

## SPECIAL MEETING OF COUNCIL

**Notice** is hereby given of a  
Special Meeting of Council to be held at  
the James Young Room, Lerderberg Library, 215 Main Street, Bacchus Marsh on  
Wednesday 25 May 2016,  
commencing at 6:00 p.m.

### Members:

Cr. Allan Comrie (Mayor)	East Moorabool Ward
Cr. Paul Tatchell	Central Ward
Cr. David Edwards	East Moorabool Ward
Cr. John Spain	East Moorabool Ward
Cr. Tonia Dudzik	East Moorabool Ward
Cr. Tom Sullivan	West Moorabool Ward
Cr. Pat Toohey	Woodlands Ward

### Officers:

Mr. Rob Croxford	Chief Executive Officer
Mr. Phil Jeffrey	General Manager Infrastructure
Mr. Satwinder Sandhu	General Manager Growth and Development
Mr. Danny Colgan	General Manager Community Services

**Rob Croxford**  
**Chief Executive Officer**

## AGENDA

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**1. OPENING OF MEETING**

**2. ACKNOWLEDGEMENT TO COUNTRY**

**We respectfully acknowledge the traditional owners of this land, their spirits and ancestors.**

**3. PRESENT**

**4. APOLOGIES**

## 5. DISCLOSURE OF CONFLICT OF INTEREST

Under the Local Government Act (1989), the classification of the type of interest giving rise to a conflict is; a direct interest; or an indirect interest (section 77A and 77B). The type of indirect interest specified under Section 78, 78A, 78B, 78C or 78D of the Local Government Act 1989 set out the requirements of a Councillor or member of a Special Committee to disclose any conflicts of interest that the Councillor or member of a Special Committee may have in a matter being or likely to be considered at a meeting of the Council or Committee.

Definitions of the class of the interest are:

- a direct interest
  - (section 77A, 77B)
- an indirect interest (see below)
  - indirect interest by close association (section 78)
  - indirect financial interest (section 78A)
  - indirect interest because of conflicting duty (section 78B)
  - indirect interest because of receipt of gift(s) (section 78C)
  - indirect interest through civil proceedings (section 78D)
  - indirect interest because of impact on residential amenity (section 78E)

### Time for Disclosure of Conflicts of Interest

In addition to the Council protocol relating to disclosure at the beginning of the meeting, section 79 of the Local Government Act 1989 (the Act) requires a Councillor to disclose the details, classification and the nature of the conflict of interest immediately at the beginning of the meeting and/or before consideration or discussion of the Item.

Section 79(6) of the Act states:

While the matter is being considered or any vote is taken in relation to the matter, the Councillor or member of a special committee must:

- (a) leave the room and notify the Mayor or the Chairperson of the special committee that he or she is doing so; and
- (b) remain outside the room and any gallery or other area in view of hearing of the room.

The Councillor is to be notified by the Mayor or Chairperson of the special committee that he or she may return to the room after consideration of the matter and all votes on the matter.



There are important reasons for requiring this disclosure immediately before the relevant matter is considered.

- Firstly, members of the public might only be in attendance for part of a meeting and should be able to see that all matters are considered in an appropriately transparent manner.
- Secondly, if conflicts of interest are not disclosed immediately before an item there is a risk that a Councillor who arrives late to a meeting may fail to disclose their conflict of interest and be in breach of the Act.

## 6. PRESENTATIONS / DEPUTATIONS

The Council has made provision in the business of the Special Meeting of the Council for the making of presentations or deputations to Council in relation to matters presented on the agenda for Council consideration.

Presentations or deputations are required to be conducted in accordance with the requirements contained within the **Presentation/Deputations Protocols and Procedural Guidelines**.

Persons wishing to make a presentation or deputation to the Council on a matter included in the agenda shall inform Council by 1pm on the Friday prior to the meeting by contacting the Chief Executive Officer's Office and registering their name and agenda item being spoken to.

At the meeting the Mayor will invite the persons wishing to make a presentation or delegation to address the Council on the agenda item.

The person making the presentation or deputation is to stand and address the Council on the item. No debate on the item is permitted between the person making the presentation or delegation and the Council.

A maximum of three minutes per presentation or delegation will be allocated. An extension of time may be granted at the discretion of the Mayor.

Councillors, through the Mayor, may ask the person making the presentation or delegation for clarification of matters presented.

The Mayor may direct that a member of the gallery ceases speaking if the above procedure is not followed.

**List of Persons making Presentations/Deputations other than in relation to a planning item listed on the agenda:**

**As listed.**

## 7. BUSINESS

### 7.1 Housing Bacchus Marsh to 2041

File No.: 03/13/014  
Author: Andrew Goodsell  
General Manager: Satwinder Sandhu

#### Executive Summary

Bacchus Marsh needs a housing strategy. Fuelled by rapid metropolitan population growth and ready access to an existing two million jobs within metropolitan Melbourne, Bacchus Marsh will likely double in size between 2011 and 2041. The current annual growth rate of 2.6% for Bacchus Marsh well exceeds that of metropolitan Melbourne (1.6% p.a).

These pressures need to be managed. A housing strategy is an important tool for identifying issues of housing supply, demand, diversity and affordability, and providing vision and policy direction for future growth. Council commissioned Mesh along with Spatial Economics in September 2015 to prepare a housing strategy for Bacchus Marsh to 2041.

The document prepared by Mesh, titled '*Housing Bacchus Marsh to 2041*', (hereafter referred to as the Housing Strategy) makes the following key recommendations:

- Prepare an action plan based on a series of recommended actions are set out in the Strategy concerning housing diversity, affordability and accessibility (see Chapter 8).
- Update the Municipal Strategic Statement within the planning scheme, to build on the vision, objectives, strategies and actions for Bacchus Marsh as set out in the Housing Strategy.
- Update residential zones and schedules based on the strategic application of the General Residential Zone with schedules that encourage infill development in some precincts but not others, with Neighbourhood Residential Zone applied to areas where growth is to be minimised.
- Add *Housing Bacchus Marsh to 2041*' (including existing and preferred character statements) to the list of Reference Documents in the planning scheme.
- Prepare guidelines/policy for urban design, landscaping and environmentally sustainable design. These guidelines could also be included as Reference Documents in the planning scheme.

Pending public exhibition and adoption of the draft housing strategy, implementation of the recommendations set out above will form the next phase of work. Any amendments to the planning scheme will necessitate further formal community consultation under the Planning and Environment Act 1987, thereby ensuring that a full and rigorous debate occurs on future housing strategic directions occurs.

## Background

Bacchus Marsh has been identified as a regional growth centre both at a State level through *Plan Melbourne* and a regional level via the *Central Highlands Regional Growth Plan*.

What makes Bacchus Marsh attractive to existing residents and visitors alike is its landscape, neighbourhood character and quality of services. These values are under pressure from urban growth. Currently, the General Residential Zone with limited controls is applied across much of Bacchus Marsh.

Moorabool Shire, like all Local Government in Victoria, is required to regulate use and development through the Victorian Planning Provisions (VPP) which in turn are found in local planning schemes. Whilst this provides considerable standardisation via zones and controls, it is also manifestly evident that the community of Bacchus Marsh does not want their town to be simply an extension of suburban Melbourne. It is fundamental that zones, schedules and overlays respect the key aspects of neighbourhood character. It is equally important that planning facilitate growth, which should be directed to locations with adequate access to retail, education, public transport and other services.

Council has sought to address this issue in the past without preparing a housing strategy for Bacchus Marsh (see **Annexure A** briefing note). In July 2013 the Minister for Planning issued a series of amendments to the Victorian Planning Provisions (VPP). These amendments sought to replace Residential 1 Zone (R1Z) and Residential 2 Zone (R2Z) zones with three new zones: the General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ) and Residential Growth Zone (RGZ). The General Residential Zone was to become the default zone on 1 July 2014. Councils were given an opportunity to implement the residential zone reforms by 30 June 2014.

Moorabool proceeded with draft Amendment C72 which sought to apply the new residential zones specific to the needs of Bacchus Marsh. For the vast majority of the town, Amendment C72 proposed to apply the Neighbourhood Residential Zone, a restrictive zone that limits growth and change. Council and submitters presented their case to the Residential Zone Standing Advisory Committee at a hearing conducted in Bacchus Marsh in May 2014. RZSAC wrote at the completion of the hearing as follows:

*“the Committee considers that the proposed widespread application of the NRZ to all other areas in Bacchus Marsh is inconsistent with the PN78 Table 1 ‘principles’ and the Table 2 ‘criteria’ for the following reasons:*

- *The areas have not been adequately ‘identified’ as warranting the development limitation implicit in the NRZ.*
- *There has been inadequate neighbourhood character analysis.*
- *There is no adopted housing strategy.*
- *Retention of the neighbourhood character in these areas is not identified through heritage overlays or neighbourhood character overlays.*
- *In some cases (eg. Stonehill, Underbank) the inclusion of these areas in the NRZ is at odds with existing provisions.*

- *The areas are not subject to identified landscape or environmental constraints.”*

To overcome these criticisms, Council commissioned Mesh supported by Spatial Economics to prepare the Housing Strategy in late 2015. Mesh staff have briefed the S86 Urban Growth Committee Meeting in December 2015, again in February 2016 and most recently in April 2016 on progress with their work.

Council staff and Mesh representatives have conducted community drop in sessions at Bacchus Marsh Village (10 March 2016 2-7pm) and Darley Plaza (16 March 2016 3-7pm). At those drop in sessions, maps were provided on possible neighbourhood character precincts and how residential growth will be directed within the town of Bacchus Marsh.

The Housing Strategy is now considered suitable for public exhibition comprises the following key elements:

- The Housing Strategy document . comprising policy and strategic context, vision statements, character analysis, a settlement framework plan (which provides an explanation of the proposed zones), housing supply and demand, diversity, affordability and implementation options.
- A series of background reports and assessments, comprising:
  - Annexure 1 . Bacchus Marsh Housing Demand and Supply: Background Paper (Spatial Economics).
  - Annexure 2 . Precinct Change Area Matrix (Mesh).
  - Annexure 3 . Key Statistics for Character Precincts (Mesh)\*
  - Annexure 4 . Neighbourhood Character Precinct Brochures (Mesh)\*
  - Annexure 5 . Proposed Residential Zones\_Case Studies (Mesh)\*

\*Significant Council involvement.

### **The purpose of a Housing Strategy**

The objectives of the Housing Strategy are set out on page 7 of the Strategy. These include to: -

- Provide an integrated body of work which captures the key aspects of housing supply and demand for Bacchus Marsh.
- Identify housing stock diversity targets and how these targets can be achieved.
- Provide a clear direction and policy guidance to enable orderly growth, managed change and retention of key elements of character including neighbourhood character mapping and character precinct brochures.
- Develop a strategy for residential growth that considers the specific pressures for housing in Bacchus Marsh and the desire to support investment and access to key activity centres throughout the settlement.
- Support investment and access to key activity centres throughout the settlement.
- Provide a basis for Council to develop a clear vision on housing issues across Bacchus Marsh and thus:

- Update the planning scheme as appropriate to reflect that vision and strategic directions . zones, schedules, overlays.
- Have a clear perspective on the likely issues of affordability and emergency care needs and establish key directions for future assessments and strategy development in these areas.

The Strategy addresses the above objectives, but also identifies the complexity of housing policy, including identifying that Local Government has limited control in managing housing diversity. Thus, the primary focus must be on what Council can reasonably control via regulation (the planning scheme) and advocacy and partnership development with key stakeholders.

[Qualification: The terms of reference of the Housing Strategy are limited to the existing town of Bacchus Marsh and do not consider the merit of urban investigation areas within the Bacchus Marsh urban growth framework boundaries.]

**Current Policy Context**

**Commonwealth:** The Commonwealth shapes housing demand and supply through immigration policy, taxation (such as negative gearing), key infrastructure delivery and social needs support including the National Disability Insurance Scheme and the National Rental Affordability Scheme.

**State/Regional:** State/regional direction includes encouraged growth along the Western Freeway corridor and targeted growth in regional centres such as Bacchus Marsh; in Plan Melbourne and the Central Highlands Regional Growth Plan (see Figure 1). The State plays a pivotal role in regional road and rail, as well as other key infrastructure, all of which shapes housing demand.

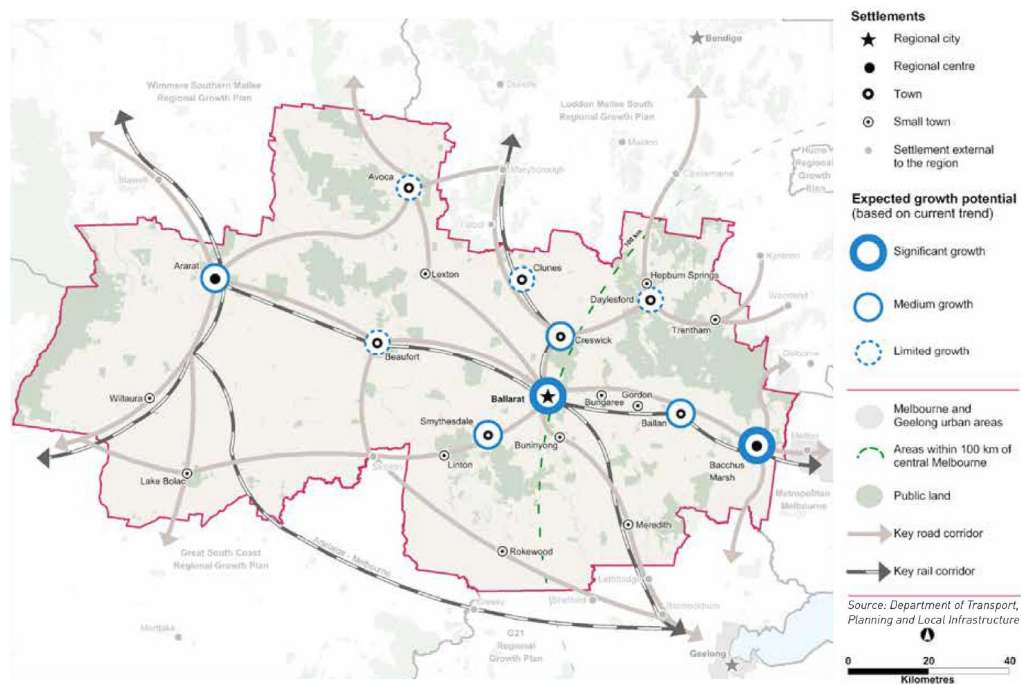


Figure 2 - Central Highlands Regional Growth Plan: Regional Settlement Framework Plan - Expected Growth Potential

**Figure 1 Regional Growth Framework (source: DTPLI, 2014)**

State Planning Policy provides several policy directions relevant to housing, including Clause 11 Settlement, Clause 15 Building Environment and Heritage and Clause 16 Housing. A full summary is provided in **Annexure B**. These directions include providing an adequate supply of zoned land (typically 15 years supply), addressing social and affordable housing demands and facilitating development close to services.

Local direction is found in the current Local Planning Policy Framework (LPPF). Key clauses within the Municipal Strategic Statement relevant to the Housing Strategy include Clause 21.01 (Municipal Context), Clause 21.02 (Natural Environment) and Clause 21.03 (Settlement and Housing).

Clause 21.01 (Municipal Context) identifies Bacchus Marsh as the municipality's main centre for retail, service and employment activities. A number of planning challenges are identified in accommodating and servicing residential growth and demand for lifestyle housing, while protecting agricultural productivity, environmental values and significant landscapes.

*Clause 21.02 (Natural Environment)* aims to protect the Shire's natural environment including its biodiversity and landscapes.

Clause 21.03 (Settlement and Housing) identifies the key challenges for the Municipality as being outward pressure from Melbourne's metropolitan area. The Residential Development objectives of clause 21.03-3 are supported by strategies to facilitate the creation of integrated, liveable, walkable neighbourhoods and planning for a diversity of housing types and densities, particularly near activity centres.

A more detailed summary is provided in **Annexure C**.

These State/regional and local policy directions generate a range of questions:

- Is there enough land supply?
- Is that land supply in the right areas?
- What is the appropriate balance between greenfield land release and infill development?
- Does Bacchus Marsh have sufficient housing diversity to meet community needs now and into the future?
- What exactly is infill housing; e.g. multi dwelling developments versus smaller vacant lot subdivisions.
- Which areas have significant neighbourhood character and what design guidance should Council be providing?

