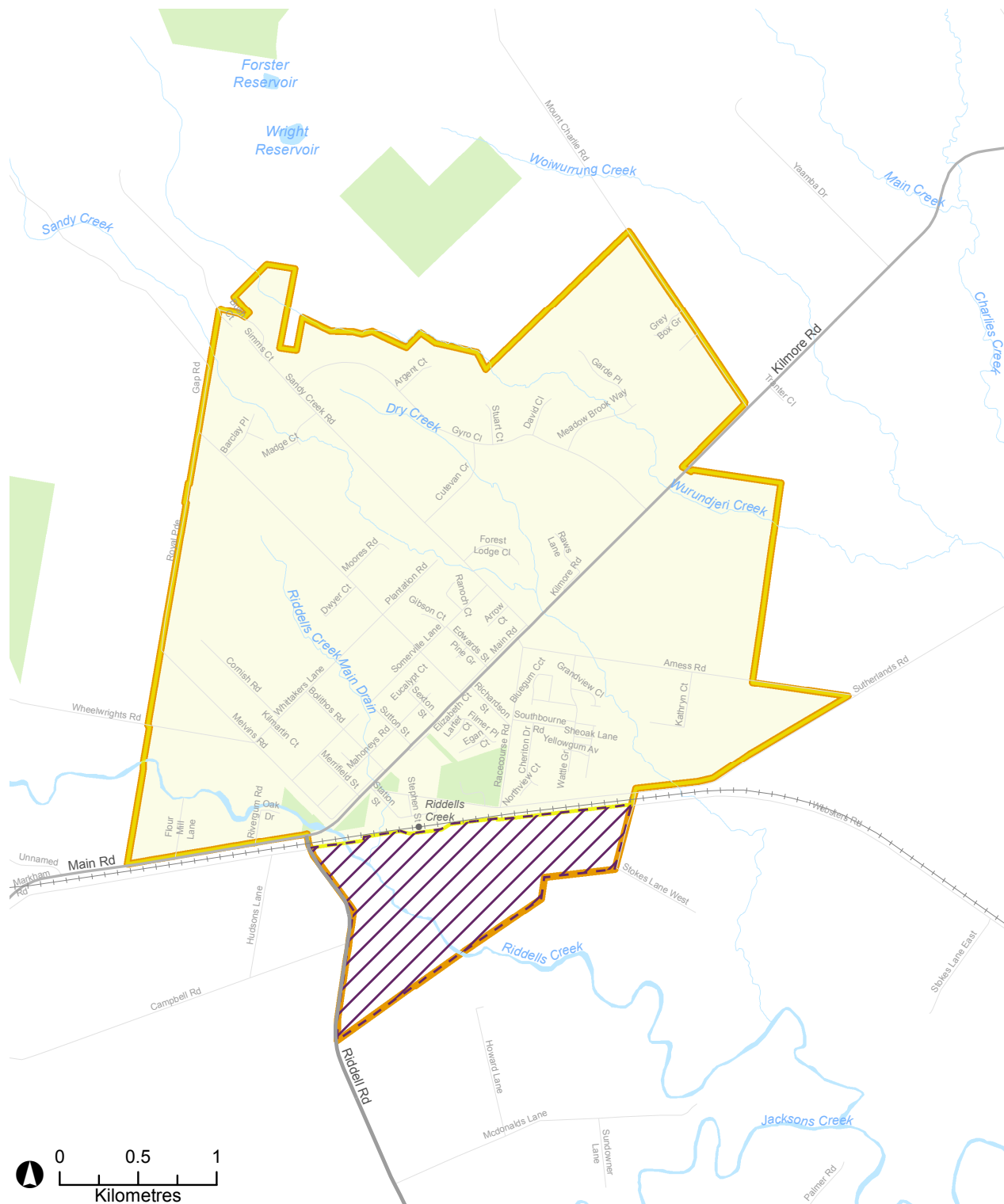


- Township boundary
- Proposed settlement boundary
- Investigation area
- Open space
- Rail Station
- Rail line
- Water body
- Watercourse
- Arterial road
- Sub Arterial road
- Collector road
- Local road



