

Issues and Opportunities Paper feedback: project scope

This fact sheet has been prepared to accompany the community feedback summary report, to provide additional detail regarding the feedback received during consultation on the Issues and Opportunities Paper.

The scope of this Strategy is guided by State Planning Policy Guidance, specifically:

- Planning Practice Note 90: Planning for Housing; and
- Planning Practice Note 91: Using the Residential Zones.

The Strategy is limited in what it can achieve within the planning system. This fact sheet helps in providing clarification, based on the feedback received, about what considerations are within the project scope, and what is not within the project scope.

What is inside the scope, and can be influenced throughout consultation and the preparation of the Strategy:

- Land zoned for residential purposes.
- Areas with residential zoning potential within the study area, supported by strategic justification.
- Non-residential uses and buildings within residential zoned areas.
- Reviewing the local planning policy and framework plan for Castlemaine (which includes Campbells Creek).
- Review the Chewton Urban Design Framework and prepare new planning policy for Chewton.
- The neighbourhood character of residential zoned areas, and preparation of design guidelines and how this might be expressed within the Planning Scheme.
- The impact of public realm infrastructure & landscapes on determining neighbourhood character.
- The application of residential zones.

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What is outside of scope of the Strategy, and cannot be influenced:

- Land outside of Castlemaine, Campbells Creek and Chewton. Similar work for other towns within the Shire will be addressed at a later stage. This study area is prioritised given it can accommodate a large amount of the project housing growth.
- Areas zoned for commercial, public use or other non-residential purposes (unless they have been identified as potential future residential land).
- The provision or character of parks and gardens.
- General amenity issues such as overshadowing and overlooking (these are considered throughout the planning permit application assessment process, and are guided by state level planning provisions within the Planning Scheme). However, there are some other amenity issues (including setbacks, fence heights etc which can be reviewed and altered as part of this strategy).
- Developing design guidelines for public spaces.
- Traffic and car parking matters.
- Identifying new or upgraded infrastructure. This may be considered as part of infrastructure planning following the completion of the Strategy.
- Identifying areas and locations for shops or commercial uses.
- Use of dwellings for short-term rental accommodation (such as AirBnBs).
- Changes to the Planning Scheme relating to towns outside of Castlemaine, Campbells Creek and Chewton.
- Reviewing or making changes to state level planning policy or provisions within the Planning Scheme. This includes land use definitions within the Planning Scheme, such as the definition of a 'dwelling'.
- Review of the local law relating to Tiny Homes.
- Reviewing and creating regulations regarding vacancy and occupancy of houses.
- The heights of buildings allowed under the residential zones.
- Prohibiting new development.
- Reviewing laws and regulations relating to the rental market.
- Changing the planning permit application process, including requirements for notification of applications.
- Other matters which may influence the private property market (such as taxation, and federal and state government regulations).

Further information:

To assist with providing clarification in response to some of the feedback we heard during consultation, we have provided some more information below:

- The **residential land supply** (reflected as number of residential lots) identified within the Housing Needs Assessment has been obtained from the Land Supply and Demand Assessment completed as part of the shire-wide Settlement Planning Assessment (a separate strategic planning project). It identifies the 'available' number of vacant parcels, based on a number of different factors. The assessment was prepared to demonstrate that Council has 15 years of residential land supply, as it is required to by state planning policy. The number of available lots does not mean these lots are proposed to have dwellings or be developed, rather it is an assessment to demonstrate the theoretical supply of residential land. The development of these lots is up to the landowner.
- The **housing and household projections** included within the Housing Needs Assessment are estimations (based on a number of different factors); they are not what is sought to be achieved over the next 15-20 years. This Strategy will seek to introduce policy that helps to facilitate housing outcomes to meet the current and future needs of the community.
- **Demographic data:** We will continue to utilise the data that is available to us. Given the timing of the preparation of the Issues and Opportunities Paper, the most recent census data was not all readily available. However, we will ensure that data within the Strategy is the most up-to-date that is available to us.
- **Planning Scheme maps:** given the number of layers that can be added to a map it is difficult to ensure that all information is displayed and visible. Within the preparation of the Strategy, we will strive to ensure that the maps include an appropriate level of information.
- **Other relevant Council work:** While there are some things that are not considered to be within the scope of this Strategy, we will continue monitoring the work being done as part of other Council strategies and plans to understand their relevant to this project, including (but not limited to):
 - o Affordable housing work
 - o Active Transport Strategy
 - o Climate Change Strategy
 - o Review of the local law regarding tiny homes