### Methodology

A 10 phase process is set out for undertaking the Housing Strategy as per Figure 2.

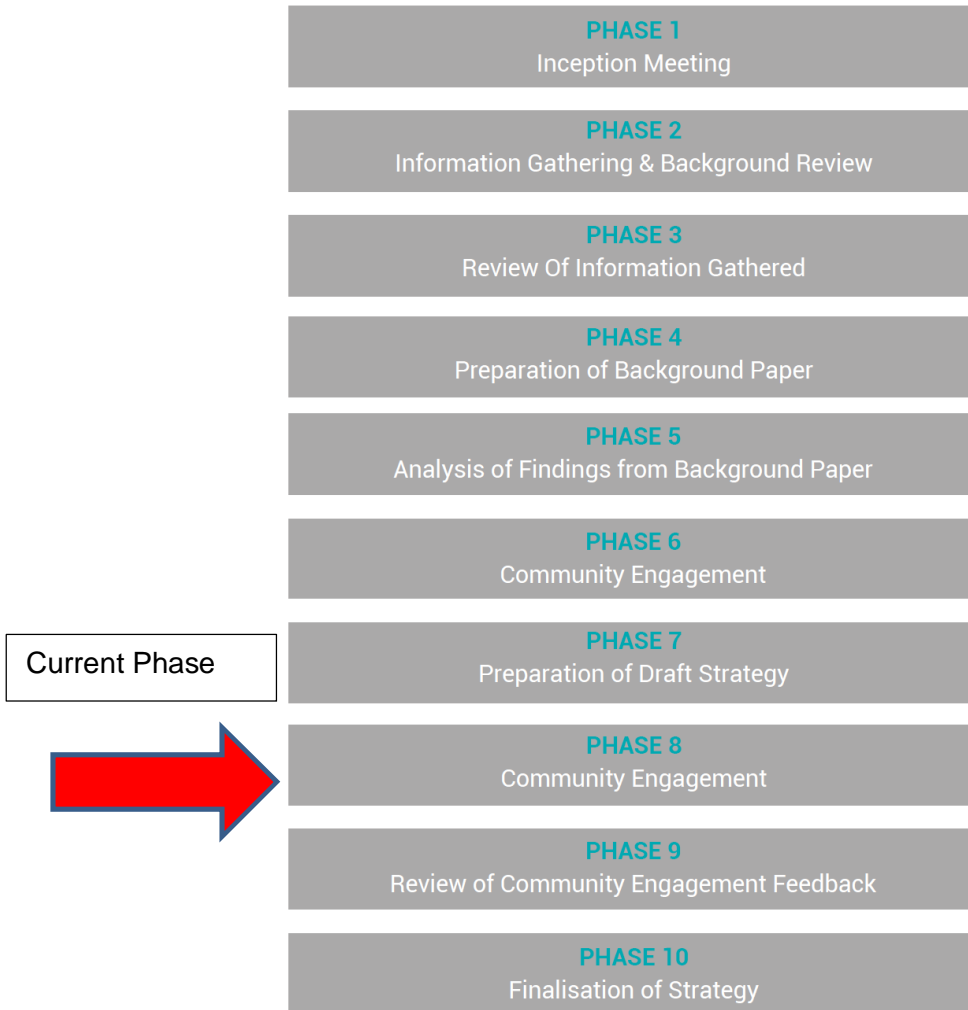


Figure 2 Housing Strategy Methodology (source: Mesh)

### Progress to date

Table 1 identifies progress to date and expected timelines to complete the Housing Strategy.

Key Dates	Task	Status
24 February 2016	Section 86 Committee . Mesh present findings of work to date.	Completed
March 2016	2 week consultation period to follow Section 86 meeting. Consultation to be completed by mid-March.	Completed



Mid-March . Mid April	Mesh to prepare draft Housing Strategy Report.	Completed
27 April 2016	Draft Housing Strategy Report tabled at Section 86 Urban Growth Committee.	Completed
25 May 2016	Special Meeting of Council to endorse public exhibition of the draft Housing Strategy.	Scheduled
31 May-1 July 2016	Exhibition period	Subject to Council resolution.
1 July -8 July 2016	Final amendments to Housing Strategy completed	TBC . pending above

**Table 1 – Progress to date**

**Guiding Principles for Housing Strategy**

<b>Principle No.</b>	<b>Housing Strategy Principle</b>	<b>Policy Alignment</b>
1	Sustainable neighbourhoods . See Figure 3.	<ul style="list-style-type: none"> <li>• Strong alignment with Retail Strategy which identifies hierarchy of activity centres as core areas for urban villages in Bacchus Marsh, Darley and Maddingley.</li> <li>• See also Bacchus Marsh Urban Growth Framework (in preparation).</li> <li>• See Moorabool Shire Economic Development Strategy.</li> <li>• Council's draft Community Infrastructure Framework is built on access to services (walkability and travel time).</li> </ul>
2	An attractive place to live.	<ul style="list-style-type: none"> <li>• Neighbourhood character mapping, use of appropriate zones and controls will better manage growth pressures consistent with SPPF and LPPF directions.</li> </ul>

		<ul style="list-style-type: none"> <li>Community consultation on M2041 has identified the character of new development to be something which needs attention with future planning.</li> </ul>
3	Housing for everyone.	<ul style="list-style-type: none"> <li>Facilitating a diversity of housing choice through advocacy and clear guidelines as well as zone choices is consistent with the SPPF and LPPF.</li> <li>Also consistent with adopted Council strategies such as Age Well Live Well Strategy and Disability Access and Inclusion Plan 2015-2021.</li> </ul>

Table 2 Guiding Principles for Housing Strategy



Figure 3 Defining Sustainability at the neighbourhood level (source: Mesh)

## Housing Strategy Findings – a summary of analysis

- *Demand Drivers –*

Total housing demand is influenced by an aging population (more single person households and couples without children), increases in migration, growth pressures in adjoining growth areas. Few if any of these demand drivers are influenced by Council, meaning the growth in housing demand will be ongoing and local strategic policy will need to adapt to these pressures.

- *Population growth –*

Between 2004-2014 the population of Bacchus Marsh increased from around 15,000 to 19,400. Over the next 25 years on average an additional 500 residents per annum will move into Bacchus Marsh, resulting in a population of 30,500 residents with an annual growth rate of 2.9%.

- *Housing Implications -*

By 2041, Bacchus Marsh will need to accommodate an additional 6,414 households, resulting in a total of 12,306 households.

By 2041, there will be 3,335 lone person households and 3,731 couples-only households. This will have some impact on dwelling type demand, with smaller, more affordable and low maintenance homes seeing likely increased demand. These two groups will represent about half of all households by 2041.

In September 2015, there were 6,840 residential dwellings in Bacchus Marsh, with 58% on lots of between 500-1,000 sq.m and 22% on lots greater than 1,000 sq.m. Only 18% of dwellings were on lots less than 500 sq.m, suggesting limited diversity of housing stock.

- *Residential Supply and Demand Analysis -*

Broadhectare (also referred to as greenfield) lot construction has averaged 236 lots per annum between July 2008 and September 2015 and represents 86% of all residential lot construction activity. However, these figures have significantly fluctuated over the years with a peak lot construction of 531 in 2009/10, reducing to 312 in 2010/11 and in recent years averaging around 200 lots per annum.

Infill lot construction trends have averaged 30 lots per annum between July 2008 . September 2015.

In regards to dwelling projections, the scenarios considered slow, moderate, substantial and accelerated, growth rates. The projections relate to the period from 2016 to 2034 and range from a slow dwelling projection of 215 per annum through to accelerated rates of 343 dwellings per annum, with moderate and substantial projections identifying a need for 225 and 299 dwellings per annum.

While these projections identify a range of dwelling requirements, consideration also needs to be had to where the projected demand will be (broad hectare or infill).

Similar to the dwelling projections, the broadhectare projections have identified slow, moderate, substantial and accelerated growth rates (see Figure 4).

In terms of zoned broadhectare residential land stocks, it is estimated *there are sufficient land stocks to satisfy between 16 and 27 years of demand. It is considered that 20 years of broadhectare supply is the most likely.*

Dispersed infill as a housing supply source is likely to increase to cater for an increasing number of single and smaller households and as land values increase (see Chapter 7), properties with less land will be more affordable. There is a substantial amount of infill supply that could accommodate a significant number of dwellings.

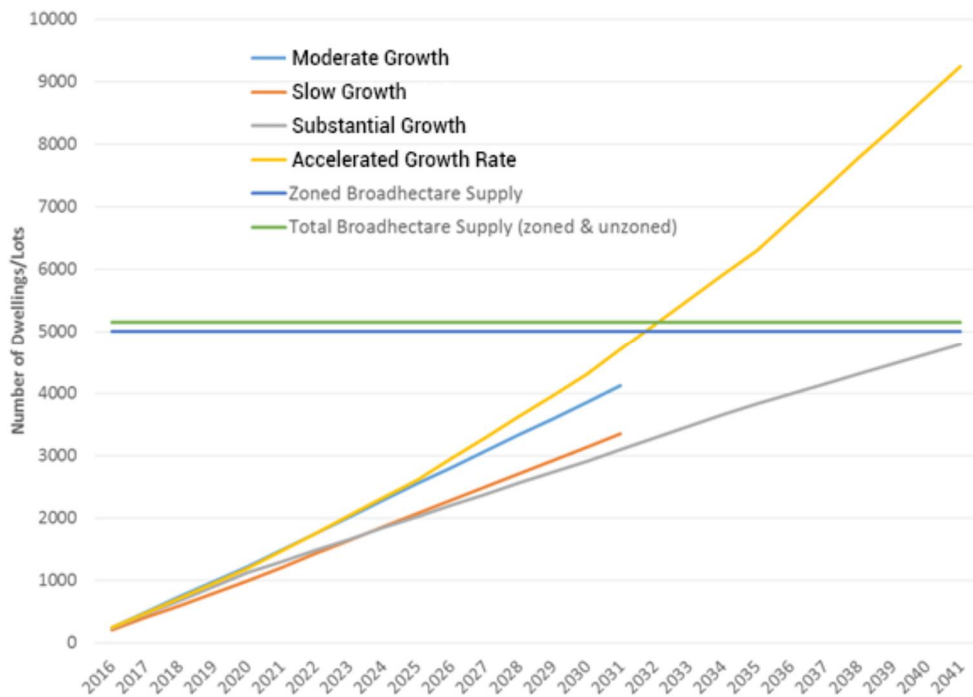


Figure 4 Growth Scenarios – housing supply and demand (source: Spatial Economics)

- *Current Decision Making Framework*

The current MSS provides a framework for residential development in Bacchus Marsh, however, it is outdated and of limited direction in regards to the type and density of residential development and where it should occur.

There is little or no direction on preferred character for Bacchus Marsh, which is critical given the growth pressures faced.

The suite of residential zones has not been applied to Bacchus Marsh, due to the absence of an adopted and implemented housing strategy, resulting in the General Residential Zone being the default zone across virtually the entire town.

There are no guidelines or Council policies in relation to urban design, environmentally sustainable design or landscaping requirements.

The Housing Strategy can address some of these deficiencies directly, but will otherwise identify additional actions to remedy those not within the scope of the brief . such as preparing design guidelines.

- *Housing Affordability -*

On the whole, housing affordability in Bacchus Marsh for middle income couples with children, is reasonable. Of the low-income households renting or purchasing a dwelling in Bacchus Marsh, nearly 1,200 low income households are deemed to be in housing stress. This is slightly less than the Outer Western Region average and the average for metropolitan Melbourne. The projected increase in single person and single parent households and the aging of the population will likely compound current levels of housing stress. Therefore, there is a need for more affordable and diverse dwelling types that will contribute to future levels of housing affordability.

While the private housing market will account for the vast bulk of future housing provision in Bacchus Marsh there is, and in future will continue to be, some individuals and households who are unable to find housing they can afford in the private market. Social housing in Bacchus Marsh has been provided by the State Government through the Department of Health and Human Service (DHHS). DHHS has only 218 dwellings in Bacchus Marsh, with a further 28 managed by the community housing sector.

Suggested actions are listed on page 73 of the Housing Strategy, and include facilitating affordability by allowing for a diversity of lot sizes within new broad hectare estates and a diverse range of small dwellings across the established urban areas. Council can educate the community, developers and builders in regards to environmentally sustainable development, including the affordability and liveability benefits. The actions Council might take may be influenced by resourcing, but some attract little or no costs.

- *Zone Schedule Controls tested against actual planning applications -*

Annexure 5 provides a list of applications recently processed by Council for a planning permit. The analysis supports the proposed revised planning controls.

### **What has been produced?**

- Mesh has prepared character precinct brochures for each of the identified 32 precincts. These can, in time, be placed on-line on Council's website, handed out during pre-planning consultation with proponents and assist staff and Councillors assessing the merit of applications.
- A settlement framework (provided in Chapter 4 . see Figure 7 below) that identifies clearly suggested infill areas (intensification allowed), natural growth (on merit) and minimal residential growth (limited change).

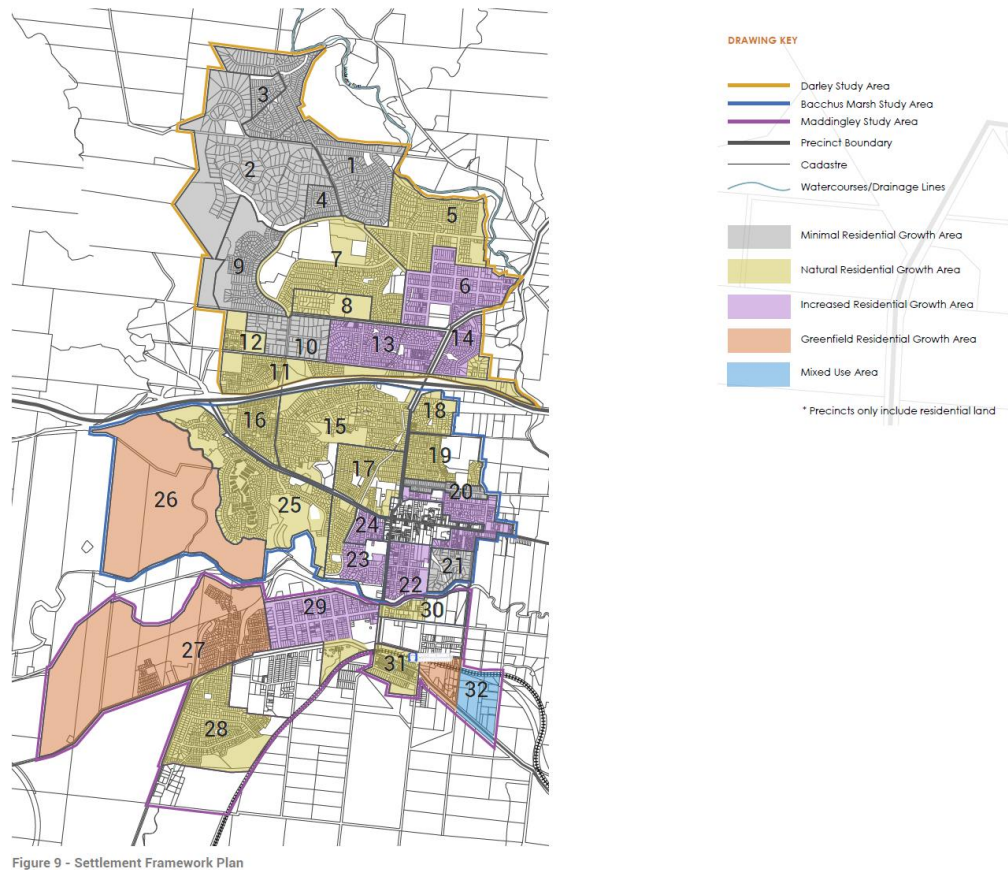


Figure 9 - Settlement Framework Plan

**Figure 5 Settlement Framework Plan (source: Mesh)**

- Suggested changes to the planning scheme comprising:
  - An updated MSS;
  - Making the Housing Strategy a reference document within the planning scheme.
  - A clear set of residential zones with schedules applied to Bacchus Marsh which give different standards for setbacks, site coverage and lot size, depending on location.
- A clear direction in how to more effectively manage housing growth pressures.

**Key Standards**

The zone and schedule variations are set out on pages 84-85 of the Housing Strategy. In summary, the General Residential Zone will have two schedules with increased residential growth areas around neighbourhood service hubs and natural residential growth and greenfield development areas developed on merit for other precincts.