Riddells Creek

Map 7: Proposed settlement boundary – Riddells Creek

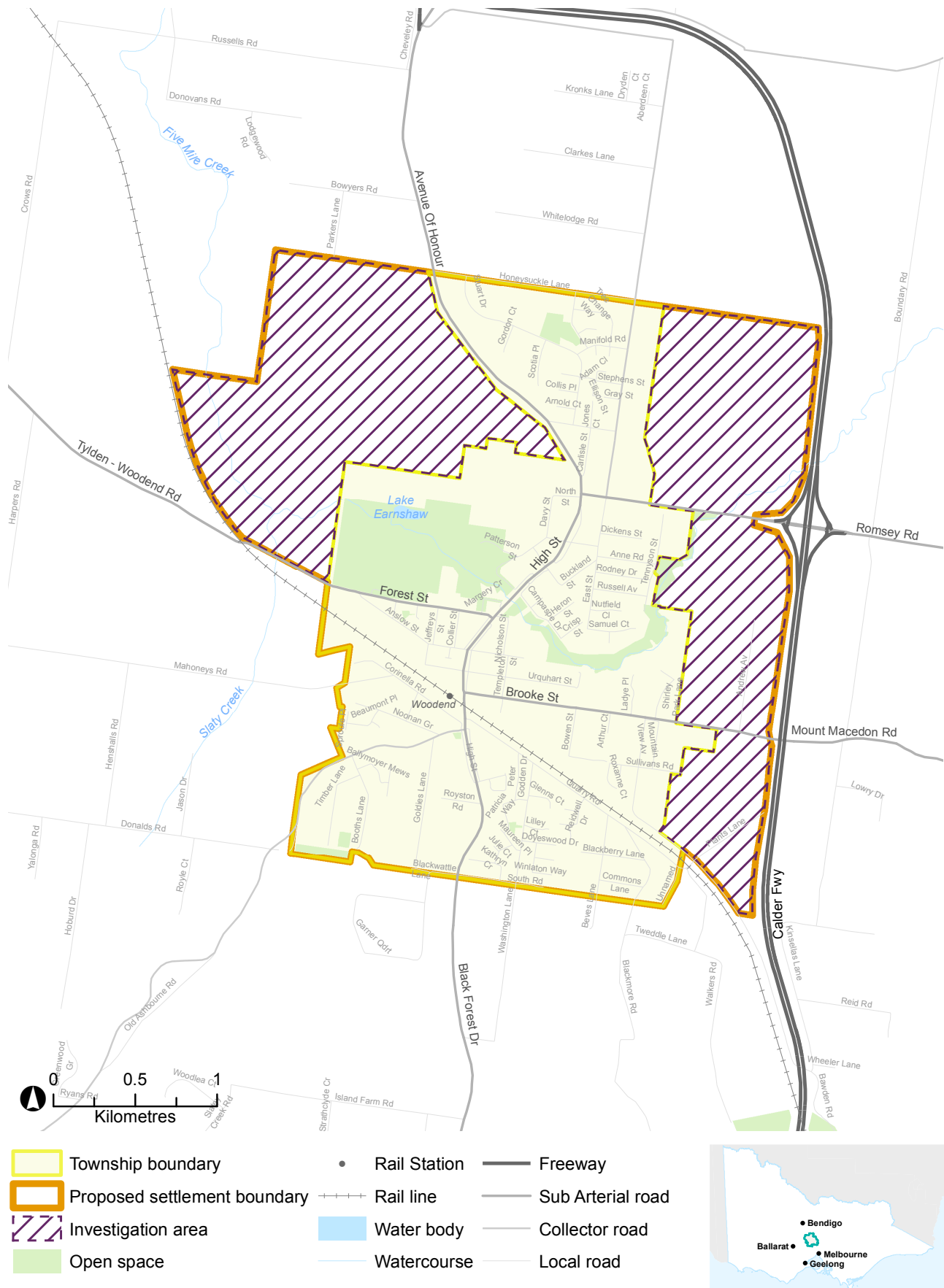


- | | | |
|------------------------------|--------------|-------------------|
| Township boundary | Rail Station | Arterial road |
| Proposed settlement boundary | Rail line | Sub Arterial road |
| Investigation area | Water body | Local road |
| Open space | Watercourse | |



Woodend

Map 8: Proposed settlement boundary – Woodend



Gisborne and Romsey

Long-term settlement boundaries will be determined for Gisborne and Romsey as part of the review of the Gisborne / New Gisborne Framework Plan and Romsey Structure Plan that form part of clause 21.13 – Local Areas and Small Settlements of the Macedon Ranges Planning Scheme. In the interim, the current plans will provide sufficient direction to guide strategic planning until these reviews are completed and settlement boundaries are determined in the next 18 months.

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Glossary of terms

Term	Definition
District town	A town with a moderate population (2,000–6,000) with connections to all essential services. District towns tend to have a dominant town centre with a variety of retail services, a post office, schools, a police station and some basic medical facilities. Employment is generally in higher-order centres.
Hamlet/locality	A cluster of houses on smaller-than-average, rural-sized allotments in a non-urban zone (with a population less than 100). Reticulated water and/or sewer connections are generally not available.
Investigation area	An investigation area is land within the long-term settlement boundary of a township that has been identified in approved structure plans for potential future growth and requires further assessment against constraints and opportunities to determine its potential and suitability to accommodate growth.
Large district town	A town with a substantial and diverse population base (6,000–10,000) and a dominant business district with a moderate employment base. All essential services are provided. Access to services (such as police stations, medical / hospital facilities and a range of education facilities) is generally high. A variety of accommodation types and sizes is available.