Elsewhere, more remote from facilities and public transport, development potential will be more limited than is presently the case through the use of minimal residential growth areas controls, administered via the Neighbourhood Residential Zone. Key controls will include minimum lot sizes of 500 sq.m, 700 sq.m and 1200 sq.m, depending on the precinct. At present much greater flexibility exists with respect to subdivision.

By combining these controls with clear policy guidance on preferred housing styles and built form, Council will be well placed to manage future growth pressures.

### Implementation of Housing Strategy

As summarised from Section 8.2 of the Housing Strategy (page 80), the implementation process is set out as follows:

- Step 1: Action Plan. This is a Council task that follows adoption of the Housing Strategy and makes a conscious decision as to what Council can reasonably do within its resources, and its role as planner, advocate, partner/facilitator, educator and regulator.
- Step 2: Update MSS. Vision, objectives and strategies as set out in the Housing Strategy will be inserted into the LPPF section on Bacchus Marsh.
- Step 3: Updated residential zones and schedules.
- Step 4: Include the Housing Strategy as a reference document in the planning scheme.
- Step 5: Prepare guidelines/policy. These guidelines could be also referenced in the planning scheme.

The Settlement Plan when inserted into the MSS would ensure:

- (a) ~~Increased Residential Growth Areas~~ are encouraged for increased density of development close to activity centres and accessible to public transport.
- (b) ~~Natural Residential Growth Areas~~ achieve conventional densities with the ability to accommodate some increased densities on lots that are accessible to a reasonable level of services and amenity, such as open space, activity centres and/or public transport.
- (c) ~~Minimal Residential Growth Areas~~ are protected from inappropriate development due to their locations, significant and established neighbourhood character, landscape values or development constraints.
- (d) ~~Greenfield Residential Growth Areas~~ provide an important source of land supply to accommodate a larger portion of the predicted growth in Bacchus Marsh.

### Policy Implications

The 2013 - 2017 Council Plan provides as follows:

<b>Key Result Area</b>	Enhanced Infrastructure and Natural and Built Environment.
<b>Objective</b>	Effective and integrated strategic planning in place to create sustainable communities.

**Strategy**

Adoption of Moorabool 2041 Framework and vision. Development of Urban Growth Strategy in conjunction with other related plans. The Housing Strategy is a key input into the Urban Growth Strategy.

Undertake integrated infrastructure and land use planning to guide future growth and development of our towns and settlements. The preparation of the Bacchus Marsh Housing Strategy is consistent with the 2013-2017 Council Plan.

**Financial Implications**

There are no financial implications associated with the public notification process beyond operational costs generated by local advertising. The consultants work has been fully funded out of the 2015/16 Council budget.

Future costs will be generated when amendments to the planning scheme are progressed and implemented and these will be subject to separate budget bids. Other tasks set out in the Housing Strategy may involve costs to Council but this will need to be further considered with priorities linked to capacity to complete over forthcoming budgets.

**Risk & Occupational Health & Safety Issues**

There are no O H & S issues or risks associated with this Report.

**Communications and Consultation Strategy**

The following consultation has occurred to date:

- The Housing Strategy was promoted on Council's website (Have your say Moorabool); published on 3 March 2016 for 2 weeks. 27 people were aware of the project, 17 people informed and one engaged (responded).
- Promoted via social media (Facebook and Twitter) . 12 posts that were clicked 106 times and retweeted twice and reached a potential audience of 2,124 followers across both channels.
- Advertisements were placed in the Moorabool News promoting each drop-in session.

In addition, the S86 Urban Growth Committee meetings are public meetings with published agendas downloadable off the Council website. The Housing Strategy has been discussed now at three separate Urban Growth Committee meetings.

Further community engagement will also occur when implementation of the Housing Strategy is undertaken. Any amendment to the planning scheme generated by an adopted Housing Strategy will be subject to the statutory exhibition process.



## **Victorian Charter of Human Rights and Responsibilities Act 2006**

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

### **Officer's Declaration of Conflict of Interests**

Under section 80C of the *Local Government Act 1989* (as amended), officers providing advice to Council must disclose any interests, including the type of interest.

#### *General Manager – Satwinder Sandhu*

In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

#### *Author – Andrew Goodsell*

In providing this advice to Council as the Author, I have no interests to disclose in this report.

### **Conclusion**

The Housing Bacchus Marsh Housing Strategy to 2041 presents Council with an opportunity to develop a consolidated and coordinated vision for how it will regulate and manage growth pressures in the town of Bacchus Marsh. Such a Strategy is an important step forward and the first such strategy for a settlement recognised in Plan Melbourne as a regional growth centre.

In Amendment C72, Council sought to identify how the suite of residential zones would be applied to manage housing pressures. To a substantial degree, the zones presently in place and the controls underpinning those zones reflect the absence of a housing strategy. By addressing supply and demand pressures, and mapping neighbourhood character, Council will be well positioned to upgrade the residential zones for Bacchus Marsh, identify where growth should and should not be facilitated and link housing decisions with issues such as accessibility to services.

The Housing Strategy will provide the basis for updates to the planning scheme and give clear direction and input into the Bacchus Marsh Growth Framework, currently in preparation.

State Government support for the Housing Strategy will be important in achieving ultimate implementation through the planning scheme amendment process. Referral of the Housing Strategy to relevant stakeholders will be a key task in the next consultation phase.


**Recommendation:**

**That Council resolves to:**

1. **Endorse for the purpose of community exhibition for a period of four (4) weeks the *Housing Bacchus Marsh to 2041* strategy;**
  2. **Authorise officers to proceed with public consultation.**
  3. **Receive a further report at the conclusion of the community exhibition period seeking adoption of the *Housing Bacchus Marsh to 2041* strategy to enable amendment to the Moorabool Planning Scheme to be undertaken consistent with that strategy.**
- 

**Report Authorisation**

**Authorised by:**

**Name:** Satwinder Sandhu   
**Title:** General Manager Growth and Development  
**Date:** Friday, 20 May 2016

## Annexure A



### Briefing note

**Date:** 10 October 2014  
**To:** Councillors **File Ref:** 13/01/014  
**From:** General Manager Growth and Development  
**Topic:** **AMENDMENT C72 – UPDATE ON IMPLICATIONS OF GAZETTAL OF AMENDMENT (RESIDENTIAL ZONES)**

### Outline

The Planning Minister's decision to gazette Amendment C72 on 9 October 2014 has strategic and statutory implications for Moorabool Shire. The purpose of this briefing note is to explore what the Minister's decision means for Moorabool Shire and how any issues identified will be addressed by Moorabool 2041 and other projects.

### History

- In July 2013 the Minister for Planning issued a series of amendments to the Victorian Planning Provisions (VPP). These amendments sought to replace Residential 1 (R1) and Residential 2 (R2) zones with three new zones . the General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ) and Residential Growth Zone (RGZ). The General Residential Zone was to become the default zone on 1 July 2014. Councils were given an opportunity to implement the residential zone reforms by 30 June 2014.
- Moorabool proceeded with draft Amendment C72 as a view as to how to apply the new zones. Council and submitters presented their case to the Residential Zone Standing Advisory Committee at a hearing conducted in Bacchus Marsh in May 2014. This committee looked for strategic justification of change and consistency in application of zones across the state (eg greenfield areas).
- No decision was made on C72 prior to 30 June 2014. As a consequence VC 116 was implemented by the State Government which applied the General Residential Zone across the former Residential 1 and Residential 2 zones of Bacchus Marsh and parts of Ballan.
- On 25 September 2014 Council received the Residential Zone Standing Advisory Committee Report. Amendment C72 was gazetted on 9 October 2014 as per its recommendations.
- The conclusions in Residential Zone Standing Advisory Committee Report were as follows:

#### Bacchus Marsh

- Over-use of the Neighbourhood Residential Zone (NRZ) when the General Residential Zone should be more likely applied.
- The NRZ was inappropriate to apply to newly developing greenfield sites such as Stonehill and Underbank.
- Some of the standards proposed could not be strategically justified eg 20% site coverage in the NRZ3 Schedule; eg 400 sq.m standard in the NRZ1 zone.

- The Committee supported application of the GRZ around activity centres with the GRZ1 and GRZ2 schedules as per Council recommendations. These areas were considered desirable for increase housing choice and infill opportunities.
- Council will need to further justify the use of NRZ to apply to sections of Bacchus Marsh through the Bacchus Marsh Housing Strategy, a component of M2041.

#### Ballan

- The NRZ should not be applied to Ballan on the basis that neighbourhood character can be preserved or respected via the GRZ provisions.
- Applying the Bacchus Marsh Schedule to Ballan suggests NRZ is the wrong zone.
- The NRZ 3 controls proposed north of the Werribee River as proposed by Council are generally appropriate but are likely best addressed via the Ballan Structure Plan (in preparation).
- Overall, the Committee emphasises the role of the Ballan Structure Plan as the preferred method for refining residential zones in Ballan.

#### Gordon

- The Committee supported the application of NRZ3 to Gordon based on the adopted Amendment C53.

### **Key Perspectives**

There are some common themes with the Committees feedback and analysis.

- There must be an adopted housing strategy to support zone changes which have a transformational effect (ie vary development opportunities). Council does not have an adopted housing strategy for Bacchus Marsh, Ballan or any other settlements.
- M2041 will deliver an adopted housing strategy, incorporating information prepared already by Planisphere and Council staff upgraded with more analysis on schedule standards.
- There is unlikely to be support for widespread use of the NRZ controls in identified growth towns such as Bacchus Marsh without an assessment of character (heritage study). The key for applying such zones will be specific neighbourhood character assessment, or progressing with the Heritage Precincts recommended in the 1995 Study.
- Where there is a body of tested work such as the Gordon Structure Plan or the soon to be finalised Ballan Structure Plan, there is opportunity to design appropriate zones and standards supported by clear policy direction.
- Applying the NRZ based on limited or restricted accessibility is unlikely to succeed. The NRZ is to be applied where there is risk, identified significant landscape values or neighbourhood/heritage character.
- The Advisory Committee reiterated the need for clear and transparent process, adequate consultation supported by clear analysis and conclusions (BEX approach).

### **Next Steps**

- October through December 2014 consultation on the Urban Growth Strategy for M2041 - fundamental building block in proceeding with the housing strategy;
- Complete draft housing strategy post community consultation phase in period Jan-March 2015 identifying where growth (especially in terms of infill) should be directed; neighbourhood character outcomes sought and appropriate suite of planning tools;
- Complete the Urban Growth Strategy by mid 2015. Likely finalise housing strategy concurrent with Urban Growth Strategy.

- Work closely with the MPA to develop an infrastructure framework to support future growth.
- Finalise Ballan Structure Plan and commence exhibition of a Planning Scheme Amendment to implement it by mid 2015.

**Recommendation**

That the contents herein should be noted.

Satwinder Sandhu

**General Manager, Growth and Development**

## **Annexure B State Planning Policy Framework**

- *Clause 11 Settlement –*

Seeks to encourage a variety of uses including a diversity of housing within activity centres that reduces the need for car trips. Identifies the need to facilitate the supply of both social and affordable housing. Places an emphasis on ensuring there is sufficient supply of land available for residential, commercial, retail, recreational, institutional and other community uses.

This clause identifies a number of strategies to achieve the objective including understanding and planning for expected housing needs, reducing the cost of living by increasing housing supply near services and public transport and facilitating the supply of social and affordable housing. This clause also sets out objectives to create healthy and active communities and identifies as a strategy to create a city of 20 minute neighbourhoods.

Emphasises the importance of ensuring that regions and settlements are well planned having regard to the regional growth plans and taking into account the municipal and regional context and relevant frameworks.

- *Clause 15 Building Environment and Heritage –*

Clause 15 seeks to promote good urban design outcomes including ensuring buildings contribute to a sense of place. This clause also sets out the importance of ensuring the conservation of places which have architectural, cultural, aesthetic or some other form of significance.

- *Clause 16 Housing -*

Clause 16 seeks to ensure planning provides for housing diversity and the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space. Planning for housing should also include providing land for affordable housing.

Clause 16.01 sets out a number of objectives, including an objective to promote housing that responds to community needs. This clause identifies several strategies to assist in achieving this objective including increasing the supply of housing in existing urban areas by facilitating increased housing yields in appropriate locations, ensuring that the planning system supports appropriate quantity, quality and types of housing (including the provision of aged care facilities), ensuring housing developments are integrated with infrastructure and services and the need to facilitate the delivery of high quality social housing to meet the needs of Victorians.

Additionally, clause 16.01 seeks to provide a range of housing types to meet increasingly diverse needs and identifies that this should be achieved through ensuring housing stock matches changing demand by widening housing choices, particularly in the middle and outer suburbs.

## Annexure C Local Planning Policy Framework

Key clauses within the Municipal Strategic Statement relevant to *Housing Bacchus Marsh to 2041* include:

- *Clause 21.01 (Municipal Context)*

This clause identifies Bacchus Marsh as the municipality's main centre for retail, service and employment activities. Bacchus Marsh has the most comprehensive community infrastructure in the Shire but there are shortfalls in infrastructure and service provision that require a larger population base for cost effective responses. Bacchus Marsh is the focus for economic and residential growth, with Ballan and potentially Gordon providing complementary roles.

The clause identifies a number of planning challenges in accommodating and servicing residential growth and demand for lifestyle housing, while protecting agricultural productivity, environmental values and significant landscapes.

Further clause 21.01 recognises the important characteristics within the Shire by its townships in rural settings and its distinctive rural landscapes which comprise a diversity of vast ranges, plains, ancient gorges and areas of intensive horticulture. The varied and rich topographical features are integral environmental, agricultural, and recreational resources for the Shire. These features, together with the existing built form, historic buildings and landscapes, contribute to the Shire's numerous places of natural and cultural heritage significance.

The importance of agriculture to the Municipality is recognised as the major sector in Moorabool's economy and also contributes to the rural landscape setting that typifies the Shire. Agricultural production is predominantly broadacre cropping and grazing with intensive horticulture on irrigated land around Bacchus Marsh.

- *Clause 21.02 (Natural Environment)*

This clause aims to protect the Shire's natural environment including its biodiversity and landscapes, managing land uses in an environmentally sustainable manner and to assist in reducing the ecological footprint of land within Moorabool Shire.

- *Clause 21.03 (Settlement and Housing)*

Clause 21.03 identifies the key challenges for the Municipality as being outward pressure from Melbourne's metropolitan area, the location of the Shire on one of the State's major regional transport corridors and proximity to Geelong and Ballarat.

The Urban Growth Management objectives at clause 21.03-2 are supported by strategies which seek to ensure the supply of residential land is sufficient to accommodate accelerated rates of growth; facilitate and promote a range of residential development options (including high quality master-planned developments); directing population growth to Bacchus Marsh with supporting growth in Ballan; and ensuring a 10 - 15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan to provide for a range of housing options.

The Residential Development objectives of clause 21.03-3 are supported by strategies to facilitate the creation of integrated, liveable, walkable neighbourhoods in

towns; and planning for a diversity of housing types and densities, particularly near activity centres and community focal points in Bacchus Marsh and Ballan.

The Landscape and Neighbourhood Character objective at clause 21.03-4 is supported by strategies that seek to ensure that:

- infill development protects and enhances the existing character, built form and natural environment of the Shire's towns and villages including the country town scale and rural atmosphere of each town;
- development in growth areas achieves a strong sense of place that respects its landscape setting;
- new development protects the visual, aesthetic, and environmental values of escarpments and ridgelines generally, and views from the Bacchus Marsh valley in particular;
- new development is appropriately sited, designed and constructed to blend with the surrounding landscape and protects significant landscape values, native vegetation and rural settings; and
- inappropriate development on scenic hilltops, ridge lines and areas of visual prominence are discouraged.



# Attachment - Item 7.1





# HOUSING BACCHUS MARSH to 2041



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DRAFT

May 16, 2016

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## Executive Summary

The Shire of Moorabool is comprised of a series of towns, including Bacchus Marsh, that will come under increasing pressure to accommodate a share of the projected population growth across the State.

Bacchus Marsh has specifically been identified in Plan Melbourne and the Central Highlands Regional Growth Plan as a suitable location to accommodate growth due to its regional service centre role, its relative accessibility to Melbourne, Geelong and Ballarat, its well established town centre and the availability of greenfield and infill development opportunities.

Notwithstanding this recognition, the higher order metropolitan and local strategy and policy framework consistently identifies the need to meet emerging housing and other needs and to retain the intrinsic character and other qualities of Bacchus Marsh.

The Bacchus Marsh Housing Strategy, *Housing Bacchus Marsh to 2041*, has been commissioned as one of six key projects that will be inputs into the preparation of Moorabool 2041.

Moorabool 2041 is a wide ranging strategic initiative that will guide the future growth and development of the Shire as a whole and will include an Urban Growth Strategy and a Rural Growth Strategy.

*Housing Bacchus Marsh to 2041* examines the Bacchus Marsh housing situation in detail and assesses important issues such as supply and demand, housing mix, lot sizes, affordability and special housing needs.

The general findings of the analysis is that Bacchus Marsh has a relatively low level of housing diversity but that affordability levels are relatively good by comparison to other growth areas in the Outer Western Region.

Historical affordability levels and the dominance of separate dwellings may be challenged into the future due to changing household structures and underlying land and construction values. *Housing Bacchus Marsh to 2041* identifies a range of practical objectives, strategies and actions that will enable the Shire to respond to these challenges.

*Housing Bacchus Marsh to 2041* also addresses neighbourhood character in Bacchus Marsh and identifies a robust framework for introduction of a suite of new residential zones and other controls including recommended changes to the current Municipal Strategic Statement. Introduction of these zones and other controls will direct development to preferred locations and away from other sensitive locations that cannot support development for a range of reasons.

*Housing Bacchus Marsh to 2041* acknowledges the complexity of housing issues and recognises that Local Government cannot directly deliver housing outcomes to meet all of the projected needs through the planning system. Accordingly various strategies and actions focus on the importance of other stakeholders and the importance of advocacy.

# CHAPTER 1

## Introduction

# 1.1

## SETTING THE SCENE

---

### Overview

Bacchus Marsh currently fulfills a number of important functions as a regional service centre, a peri-urban town and an increasingly popular alternative housing destination to the west of Melbourne. In order to provide strategic direction to respond to the various growth pressures and issues Bacchus Marsh will be facing, the Moorabool Shire Council is in the process of preparing *Moorabool 2041*.

*Moorabool 2041* is a framework which will establish a wide-ranging review and analysis of the future direction of the municipality and will comprise of an *Urban Growth Strategy* and a *Rural Growth Strategy*.

The Urban Growth Strategy will focus on Bacchus Marsh, which is forecast to accommodate over 30,000 residents by 2041 and has been identified as an emerging *regional centre* in both *Plan Melbourne* and the *Central Highlands Regional Growth Plan*. The Urban Growth Strategy will identify key challenges and opportunities and provide clear, positive direction regarding the future growth of Bacchus Marsh. The Rural Growth Strategy will focus on the smaller settlements, exploring their future and how they can remain viable towns.

Mesh Planning and Spatial Economics were commissioned by the Moorabool Shire Council to prepare a housing and neighborhood character strategy for Bacchus Marsh. The Bacchus Marsh housing and neighborhood character strategy, *Housing Bacchus Marsh to 2041*, was commissioned within the context of projected growth and in recognition of the increasingly important housing role Bacchus Marsh will play in accommodating a growing population.

*Housing Bacchus Marsh to 2041* is one of six key studies that will inform the preparation of the Urban Growth Strategy. Council has recently completed Retail, Economic Development, Transport and Industrial Strategies for Bacchus Marsh and it is understood that a Community Infrastructure Strategy will be completed in the short term.

## Objectives of Housing Bacchus Marsh to 2041

Within the context of existing pressure for a combination of greenfield and infill development and projected growth, the Shire of Moorabool defined the following important objectives for the project:

- > Provide an integrated body of work which captures the key aspects of housing supply and demand for Bacchus Marsh.
- > Identify housing stock diversity targets and how these targets can be achieved.
- > Provide a clear direction and policy guidance to enable orderly growth, managed change and retention of key elements of character including neighbourhood character mapping and character precinct brochures.
- > Develop a strategy for residential growth that considers the specific pressures for housing in Bacchus Marsh and the desire to support investment and access to key activity centres throughout the settlement.
- > Provide a basis for Council to develop a clear vision on housing issues across Bacchus Marsh and thus:
  - > Update the planning scheme as appropriate to reflect that vision and strategic directions – zones, schedules, overlays.
  - > Have a clear perspective on the likely issues of affordability and emergency care needs and establish key directions for future assessments and strategy development in these areas.

The Strategy has addressed the above objectives, however the Strategy also identifies the complexity of housing diversity, including identifying that Local Government has limited control in managing housing diversity. Chapter 6 identifies a number of Strategies and Actions to assist in increasing the diversity of housing within Bacchus Marsh without setting specific diversity targets. This is considered an appropriate approach to addressing housing diversity within Bacchus Marsh.



# Methodology

*Housing Bacchus Marsh to 2041* was prepared in a multi-staged manner. Each stage of the process built upon learnings from the preceding stages using information inputs from Council, the community, technical consultants and State Government departments and agencies.



# Structure

*Housing Bacchus Marsh to 2041* sets out a long term vision for housing in Bacchus Marsh along with three guiding principles that underpin the vision. The vision and guiding principles are supported by a number of objectives, strategies and actions. *Housing Bacchus Marsh to 2041* is structured as follows:



# 1.2

## ENGAGEMENT

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Engagement with the community was an important component underpinning the preparation of *Housing Bacchus Marsh to 2041*.

*Housing Bacchus Marsh to 2041* undertook a two phase consultation process.

### PHASE 1: To inform

- > To inform stakeholders and the community of the purpose and commencement of the ***Housing Bacchus Marsh to 2041*** project.
- > To provide stakeholders and the community with the opportunity to contribute towards a vision for housing within Bacchus Marsh and to identify issues and opportunities for the Draft Strategy to address.

### PHASE 1: How we informed

Phase 1 engagement was undertaken with the public over a two week period and included:

- > Two drop in sessions (approximately 20 people attended the sessions).
- > Promotion on Council's website (Have your say Moorabool). Published on 3 March for 2 weeks. 27 people aware of the project, 17 people informed and 1 engaged (responded).
- > Promotion via social media (Facebook and Twitter)
  - 12 posts that were clicked 106 times and retweeted twice and reached a potential audience of 2,124 followers across both channels.
- > Adds in the Moorabool News.

### PHASE 2: To consult

- > To gather feedback on the Draft **Housing Bacchus Marsh to 2041** and consider all submissions in its finalisation.

***CONSULTATION ON DRAFT STRATEGY TO BE UNDERTAKEN***

# 1.3

## POLICY & STRATEGY CONTEXT

---

*Housing Bacchus Marsh to 2041* forms part of a broader set of plans, strategies and documents that apply to Bacchus Marsh.

*Housing Bacchus Marsh to 2041* provides detailed guidance with respect to how to respond to higher order regional and state level documents, and includes localised refinement of the objectives and principles they contain in relation to housing in Bacchus Marsh.

The objectives, strategies and actions contained within *Housing Bacchus Marsh to 2041* will be given effect and implemented through the Moorabool Planning Scheme, Councils Urban Growth Strategy (under preparation) and through other more topic-specific policies and strategies that will be used to inform local decision making.

It is important that there is a clear, direct and consistent 'line of sight' between the various documents within the hierarchy, and for this reason, *Housing Bacchus Marsh to 2041* adopts a number of themes contained within Plan Melbourne and the Central Highlands Regional Growth Plan.

Also of relevance to *Housing Bacchus Marsh to 2041* are two Federal Programs 'the National Disability Insurance Scheme' and the 'National Rental Affordability Scheme'.

The *National Disability Insurance Scheme (NDIS)* is a national program that will provide a new way of delivering services and support for people with permanent and significant disability in Australia. With the NDIS, people with a disability can choose supports and services to meet their individual needs, rather than have to fit into a one-size-fits-all system. The NDIS will be rolled out progressively in Victoria over a three-year period from July 2016.

By July 2019, it is estimated that 105,000 Victorians will have transitioned into the NDIS scheme. This includes 76,000 clients from the existing Victorian specialist disability and mainstream systems. With time, these systems will be replaced by the NDIS.

The staged roll out of the NDIS in Victoria is based on a range of factors including:

- > the number and needs of adults and children with a disability living in the area;
- > the time to get the right support and services in place; and
- > national and local experience to date with NDIS trials.

This scheme is an important consideration of *Housing Bacchus Marsh to 2041* as it may assist some residents with a disability to remain in their home longer than would otherwise be possible. It is vital to ensure housing that can accommodate residents with a disability are available within Bacchus Marsh. This is further discussed in Chapters 6 and 7.

*The National Rental Affordability Scheme (NRAS)* is a partnership between the Australian, State and Territory governments to invest in affordable rental housing for low and moderate income earners. The properties are owned and managed privately by non-government organisations, like private developers. They are not government property. The properties are rented to people who are eligible and registered for the scheme.

From a housing perspective, it is important that residents who are reliant on the scheme have access to rental properties within Bacchus Marsh. This is further discussed in Chapter 7.

# Planning Policy Hierarchy



## State

### Plan Melbourne

Plan Melbourne (2014) is the current State Government's planning strategy. Plan Melbourne outlines the vision for Melbourne's growth to 2050, and also integrates planning for Victoria's regional and peri-urban areas, such as Bacchus Marsh.

Plan Melbourne specifically refers to Bacchus Marsh in the context of the State of Cities in which Bacchus Marsh is identified as a regional centre (as does the Central Highlands Regional Growth Plan). Bacchus Marsh has been identified as a regional centre in recognition of its historical service centre role and taking into account the potential for Bacchus Marsh to play a role in relieving population pressure on metropolitan Melbourne by absorbing a share of the projected housing growth.

In this context, Bacchus Marsh is one of a number of important peri-urban towns or settlements that Plan Melbourne has identified as being suitable for increased development and offers an alternative housing destination within easy reach of Melbourne.

Council recognises the important role Bacchus Marsh will play in a broader metropolitan Melbourne context. In this regard, Council has been working in partnership with the Metropolitan Planning Authority (MPA) to build on the directions of Plan Melbourne which will be implemented through Councils Urban Growth Strategy (under preparation). Further, *Housing Bacchus Marsh to 2041*, has identified a number of objectives, strategies and actions that complement Plan Melbourne directions. This includes the 20 minute neighbourhood concept (see Figure 1 and page 53) and ensuring housing in Bacchus Marsh is accessible by all, by providing a diversity of housing choices, including a range of affordable housing options (see Chapters 6 and 7).

### Relevant Components of Plan Melbourne

Outcomes and Objectives:	Direction
<b>Housing Choice and Affordability</b>	
Provide a diversity of housing in designated locations that cater for different households and are close to jobs and services	2.1 Understand and plan for expected housing needs
	2.2 Reduce the cost of living by increasing housing supply near services and public transport
	2.3 Facilitate the supply of social housing
	2.4 Facilitate the supply of affordable housing
<b>Liveable Communities and Neighbourhoods</b>	
Create healthy and active neighborhoods and maintain Melbournes identity as of one of the worlds most liveable cities	4.1 Create a city of 20-minute neighborhoods
	4.2 Protect Melbourne and its suburbs from inappropriate development
	4.3 Create neighborhoods that support safe communities and healthy lifestyles
	4.4 Plan for future social infrastructure
	4.5 Make our city greener
	4.7 Respect our heritage as we build for the future
	4.8 Achieve and promote design excellence
	<b>A State of Cities</b>
Maximise the growth potential of Victoria by development of a State of Cities which delivers choice, opportunity and global competitiveness	6.2 Rebalance Victoria's population growth from Melbourne to Rural and Regional Victoria over the life of the Strategy.
	6.3 Integrate Metropolitan peri-urban and regional planning implementation

## Plan Melbourne Refresh Discussion Paper (October 2015)

Plan Melbourne Refresh intends to build on the extensive work and consultation which underpins *Plan Melbourne (2014)* and maintains the initial priorities, however, with a stronger focus on housing as a key concept. The Refresh intends to articulate long-term land use policies to address housing needs and choices through strategic planning.

Specifically relevant to the formulation of *Housing Bacchus Marsh to 2041* are the following recommendations:

- > The document refers to a 70/30 target in which established areas are to provide 70% of Melbourne's new housing and greenfield growth areas are to provide 30% in order to address the following aims:
  - > providing new housing close to existing jobs and services including transport;
  - > reducing the demand for new infrastructure on the fringe; and
  - > extending the number of years of greenfield land supply.

Despite the above, this target is considered to be more relevant to established areas within inner Melbourne. Between July 2008 and September 2015, Bacchus Marsh had 30 lots per annum of infill lots constructed. Further with Bacchus Marsh being reasonably constrained from expanding the existing settlement boundary (see Figure 5), the two greenfield developments (Underbank and Stonehill) will see the most growth in Bacchus Marsh in the short-medium term. This is further discussed in Chapters 5 and 6.

Other Plan Melbourne Refresh recommendations include:

- > the need to strengthen housing affordability and choice through strategic planning;
- > the importance of people in Melbourne's identity and place;
- > recognising and reinforcing the importance of partnerships with government in sub-regional planning; and
- > better defining and more robust articulation of the concept of '20-minute neighbourhoods'.





Figure 1 : 20 Minute Neighbourhood - Plan Melbourne  
Source: Department of Transport, Planning and Local Infrastructure, 2013



## State Planning Policy Framework

Key clauses within the State Planning Policy Framework relevant to *Housing Bacchus Marsh to 2041* include:

### Clause 11 (Settlement)

- > Clause 11 builds on many of the directions of Plan Melbourne and seeks to encourage a variety of uses including a diversity of housing within activity centres that reduces the need for car trips. Clause 11 also identifies the need to facilitate the supply of both social and affordable housing.
- > Clause 11.02 places an emphasis on ensuring there is sufficient supply of land available for residential, commercial, retail, recreational, institutional and other community uses.
- > Clause 11.04 sets out a vision of Melbourne being a global city of opportunity and choice. An objective of this clause is to provide a diversity of housing in defined locations that cater for different households that are close to jobs and services. This clause identifies a number of strategies to achieve the objective including understanding and planning for expected housing needs, reducing the cost of living by increasing housing supply near services and public transport and facilitating the supply of social and affordable housing. This clause also sets out objectives to create healthy and active communities and identifies as a strategy to create a city of 20 minute neighborhoods.
- > Clause 11.05 emphasises the importance of ensuring that regions and settlements are well planned having regard to the regional growth plans and taking into account the municipal and regional context and relevant frameworks.

### Clause 15 (Built Environment and Heritage)

- > Clause 15 seeks to promote good urban design outcomes including ensuring buildings contribute to a sense of place. This clause also sets out the importance of ensuring the conservation of places which have architectural, cultural, aesthetic or some other form of significance.

### Clause 16 (Housing)

- > Clause 16 seeks to ensure planning provides for housing diversity and the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space. Planning for housing should also include providing land for affordable housing.
- > Clause 16.01 sets out a number of objectives, including an objective to promote housing that responds to community needs. This clause identifies several strategies to assist in achieving this objective including increasing the supply of housing in existing urban areas by facilitating increased housing yields in appropriate locations, ensuring that the planning system supports appropriate quantity, quality and types of housing (including the provision of aged care facilities), ensuring housing developments are integrated with infrastructure and services and the need to facilitate the delivery of high quality social housing to meet the needs of Victorians.
- > Additionally, clause 16.01 seeks to provide a range of housing types to meet increasingly diverse needs and identifies that this should be achieved through ensuring housing stock matches changing demand by widening housing choices, particularly in the middle and outer suburbs.

- > Clause 16.01 also seeks to deliver more affordable housing closer to jobs, transport and services and identifies a number of strategies to achieve this objective. These strategies include improving housing affordability by ensuring land supply continues to be sufficient to meet demand, increasing choices in housing type, including affordable and social housing in activity centres and ensuring the redevelopment and renewal of public housing stock better meets community needs.
- > Clause 16.02 includes an objective in regards to crisis accommodation and community care units and encourages the establishment of crisis accommodation and community care units in residential areas and to ensure that their location is kept confidential. Further this clause seeks to facilitate the timely development of residential aged care facilities to meet existing and future needs and to encourage well-designed and appropriately located residential aged care facilities.