Peri-urban	Melbourne's peri-urban area lies beyond the green wedges and is made up of local government areas with a predominantly rural character, located all or partially within a 100-kilometre radius of Melbourne. It includes state-significant land assets (such as resources, infrastructure, environmental and cultural heritage assets). Green wedges are defined under Part 3AA of the <i>Planning and Environment Act 1987</i> as 'land that is described in a metropolitan fringe planning scheme as being outside an urban growth boundary.'
Policy area	The policy area is the municipal district of the Macedon Ranges Shire Council. It includes landscapes, biodiversity and environmental values, water catchments and supply, Aboriginal cultural heritage, European culture heritage, settlements, agriculture and rural land, tourism and recreation and transport, infrastructure and climate change within the shire.
Regional centre	A centre with a large, diverse population (10,000 plus), employment and housing base. All essential services are connected and higher-order goods and services are provided. All levels of education are offered and access to large hospitals and numerous medical facilities is generally provided. Regional centres have strong relationships with surrounding settlements of all types.

Term	Definition
Settlement boundary	A settlement boundary is a long-term boundary designed to contain township growth. Settlement boundaries apply to towns identified for future growth. This includes the townships of Gisborne, Kyneton, Romsey, Riddells Creek, Lancefield and Woodend.
Small town	Town population levels (500–2,000) vary with general service provision and there are strong employment relationships with larger towns. All are connected to reticulated water and electricity, and in most cases have sewer connections available.
State significance	State significance is a term used to describe environmental, economic and cultural heritage that is important to the State of Victoria.
Township boundary	A township boundary identifies existing township areas referenced in clause 21.13 of the Macedon Ranges Planning Scheme.
Traditional Owners	Traditional Owners are Australian Aboriginal groups with Country in the Macedon Ranges Shire. They are the Dja Dja Wurrung, Taungurung and Wurundjeri groups.
Village	A settlement with a low population (less than 500).