## Regional

### Central Highlands Regional Growth Plan

The Regional Growth Plan reinforces all the principles set out in the State Planning Policy Framework and reiterates the need for *orderly and structured strategic initiatives that balance growth with the maintenance and enhancement of amenity and economic well being.*

The Regional Growth Plan recognises that Bacchus Marsh performs a major regional centre role for the eastern half of the region, and identifies the highly productive horticultural areas of the Werribee River flats as a constraint to accommodating residential development in Bacchus Marsh.

The Regional Growth Plan identifies and supports significant population growth in Bacchus Marsh and sets out a number of future directions as follows:

- > supporting its growth as a regional centre;
- > maintaining its character and form;
- > encouraging development which protects surrounding environmental, heritage, landscape, resource and agricultural assets and considers natural hazards; and
- > retention of a green break between the edge of metropolitan Melbourne and Bacchus Marsh and maintenance of the distinctive rural character of the region.

Taking into account the increasing importance of Bacchus Marsh as an emerging regional centre and having regard to its potential to accommodate increased population growth (infill and greenfield), the Regional Growth Plan identifies the key challenge for Bacchus Marsh as *being able to manage development pressures through appropriate land use planning and focusing residential development within the urban boundary of Bacchus Marsh, while providing new services and infrastructure to support both an increase in housing supply and population.*

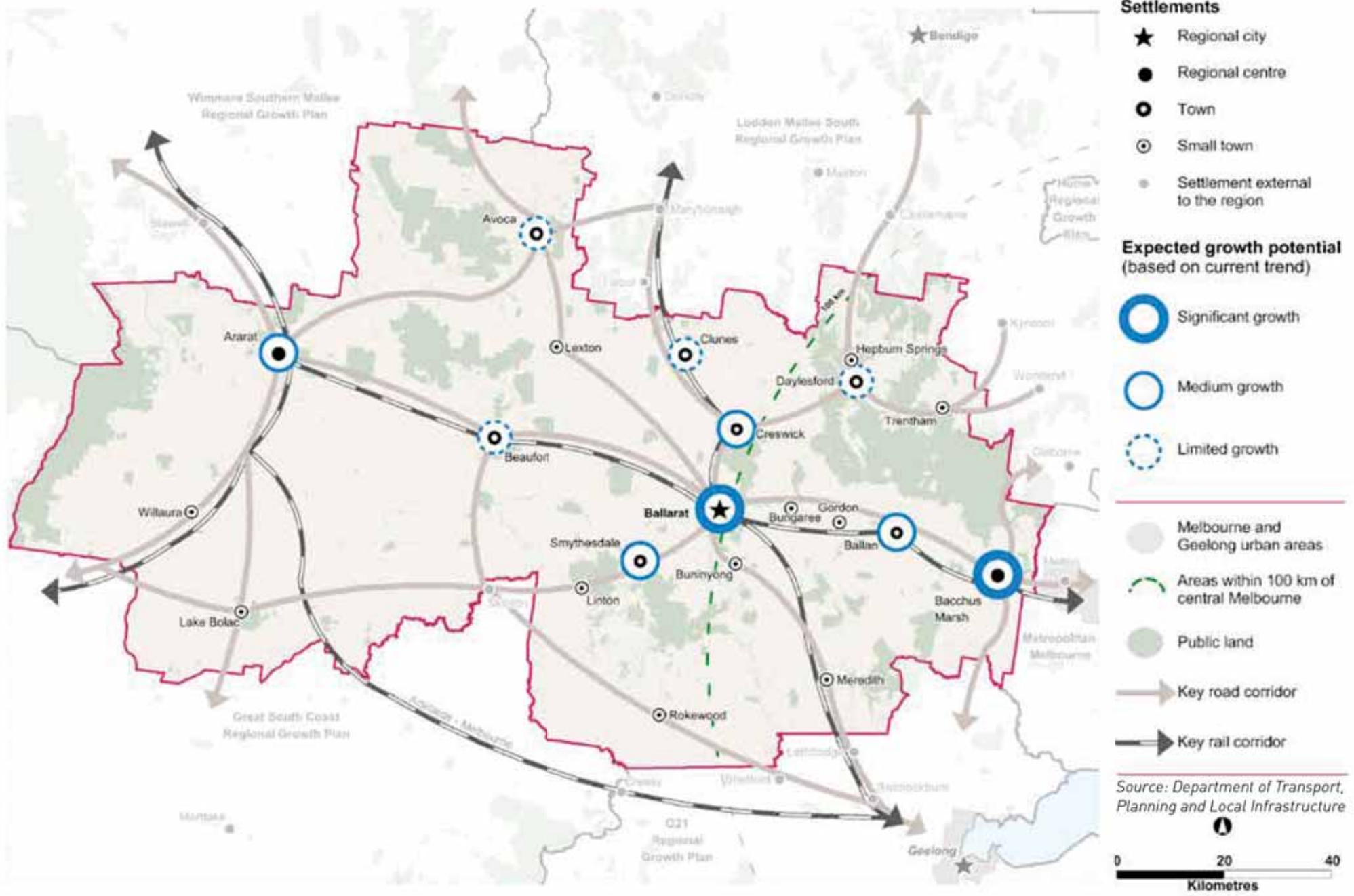


Figure 2 - Central Highlands Regional Growth Plan: Regional Settlement Framework Plan - Expected Growth Potential

# Local Planning Policy Framework

## Municipal Strategic Statement (MSS)

Key clauses within the Municipal Strategic Statement relevant to *Housing Bacchus Marsh to 2041* include:

### Clause 21.01 (Municipal Context)

This clause identifies Bacchus Marsh as the municipality's main centre for retail, service and employment activities. Bacchus Marsh has the most comprehensive community infrastructure in the Shire but there are shortfalls in infrastructure and service provision that require a larger population base for cost effective responses. Bacchus Marsh is the focus for economic and residential growth, with Ballan and potentially Gordon providing complementary roles.

The clause identifies a number of planning challenges in accommodating and servicing residential growth and demand for lifestyle housing, while protecting agricultural productivity, environmental values and significant landscapes.

Further clause 21.01 recognises the important characteristics within the Shire by its townships in rural settings and its distinctive rural landscapes which comprise a diversity of vast ranges, plains, ancient gorges and areas of intensive horticulture. The varied and rich topographical features are integral environmental, agricultural, and recreational resources for the Shire. These features, together with the existing built form, historic buildings and landscapes, contribute to the Shire's numerous places of natural and cultural heritage significance.

The importance of agriculture to the Municipality is recognised as the major sector in Moorabool's economy and also contributes to the rural landscape setting that typifies the Shire. Agricultural production is predominantly broadacre cropping and grazing with intensive horticulture on irrigated land around Bacchus Marsh.

### Clause 21.02 (Natural Environment)

This clause aims to protect the Shire's natural environment including its biodiversity and landscapes, managing land uses in an environmentally sustainable manner and to assist in reducing the ecological footprint of land within Moorabool Shire.

### Clause 21.03 (Settlement and Housing)

Clause 21.03 identifies the key challenges for the Municipality as being outward pressure from Melbourne's metropolitan area, the location of the Shire on one of the State's major regional transport corridors and proximity to Geelong and Ballarat.

The 'Urban Growth Management' objectives at clause 21.03-2 are supported by strategies which seek to ensure the supply of residential land is sufficient to accommodate accelerated rates of growth; facilitate and promote a range of residential development options (including high quality 'master-planned' developments); directing population growth to Bacchus Marsh with supporting growth in Ballan; and ensuring a 10 – 15 years of appropriately zoned land is always available in Bacchus Marsh and Ballan to provide for a range of housing options.

The 'Residential Development' objectives of clause 21.03-3 are supported by strategies to facilitate the creation of integrated, liveable, walkable neighborhoods in towns; and planning for a diversity of housing types and densities, particularly near activity centres and community focal points in Bacchus Marsh and Ballan.

The 'Landscape and Neighborhood Character' objective at clause 21.03-4 is supported by strategies that seek to ensure that:

- > infill development protects and enhances the existing character, built form and natural environment of the Shire's towns and villages including the country town scale and rural atmosphere of each town;
- > development in growth areas achieves a strong sense of place that respects its landscape setting;
- > new development protects the visual, aesthetic, and environmental values of escarpments and ridgelines generally, and views from the Bacchus Marsh valley in particular;
- > new development is appropriately sited, designed and constructed to blend with the surrounding landscape and protects significant landscape values, native vegetation and rural settings; and
- > inappropriate development on scenic hilltops, ridge lines and areas of visual prominence are discouraged.

**Clause 21.05 (Development and Community Infrastructure)**

The 'Key Issues and Influences' at clause 21.05-1 demonstrate fundamental objectives and strategies for the development of community infrastructure for the Municipality and acknowledges the challenges associated with an ageing population and the pressure this places on social infrastructure. This clause recognises the need to facilitate diverse housing options to accommodate demographic change.

**Clause 21.06 (Enhance and Preserve Cultural Heritage)**

This clause recognises the importance of preserving, promoting, and enhancing places of heritage significance including those of historical, aesthetic, architectural, scientific, and/or social value.

**Clause 21.07 (Bacchus Marsh)**

This clause identifies Bacchus Marsh as the largest town in the Shire. It is closer to the centre of Melbourne than growth areas within Melbourne's designated urban growth boundary, such as Pakenham.

New residents have been attracted to Bacchus Marsh by a combination of its distinctive country lifestyle setting combined with attributes found in a metropolitan corridor such as well-established commercial, business, industry and community infrastructure. Its character is defined by the following elements:

- > township character with a strong range of commercial and business enterprises set within a rural landscape and highly productive agricultural areas;

- > significant heritage buildings and trees including the Bacchus Marsh Avenue of Honour and Maddingley Park;

- > networks of open space throughout residential areas and adjoining forested areas;

- > undulating land with scenic views;

- > Werribee and Lerderderg Rivers and associated highly productive irrigated river flats;

- > strong industrial base providing local employment opportunities, particularly in the transport and value-adding agricultural industries; and

- > diversity residential areas based on residential layout, lot design and housing style and types.

Bacchus Marsh has been designated as the major urban growth centre in the Shire but expansion is constrained by topography, mineral and agricultural/horticultural resources. Bacchus Marsh appears to have a significant amount of land zoned for infill development but some is steep and/or in fragmented ownership in some areas which makes coordinated development very difficult.

The 'Consolidating Urban Growth' objective at clause 21.07-2 is to consolidate and enhance the development of the inner area of Bacchus Marsh. The strategies to support this include:

- > promoting increased development between the railway station and Main Street and between Fiskens and Grant Streets;

- > providing for high quality medium density housing that is well located in relation to retail, commercial, public transport, recreation and community services; and

- > efficiently utilising land, particularly in the inner area which is close to the central business district and the railway station.

The 'Accommodating Township Growth' objective at clause 21.07-3 is to promote coordinated, master-planned development of identified areas in and around Bacchus Marsh. The strategies to support this objective include:

- > planning for staged residential growth in accordance with the Bacchus Marsh Framework Plan, including high quality 'master-planned' estate development;

- > that the form and design of new development in the township responds to walkability and neighborhood design principles; and

- > that PSPs for new growth areas identify the need and location of community and social infrastructure, neighborhood shopping centres and schools.

**Local Planning Policy's**

The Moorabool Planning Scheme does not currently contain any local policies that are relevant to the preparation of *Housing Bacchus Marsh to 2041*.

## Policy's & Strategies

### 'Growing Moorabool' Economic Strategy and Action Plan (2006)

The overall goal of this strategy is to *identify and seek innovative ways to encourage new investment opportunities and employment growth within targeted sectors of the Moorabool Shire economy*. The strategic conditions include creating the conditions for population growth by (among other things) capitalising on the lifestyles offered by Moorabool's towns and villages.

This strategy acknowledges the retail potential of Bacchus Marsh in servicing the needs of the growing population and exploring opportunities to develop medium to high density housing around activity centres.

### Bacchus Marsh Activity Centre Structure Plan (2011)

This Structure Plan includes a series of core themes, of which 'Land Use and Urban Structure' is one. One of the key principles of this theme is the provision of a variety of housing in and around the Activity Centre to accommodate some of the future population growth in Bacchus Marsh (increase of 12,500 persons by 2031) as highlighted in the MSS in a managed and sustainable manner.

### West Maddingley Development Plan

The land concerned is the Devine Ltd land in Griffith Street, West Maddingley. The Development Plan relates to the Stonehill Estate and provides for the delivery of in excess of 1500 conventional and medium density dwellings, a 'Neighborhood Activity Centre', community facilities, an education centre (primary school) and a planned road network. The Development Plan is given effect by the Development Plan Overlay, Schedule 3 (West Maddingley).

### Draft Development Plan - Underbank Development

The land concerned is located at 174 Mortons Road, Pentlands Hill which consists of 153 hectares and proposes the delivery of a masterplanned residential community, including upgrades to some of the existing road network and a new active open space reserve. The details of the infrastructure to be included are still in the process of being finalised. Development Plan Overlay, Schedule 6 will give effect to the Development Plan.

### Bacchus Marsh Housing Strategy 2011 – 2041 (Context Report), March 2014

This report was the first phase in the preparation of the Urban Growth Strategy for Bacchus Marsh.

### Moorabool 2041 Framework

Moorabool 2041 is a framework which will provide a wide-ranging review and analysis of the future direction of the municipality. Moorabool 2041 requires preparation of an Urban Growth Strategy and a Rural Growth Strategy as discussed on Page 6.



## Strategy & Policy

The overarching strategy and policy implications in relation to Bacchus Marsh establishes clear context for preparation of *Housing Bacchus Marsh to 2041*. The policy and strategy context consistently acknowledge the challenges associated with Bacchus Marsh adopting an increasingly important regional centre role into the future.

Key policy and strategy directions that are particularly relevant to the preparation of *Housing Bacchus Marsh to 2041* include:

- > the role of Bacchus Marsh as the major urban growth centre within the Municipality;
  - > accommodating an increasing share of metropolitan and regional population growth including offering an alternative housing destination within easy reach of Melbourne;
  - > balancing growth with the maintenance and enhancement of amenity and the economic well being of Bacchus Marsh;
  - > directing growth to preferred locations and away from non-preferred locations;
  - > balancing the proportion of infill and greenfield growth;
  - > retaining the intrinsic character and other elements that define Bacchus Marsh;
- > the importance of creating healthy and active neighbourhoods;
  - > improving the viability and investment in activity centres and infrastructure by supporting intensification of housing around Activity Centres; and
  - > meeting the current and future housing needs of Bacchus Marsh residents, including ensuring affordable and social housing choices are available.

# 1.4

## DRIVERS OF CHANGE

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### Regional Context

Moorabool Shire is located to the west and north-west of Melbourne and is midway between Melbourne and Ballarat with primary access via the Western Freeway (see Figure 4).

Moorabool Shire forms part of the Outer Western Region of metropolitan Melbourne which also includes the municipalities of Brimbank, Wyndham and Melton (see Figure 4).

Bacchus Marsh is the largest town within the Shire and is located approximately 55km west of Melbourne. A number of smaller settlements exist to the west of Bacchus Marsh including Ballan which is located centrally within the Shire.

Being located approximately 1 hour's drive from Melbourne and having access to VLine services as well as being relatively accessible to the larger settlements of Ballarat and Geelong has increased the attractiveness of Bacchus Marsh as a housing destination.

### Urban Growth Pattern

As a small regional town in 1940 occupying 47 hectares, the urban footprint of Bacchus Marsh grew to 68 hectares by 1960. From 1960 to 1980 the urban footprint expanded by an additional 87 hectares, more than doubling the size of the town and covering 155 hectares. By 1990 the urban footprint had nearly doubled again to 296 hectares.

This trend has continued to recent times, with the last five years resulting in the addition of 290 hectares, meaning that the urban area of Bacchus Marsh has increased by over 40% in the last five years. Bacchus Marsh now covers 885 hectares and is growing at an increasing rate.

As of September 2015 there were approximately 6,840 dwellings within Bacchus Marsh. The continued housing growth and outward expansion of the town has led to a range of issues including:

- > **Connectivity:** Significant traffic and connectivity issues exist due to the historical development of the town and the Western Freeway that divides the town. These connectivity issues will be compounded if Bacchus Marsh continues to expand without the provision for additional infrastructure.
- > **Service Delivery:** The increasing urban footprint and growing population creates difficulties in delivering the appropriate services that new and existing residents require and expect. This includes lack of access to amenity, public transport, social infrastructure and activity centres, all of which contribute to Bacchus Marsh, for many residents, being a car dependent town.

- > **Physical Limits:** Bacchus Marsh sits within a unique natural landscape that has shaped the urban footprint and, in part, defines the character of the town. Options for continued outward expansion are limited and potential longer term land supply options may change the role of Bacchus Marsh and create disconnected communities.

Continuing growth will see the urban footprint increase by another 50% or 475 hectares over the next 20 years as new broadhectare sites are developed. The anticipated broadhectare growth will generally occur within the identified greenfield development sites (Stonehill and Underbank) that have already been re-zoned for residential development.

Although the identified greenfield developments will increase the footprint of Bacchus Marsh, they are masterplanned developments that have had consideration to the long term requirements of future residents (servicing and facilities) and are not contributing to the town expanding through unplanned urban sprawl. The greenfield developments are considered a positive addition to the town that contribute to meeting the housing and infrastructure needs of Bacchus Marsh to 2041 (see page 21).

The changing urban footprint of Bacchus Marsh is included in Figure 3, while Figure 5 identifies some of the constraints that have contributed to the challenges of the increasing urban footprint of Bacchus Marsh.



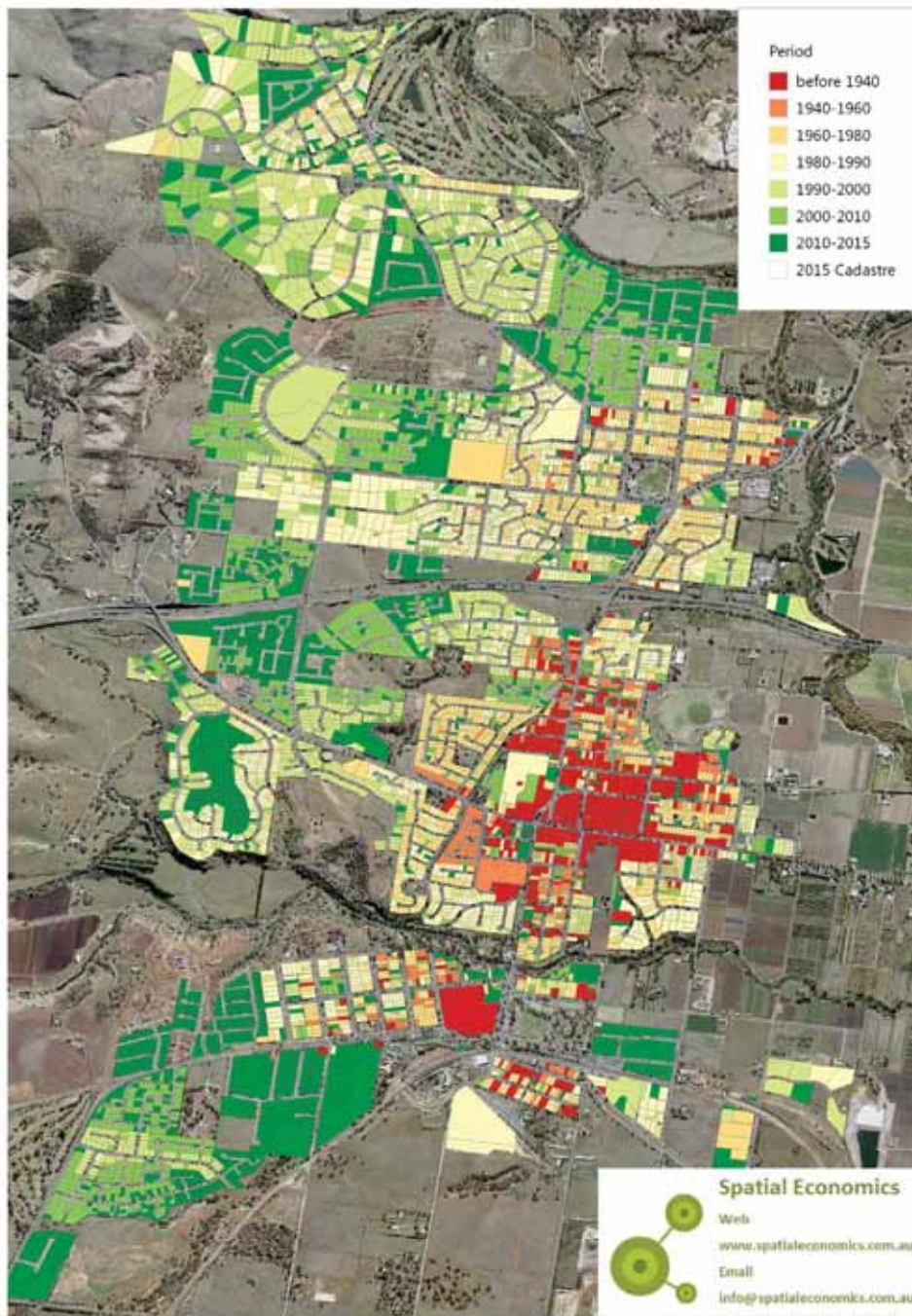


Figure 3: The Increasing Urban Footprint

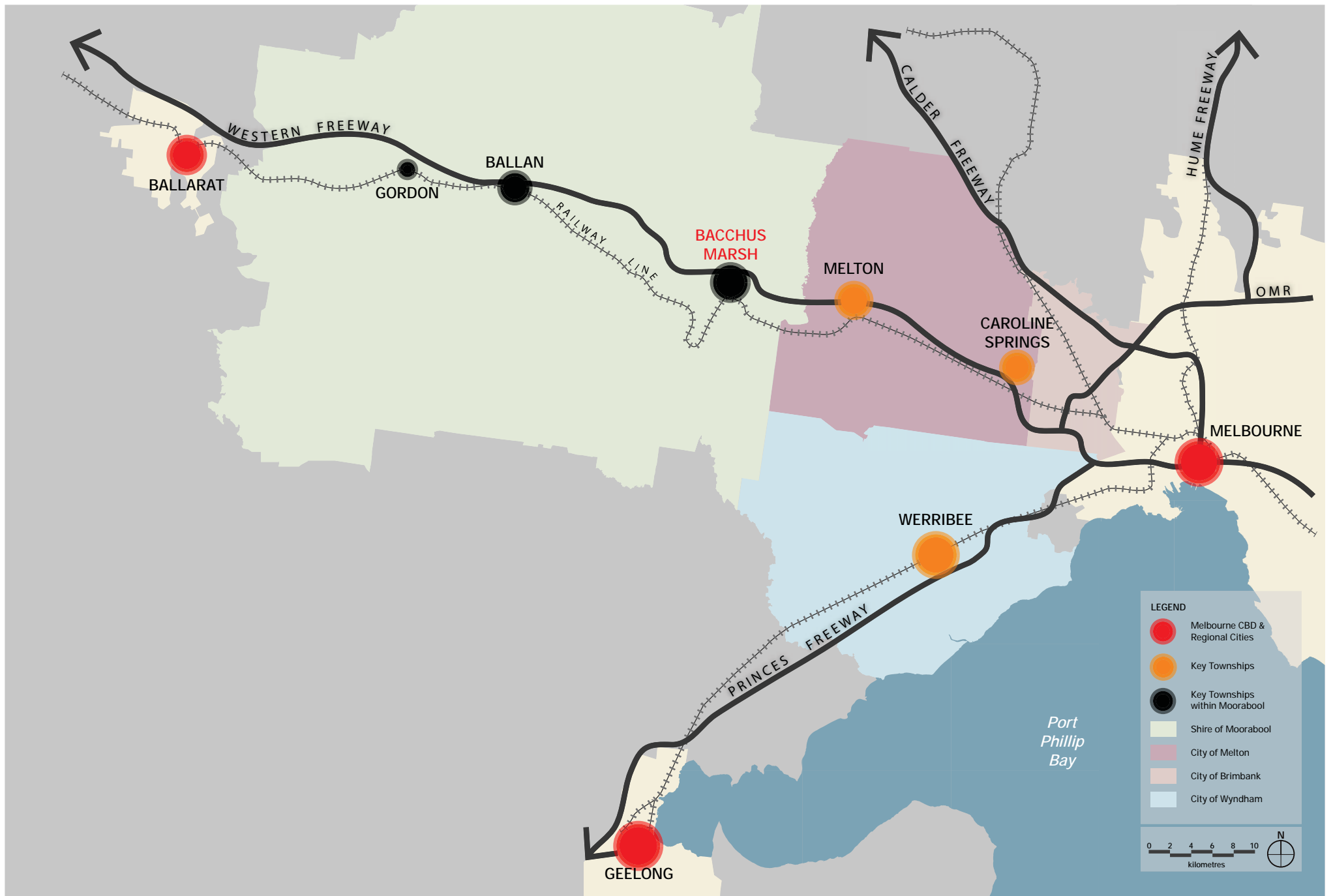


Figure 4: Regional Context Map

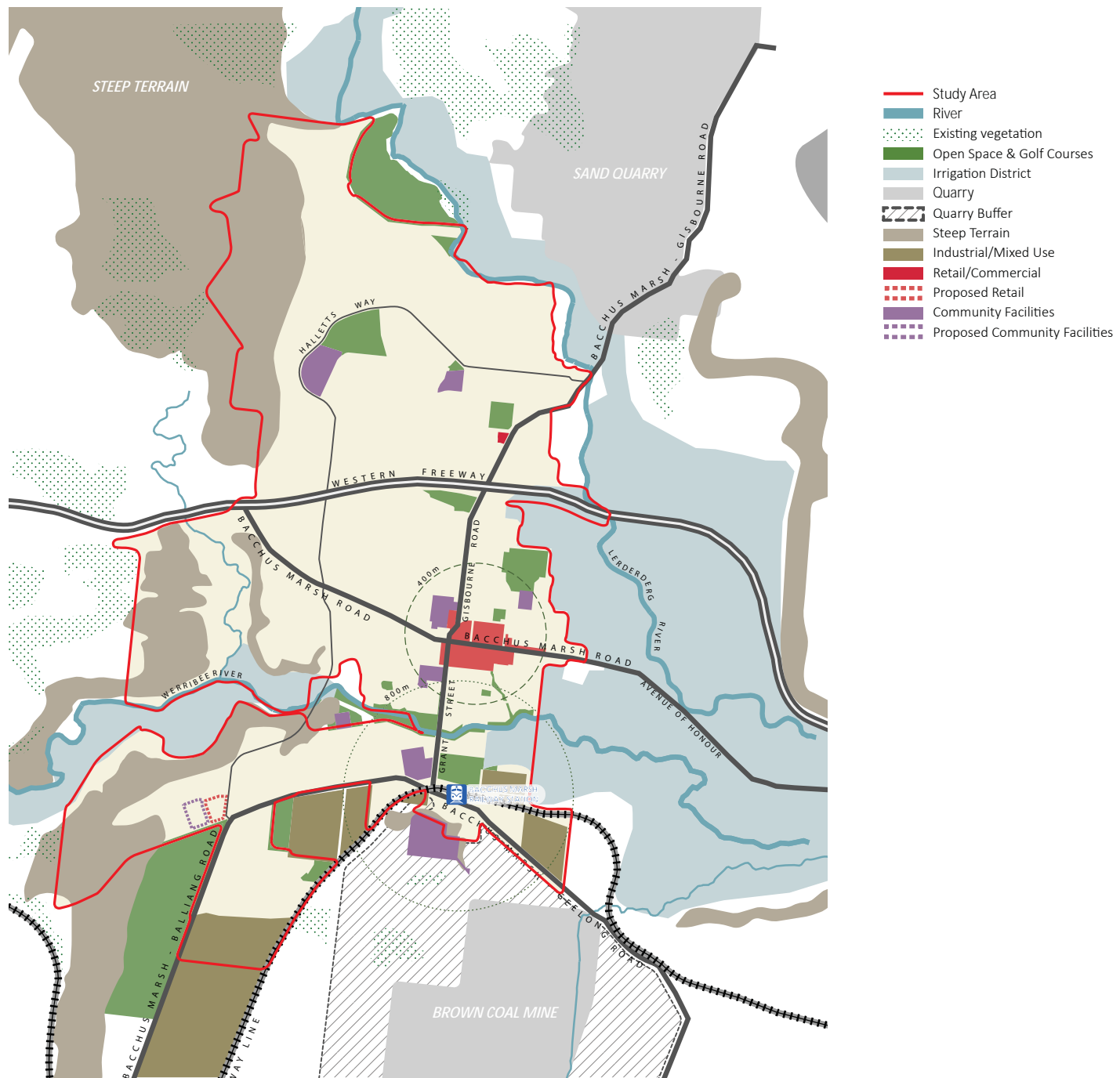


Figure 5: Bacchus Marsh Constraints Map

## Demand Drivers

A number of factors contribute to driving housing demand within a certain area. The Background Paper (Annexure A) provides a detailed overview of the relationship between the drivers of population and housing demand at a metropolitan and sub-regional level down to the influences of housing demand in Bacchus Marsh. In this context, housing demand in Bacchus Marsh will be influenced by the following important drivers:

- > Population growth: Total housing demand will largely be influenced by macro level and regional population growth. This includes an ageing population, the increase in migration, increases in fertility (more babies being born), economic pressures (including the increasing costs of housing and children living at home for longer) and social trends (higher rates of divorces and single parents).
- > Adjoining growth areas: The ongoing capacities and pricing of broadacre lots released within the Growth Areas of Melton and Wyndham will continue to cater for large scale demand, although any shortage of land supply may increase demand in Bacchus Marsh.
- > Land Use Policies: National, State and Local Government land use policies affecting the Growth Areas will significantly impact the future of Bacchus Marsh, for example changes to the Urban Growth Boundary or policy direction to increase housing densities.
- > Household Types: Dwelling demand will not solely be generated by additional household growth, there will also be household lifecycle changes, preferences and needs. Additional dwelling demand will be generated via down/up-sizing, changing tenure (i.e. rental to purchaser). Figure 6 provides an overview of the complexity of household lifecycles.

## Population Projections

During the period from 2004 to 2014 the population of Bacchus Marsh increased from around 15,000 to 19,400 at an average annual rate of 2.6% per annum. Over the next 25 years to 2041, it is expected that there will be, on average, an additional 500 residents per year, resulting in a total population of approximately 30,500 persons with an annual growth rate of 2.9% (slightly faster than recent historical growth).

Furthermore the population is ageing, that is, the proportion of older residents is increasing. From 2016 to 2041 there will be a 157% increase (an additional 2,633 persons) aged over 70.

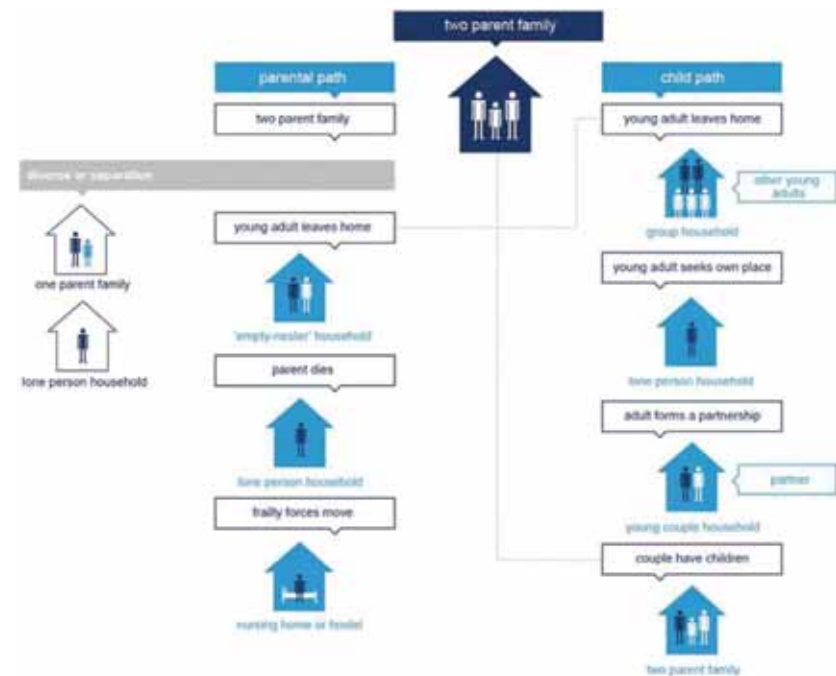


Figure 6: Household Lifecycle Changes

## Housing Implications

To understand the housing needs for Bacchus Marsh to 2041, consideration of the key projections that will drive housing demand in Bacchus Marsh is required. The Background Paper at Annexure 1 provides further detail in this regard, however the key drivers have been identified as follows:

- > the increase in households, with an additional 6414 households projected between 2011 -2041 and a total of approximately 12,306 households by 2041;
- > lone person and couples without dependent households will make up more than 60 percent of the area's growth from 2011 to 2041 (approximately 1966 lone person households and 1922 couples without dependent households) which may have some impact on dwelling type demand. By 2041 there will be 3335 lone person households and 3368 couples without dependent households;
- > couple families with dependents will remain the largest household type with an additional 1661 households between 2011 -2041 and a total of 3731 households by 2041;
- > the projected household types are likely to have some impact on dwelling type demand. Together with the ageing population, smaller, affordable and low-maintenance dwellings may see increasing demand;
- > of the 6,840 (Sept 2015) residential dwellings within Bacchus Marsh, the majority (58%) are on lots between 500sqm to 1,000sqm, with a further 22% on lots greater than 1,000sqm. 18% of dwellings are on lots less than 500sqm which indicates there is limited diversity in the existing housing stock;
- > ensuring that housing in Bacchus Marsh remains affordable. The median price for a house in 2014 in Bacchus Marsh was \$342,700 which is well below the Melbourne metropolitan average of \$550,000. House prices in Bacchus Marsh have grown at 4.5% between 2004 - 2014 compared to 5.9% for metropolitan Melbourne;
- > the two demographic trends of an ageing population and increasing young families seeking affordable family housing will result in the need for additional supply opportunities to be realised;
- > the ageing population, who are ageing in place, may have higher propensities for alternative dwelling types, with lower maintenance options. Nevertheless, overall the demand is likely to remain small unless price pressures reduce the relative affordability of separate dwellings;
- > affordability in Bacchus Marsh is linked to the amount of land per dwelling and the type of construction. The less land per dwelling the more affordable the product, hence there will be an increasing demand for villa units/ townhouses as these dwelling types consume half to a quarter of the land previously occupied by a separate house; and
- > the need for a diversity of lot sizes within new broadhectare estates and the facilitation of smaller dwellings (villa units/townhouses) across the established urban area.

# CHAPTER 2

## Vision



# 2.1

## VISION

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*“Over the next 26 years to 2041, Bacchus Marsh will progressively assume the role of a regional centre and assist in accommodating Greater Melbourne’s growing population. Bacchus Marsh will provide an affordable and diverse housing supply that accommodates a range of housing options for existing and future residents.*

*Directing housing to locations that are easily accessible to activity centres and public transport will be a priority.*

*This will assist in creating compact and sustainable neighbourhoods, while ensuring development complements the unique characteristics of the town, including the natural landscape, that contribute to Bacchus Marsh being an attractive place to live”*

To assist with achieving this vision, three guiding principles have been identified that underpin the Objectives, Strategies and Actions for *Housing Bacchus Marsh to 2041*. The Guiding Principles are:

- > Sustainable Neighbourhoods
- > An Attractive Place to Live
- > Housing for Everyone

## 1. GUIDING PRINCIPLE: Sustainable neighbourhoods

With regard to the broader spatial composition of Bacchus Marsh, it has become evident that the three suburbs comprising Darley, Maddingley and Bacchus Marsh have sufficient scale and physical separation due to infrastructure (Western Freeway) and natural features (Werribee River) to warrant adoption of planning and housing strategies to support their establishment as three sustainable neighbourhoods within the overall town.

This concept can deliver positive outcomes for the existing and future residents and creates opportunities to improve the liveability and prosperity of Bacchus Marsh.

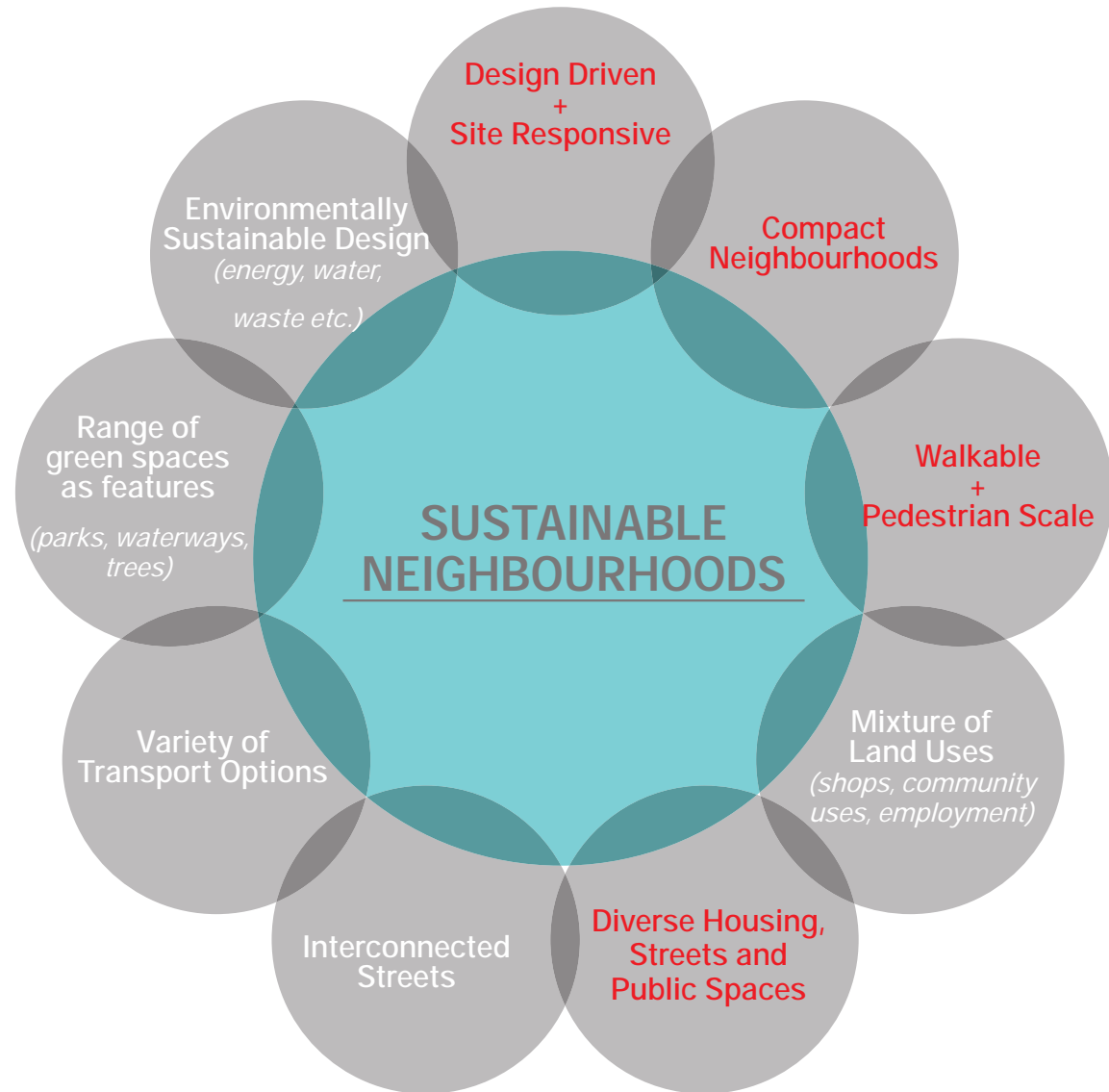


Figure 7: Elements of a Sustainable Neighbourhood



## 2. GUIDING PRINCIPLE: An attractive place to live

One of the most striking features of Bacchus Marsh is its natural landscape character and setting, including the historic Avenue of Honour and the rural environment that surrounds the town with orchards, market gardens and pastoral fields. These features complement a very well established township character, which is highly valued by residents and visitors. Retaining these characteristics is critical to ensuring Bacchus Marsh remains an attractive place to live.

Housing and subdivision development that recognises and complements the existing environment and has regard to the town's unique landform, as well as the likely existing and future market acceptance of housing forms, should be a primary influence for future development. It will also be essential to ensure that greenfield development does not become homogenous in terms of the type of housing that is provided and its physical form. The character and quality of newly developed streetscapes should reflect and contribute to the overall character of Bacchus Marsh.



### 3. GUIDING PRINCIPLE: Housing for everyone

A diversity of housing helps respond to the housing needs of communities at different stages of life, while also providing opportunities for residents to move home without leaving a neighbourhood.

With the growth of Bacchus Marsh expected to continue, planning for a diverse range of housing needs through a focus on strategies and policies that encourage a combination of new development and redevelopment is critical. These strategies and policies require an emphasis on providing a wide range of options in terms of housing typologies that are affordable and accessible which will most likely be the best way to maintain and encourage diversity.

Bacchus Marsh has an important strategic advantage in this regard due to having a vibrant and well established town centre and the availability of a range of greenfield and infill development sites. There is a need however to ensure a balanced approach between greenfield and infill development and that both forms of development incorporate a range of housing typologies.





# CHAPTER 3

## Neighbourhood Character

### Objective

*Maintain the country landscape character and point of difference that Bacchus Marsh offers whilst recognising the different roles it plays as a regional centre, peri urban town and a growth area to Melbourne. This includes ensuring future development (greenfield and infill) contributes to the preferred character of the area while achieving quality urban design (subdivision and built form) outcomes.*

# 3.1

## CONTEXT

The purpose of undertaking a neighbourhood character analysis is to identify the existing characteristics within Bacchus Marsh that need to be retained within the context of pressure for infill development. This may mean protecting existing character in some locations and identifying a preferred character in others where change is anticipated to occur.

A range of design based strategies and actions have been formed to assist in achieving the neighbourhood character objective, which will contribute to Council's decision making framework for assessing residential development proposals.



# 3.2

## CHARACTER ANALYSIS

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### What is neighbourhood character?

Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small to the character of an area. It is the cumulative impact of all these contributions that establishes neighbourhood character.

The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character.

Breaking up character into discrete features and characteristics misses out on the relationships between these features and characteristics. Understanding how these relationships physically appear on the ground is usually the most important aspect in establishing the character of the area.

### What is not neighbourhood character?

In defining neighbourhood character, it is important to understand the difference between character and other factors such as heritage and amenity which are not considered neighbourhood character.

The State Government released a Practice Note in June 2015 'Understanding Neighbourhood Character.' The Practice Note states that:

*"...all areas have a history or a heritage, however not all areas are historically significant. Heritage significance is determined by recognised criteria set by Commonwealth, State and local agencies, with reference to the Burra Charter.*

*Cultural heritage is largely embodied in the fabric and setting of a building and place. It is important to manage and retain this fabric and setting to retain the cultural significance of a place. Heritage significance can't be improved, but the fabric of a place can be improved, restored or reinterpreted. In many areas building style is important to setting the character of the area. This includes not just typical form and massing, but may also include details, materials and colours. Buildings do not need to be old or historically significant to have a character that is important to people's understanding and enjoyment of an area. Character and amenity.*

*Amenity is about the pleasantness and good functioning of an area. Neighbourhood character is about its sense of place and community meaning. Regardless of the character of an area there are standards of residential amenity that apply to all residential development. These basic amenity standards include overlooking, overshadowing and solar access. Sometimes, these amenity standards can have an effect on neighbourhood character, but as a general principle, neighbourhood character and amenity should be treated separately".*



## Characteristics of Bacchus Marsh

Bacchus Marsh is uniquely placed with many attributes that contribute to the town being a special place. To understand what makes Bacchus Marsh attractive, these attributes, as relevant to *Housing Bacchus Marsh to 2041* have been identified as follows:

### Landscape Setting

One of the most striking features of Bacchus Marsh is its natural landscape character and setting. These features include:

#### Gorges, Reserves and Forests

A scenic backdrop that surrounds the town with Lerderderg Gorge, Werribee Gorge, Long Forest Nature Reserve and the tall timbers of the Lerderderg State Forest.

#### Undulating landforms

The landform undulates throughout Bacchus Marsh with the town surrounded by ridge lines/hills and plateaus. The changing topography of the township and surrounds provides for diverse landscapes and opportunities for views to the surrounding rural landscapes and to the skyline of Melbourne.

#### Creeks and Waterways

The Werribee and Lerderderg Rivers traverse through Bacchus Marsh which have, in some places, allowed linear walking paths and open space along the waterways.

#### Open feel

The rural and low density surrounds, wider streetscapes, large open space areas, farmlands, orchards and market gardens are at the heart of the town. These elements complement the natural features of the town that contribute to Bacchus Marsh having an open and country feel.

#### Gateway town entries

The township provides rural and natural characteristic gateway entries, in particular the entrance from the Western Freeway through the historical Avenue of Honour, which is complemented by experiencing the farmlands, market gardens and orchards as you arrive into the town.

#### Township Character

Bacchus Marsh has a well established township character, which is highly valued by residents and visitors, including:

#### Cohesive and formal main street

The main street of Bacchus Marsh is the heart of the town, both as an access route to and from the historical Avenue of Honour, but also as the key activity hub of the town. Activity is focussed on both sides of the street, with attractive shops including a number of historical buildings.

#### Historic buildings and streetscapes

The main street comprises of a number of historic buildings. Historical streetscapes incorporating heritage buildings and plantings are located within the inner areas of the town and along the Avenue of Honour.



### Wide road reserves

While street cross section elements vary throughout the town, a consistent theme is the use of wide road reserves, which contribute to the open feel of the township.

### Informal and formal streetscape plantings

Landscaping within streetscapes vary from the very informal to the formality of the elm trees on the Avenue of Honour and Grant Street.

### Convenient Access

Bacchus Marsh is centrally accessed, less than one hour to Melbourne, Ballarat, Geelong and surrounding townships. The locality of the town, complemented by a range of tourism based businesses makes Bacchus Marsh a key tourist destinations and a popular place to live and visit.

### Western Freeway

The Western Freeway provides quick and convenient access to both Melbourne and Ballarat in less than an hour.

### Rail

The Ballarat to Melbourne Vline rail services enables passengers passing through Bacchus Marsh and commuters, access to Melbourne and Ballarat.

## Well Served Communities

Bacchus Marsh's historical service centre role, now identified as the Regional Centre within the Central Highlands, has resulted in the town being both a lifestyle and tourist destination with several services and facilities available.

### Well serviced town centre

As previously noted, the main street is the retail core of Bacchus Marsh and in recent years has evolved through higher levels of retail and services on offer, including Bacchus Marsh Village shopping centre, professional services, shops, restaurants etc. To complement the main street retail core, an established Neighbourhood Activity Centre in Darley exists with an approved Neighbourhood Activity Centre proposed to be constructed in the Stonehill development in Maddingley.

### Local employment

While many residents commute out of Bacchus Marsh for employment purposes, the township and surrounds also supports a high level of local employment in agriculture, tourism, construction and in more recent years health and education services.

### Community services and facilities

Bacchus Marsh is well serviced by a range of facilities and services. This includes a regional hospital, library, swimming pool, two secondary colleges and numerous other facilities which often would not be provided within a town the size of Bacchus Marsh, all of which also attract people from outside of the town.





## Character Impacts

With Bacchus Marsh continually growing, there are some residential development examples within the town that may be considered to be detracting from the distinctive characteristics of Bacchus Marsh.

This is a common issue for most peri-urban areas of Melbourne, however with the statistical re-defining of Greater Melbourne by the Australian Bureau of Statistics (ABS) which now includes Bacchus Marsh, the town is now providing a source of broadhectare land supply, along with its growing role as the Regional Centre within the Central Highlands. These roles bring additional challenges to the town in preserving its unique and valued characteristics.

As Bacchus Marsh continues to grow there is inevitably an increased tension between original and new development. There is a need to reduce this tension to ensure new development is positively contributing to the established character of Bacchus Marsh and to ensure that the town does not lose its valued characteristics. As part of the character analysis a number of issues and threats to the existing character have been identified, including:

- > new development that is not in harmony with the site and surrounding context. This includes the natural landscape qualities of the area, in particular the loss of rural views due to inappropriate development on surrounding ridgelines/hills and plateaus;

- > new developments that have minimal landscaping, in particular street tree plantings which are often inconsistently planted, not established or in some instances non-existent. The lack of landscaping has a significant impact on the character of the town, whilst also not achieving sustainable development outcomes which all developments should be aspiring to;
- > an expanding residential settlement boundary. This has resulted in development in more remote locations, including lots that have been developed too intensively for their location. This includes multi-unit developments on the fringe of town where access to services and facilities are poor and often with poor pedestrian connectivity due to a limited footpath network. Further, the expanding settlement boundary threatens the country landscape characteristic of the town, including the valued agricultural activities (orchards and market gardens) that Bacchus Marsh is renowned for;
- > inconsistent road cross sections being applied that:
  - > limit landscaping and street tree planting opportunities;
  - > often creates streets that are too narrow with several cul-de-sacs and dead ends, all of which provide poor vehicle access and manoeuvrability; and

- > overly wide streets. Although wide streets are often a feature of regional towns, there are a number of streets that have excessively wide road pavements. Such pavements do not contribute to sustainable design through significant amounts of hard surfaces and often a lack of landscaping. Further, excessively wide pavements encourage greater speed of vehicles and are often windswept if they are not heavily landscaped and therefore not contributing to creating pedestrian friendly environments.
- > multi-unit developments that lack passive surveillance and have no sense of address. Several multi-unit developments are dominated by hard paving, with insufficient soft landscaping and are inward focussed; and
- > a number of poor built form outcomes due to dwellings lacking articulation, not responding to the context they sit within or complementing the character of the area.

## Decision Making Framework

Under the Moorabool Planning Scheme residential development proposals (built form and subdivision) are required to be assessed against the following:

- > the State Planning Policy Framework;
- > the Local Planning Policy Framework, in particular the Municipal Strategic Statement (MSS) which provides detailed policy regarding Bacchus Marsh and residential developments (see page 20);
- > zones and overlays which provide triggers for planning permits and controls land use and development;
- > rescode which provides residential and subdivision design provisions; and
- > clause 65 - decision guidelines.

The character analysis and assessment of the existing decision making framework has identified a number of potential inconsistencies and concerns, including:

- > the MSS provides a framework for residential development in Bacchus Marsh, however the plan is outdated and provides limited direction in regards to the type and density of residential development that should occur where.
- > the MSS provides some discussion regarding character and design, however this is reasonably limited and could be more clearly articulated, in particular with regard to desired residential built form and subdivision design outcomes.

- > the MSS provides some discussion on the character of the town, however this could be stronger and emphasise the importance of a number of character elements that make the town a unique and special place and how new development should complement these valued characteristics.

- > there is limited direction on the preferred character of Bacchus Marsh, which is critical due to the growth challenges the town is facing.

- > there is some concern that the implementation of the Moorabool Planning Scheme, including the MSS, may not be reflected through some more recent residential development approvals. For example substantial medium density development with a number of townhouses and units has been developed at the western end of Holts Lane, Darley. This development is likely inconsistent with the MSS which:

- > encourages increased development between the railway station and Main Street and between Fiskens and Grant Streets;
- > encourages high quality medium density housing that is well located in relation to retail, commercial, public transport, recreation and community services; and
- > encourages consolidation and enhancement of development in the inner area of Bacchus Marsh.

- > the suite of residential zones have not been applied, with almost all residential land within Bacchus Marsh zoned General Residential, although it is recognised that three schedules to the General Residential Zone have been applied; and

- > Council does not have any Guidelines/Council Policy in regards to Urban Design, Environmentally Sustainable Design or Landscaping requirements.

## Recommendations - Decision Making Framework

To address the inconsistencies and identified concerns, including consideration of how the existing decision making framework could be improved, a number of changes are recommended and are further articulated in Chapter 8. These improvements will assist in guiding future residential development and ensure development complements the preferred character of the area. The identified improvements have or are recommended to be undertaken include:

- > 'Character Precinct Brochures' have been prepared (see Annexure 4) that identify the existing and preferred character of each precinct (see page 43 and Figure 8);
- > a number of recommended strategies and actions (see pages 44 & 45), that should be included as part of Councils Action Plan to implement *Housing Bacchus Marsh to 2041*;
- > a Settlement Framework plan has been prepared that identifies areas for intensification and areas that are not recommended for increased development (see Chapter 4);
- > Council adopting the implementation recommendations set out in Chapter 8, which includes a number of changes to the Moorabool Planning Scheme; and
- > the preparation of Guidelines/Reference Documents /Council Policy in regards to Urban Design, Environmentally Sustainable Design and Landscaping requirements.

## Existing and Preferred Character Statements

As part of the character analysis, 32 character precincts have been identified across Bacchus Marsh (see Figure 8). The analysis identified the existing character of each precinct followed by consideration of what the preferred character should be.

Often Neighbourhood Character Study's will group precincts into 'Character Types' across a study area where common character is desired for the future. Although, some precincts do have a common desired future character, it is recognised that precincts also often have their own unique characteristics and attributes. This was particularly relevant within the Bacchus Marsh Study Area, where precincts although containing similar housing products, the landscape and topography of the precincts varied significantly and therefore the characters of the precincts, in reality were quite different.

Further, when considering the preferred character of an area, consideration should be had to a combination of housing needs and the preferred character. Some precincts may not be suitable for the same level of residential development (see Chapter 4) as another precinct. This is due to the locations of some precincts not being central to services and facilities, such as public transport and activity centres.

It is important to therefore consider both housing needs and character holistically. The Preferred Character Statements have therefore been prepared for each character precinct with a balance of addressing the housing needs of Bacchus Marsh and the preferred neighbourhood character of each precinct. This has included ensuring that any existing characteristics that have been identified as important to the character of Bacchus Marsh are retained, regardless of the precincts suitability for increased residential development. The Existing and Preferred Character Statements are included at Annexure 4.

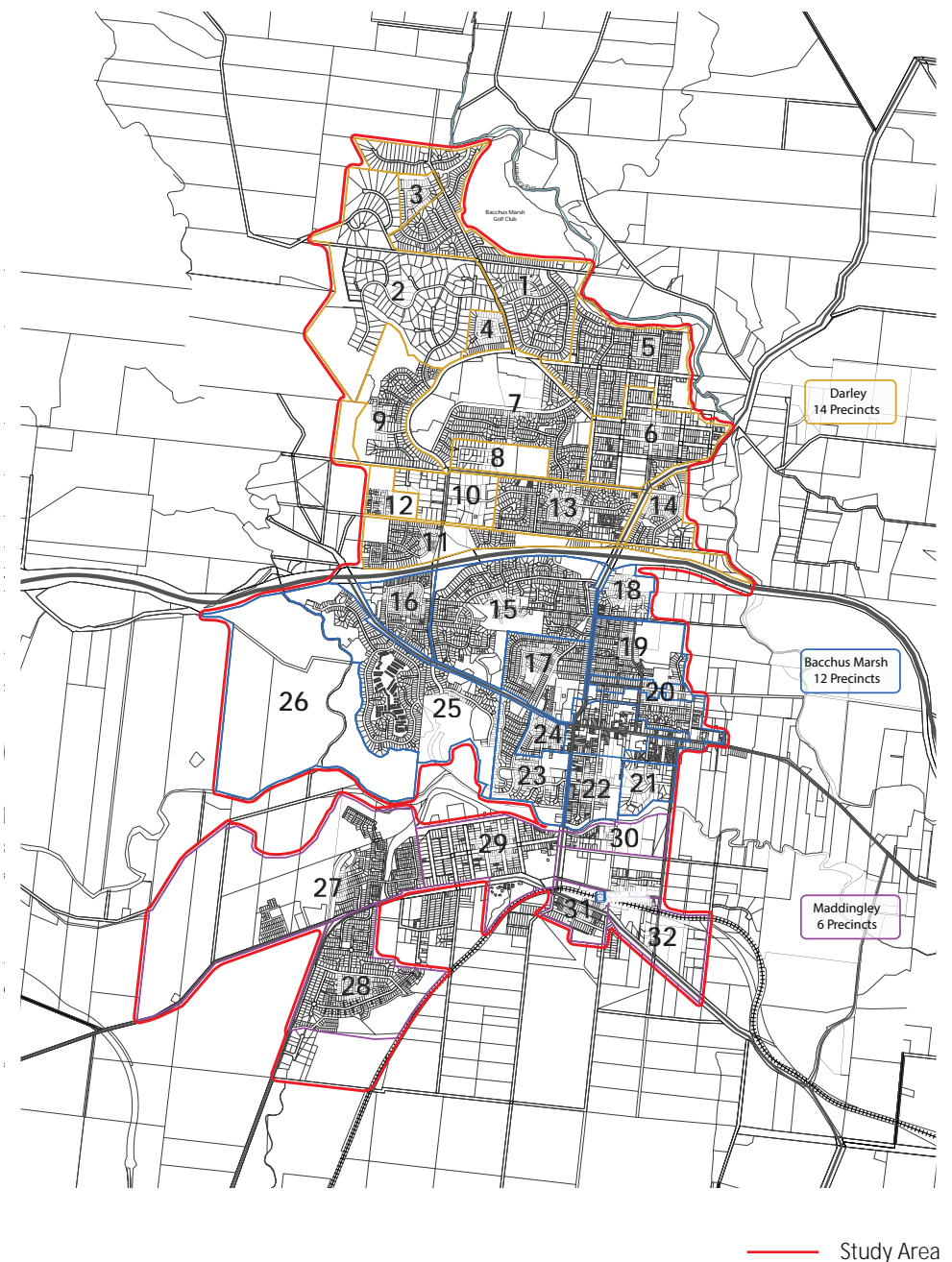


Figure 8: Character Precincts

# 3.3

## STRATEGIES & ACTIONS

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### Strategies

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Actively discourage residential development outside of the clearly defined township boundary unless exceptional circumstances apply where rezoning of non-urban land for urban purposes can articulate the rezoning through demonstrating:

- > minimal impact on the overall urban form of Bacchus Marsh and natural features;
- > that the developments location, proximity and connectivity to existing or planned residential areas is appropriate;
- > that the form of development proposed cannot be provided on land that is already zoned for urban purposes;
- > that the development will result in a significant improvement in the standard of development within the Bacchus Marsh Study Area, including its environmental performance;
- > that the development incorporates a design response that achieves adherence to the principles of 'sustainable neighbourhoods' including providing key community facilities & infrastructure (where appropriate) that will benefit the community;
- > the ability of the development to be provided with reticulated services;
- > the ability to retain Bacchus Marsh's intrinsic character elements; and
- > design based initiatives to avoid emergence of a development that is inconsistent with the preferred character of the area.

---

Ensure a clear separation between urban development and farming activities is retained.

---

Encourage subdivision design that provides for diverse streetscapes and public spaces and retains the values characteristics that make 'Bacchus Marsh' a special place.

---

Ensure residential development is in accordance with the preferred character statements.

---

Recognise the importance of urban design (built form and subdivision) as a primary influence when considering development in its appearance and functionality within the urban environment.

---

Support housing design and development that is suitable for an ageing population and those with limited mobility.

---

Encourage innovation and best practice sustainable design and development outcomes.

---

Ensure that housing design allows space for tree plantings and improves landscaping as a priority on both public and private land.

---

Ensure the impact of small lot development in greenfield areas is minimized or offset by incorporating larger lots in other locations, incorporating widened road reserves with provision for enhanced street tree plantings and other design based initiatives to avoid emergence of a typical suburban character.

## Actions

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Actively work with the community, development and building industry to increase the awareness and acceptance of well-designed developments that complement the preferred character of Bacchus Marsh.

---

Review and update the Municipal Strategic Statement to include policy and objectives for improving urban design outcomes that also considers the preferred neighbourhood character, while recognising the importance of the country landscape, which will protect the valued characteristics of Bacchus Marsh.

---

Prepare Urban Design Guidelines for residential developments within Bacchus Marsh and use them to assist planners and applicants. The Guidelines should consider the public realm, built form, subdivision design, natural environment and landscape, front fencing and sustainability. These Guidelines may be included as a reference document to the Moorabool Planning Scheme.

---

Prepare Street Tree Planting Guidelines that provide a vision for street tree planting and street design within Bacchus Marsh, particularly in relation to subdivision developments. These Guidelines may be included as a reference document to the Moorabool Planning Scheme.

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Prepare Environmentally Sustainable Design (ESD) Guidelines or a Council Policy to identify appropriate ESD principles for residential development within Bacchus Marsh. Should Council pursue the preparation of Guidelines these may be included as a reference document to the Moorabool Planning Scheme.

---

Facilitate ongoing monitoring of the preferred neighbourhood character of a precinct as this may change over time.

---

Provide relevant Neighbourhood Character Brochures in pre-application meetings to ensure future development is in accordance with the preferred neighbourhood character.

---

Undertake a review of internal processes to ensure residential development approvals are being assessed in accordance with Councils decision making framework. This may include:

- > improving quality assurance processes;
  - > educating Council Officers in regards to good urban design outcomes; and
  - > mentoring new planners
- 

Convene a Moorabool Developer Forum with developers and builders as a means to recognise and promote high quality urban design outcomes in residential developments.

---

Prioritise retention of positive site features, such as scattered vegetation, view lines, remnant vegetation, roadside vegetation and watercourses that will assist with the creation of urban character in new developments.

---

Support non-standard design initiatives and responses that contribute to the creation of a deliberate neighbourhood character or as a response to specific site conditions.

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# CHAPTER 4

## Settlement Framework Plan

### Objective

*To identify a Settlement Framework that can accommodate a diverse range of lot sizes and housing types that will support Bacchus Marsh developing as three sustainable neighborhoods*



# 4.1

## CONTEXT

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The location of housing affects residents' amenity, transport choices, housing affordability, access to employment, retail, community services, open spaces and health and wellbeing. It also has implications for the cost and provision of infrastructure. The following factors must be considered and balanced in determining appropriate locations and intensity of future residential development within Bacchus Marsh:

- > Bacchus Marsh's role in contributing additional housing to accommodate expected population growth in metropolitan Melbourne, while also balancing the roles of being a peri-urban town and a regional centre;
- > maximising access to public transport and activity centres;
- > protection of heritage and neighbourhood character values;
- > protection of significant environmental and ecological landscapes;
- > improving housing choice and affordability;
- > diversifying the mix of housing typologies and housing sizes across Bacchus Marsh; and
- > retaining a mix of residential lot sizes across the township.

Four 'settlement types' have been identified across Bacchus Marsh, which comprise of:

- > Minimal Residential Growth Areas;
- > Natural Residential Growth Areas;
- > Increased Residential Growth Areas; and
- > Greenfield Residential Growth Areas.

Each 'settlement type' plays a different role in meeting Bacchus Marsh's current and emerging housing needs. Accordingly, different forms of growth and development will be appropriate within each of these settlement types, but collectively they will each contribute towards a sustainable community, that provides for a range of housing choices to meet the needs of current and future residents.

Figure 9 identifies the proposed settlement type to be applied to each character precinct as set out in Figure 8.

# 4.2

## MINIMAL RESIDENTIAL GROWTH AREAS

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### Definition:

*“Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development.”*

### Expected Housing Types

Future residential development within these areas will predominantly comprise of detached dwellings, generally of a modest scale, with dual occupancies, of one to two storeys only being supported where the intent of the settlement type and preferred character is not compromised.

### Methodology to determine the locations of Minimal Residential Growth Areas:

- > Any specific neighbourhood character and/or heritage significance that requires protecting within the precinct.
- > Any significant infrastructure constraints within the precinct.
- > Any significant landscape constraints within the precinct.
- > The ability of the precinct to undergo change.
- > The ability of the precinct to access services and facilities, including public transport.
- > An assessment of the precinct against the change area matrix included at Annexure 2.

### Strategies

- > Encourage low density housing types, generally in the form of detached housing with dual occupancies only considered on sites that do not compromise the preferred neighbourhood character.
- > Conserve and enhance those elements that contribute to the environmental significance, heritage values and the preferred neighbourhood character of the precinct.
- > Encourage new dwellings to be setback from all boundaries a sufficient distance to accommodate adequate landscaping and to maintain the sense of spaciousness.
- > Encourage new dwellings to not exceed the predominant building height of the street.
- > Seek to avoid boundary to boundary development.

# 4.3

## NATURAL RESIDENTIAL GROWTH AREAS

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### Definition:

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

### Expected Housing Types

These areas encompass the majority of Bacchus Marsh’s established residential areas. The identified locations will allow for modest housing growth and a variety of housing typologies in the form of townhouses and multi-dwelling developments, with detached houses continuing to dominate.

Low scale medium density housing and alternative housing typologies (such as co-housing, retirement villages, aged care etc) may be appropriate in areas within the precincts that are more accessible to public transport, activity centres and open space than others.

#### Methodology to determine the locations of Natural Residential Growth Areas:

- > Precincts that are generally not within walking distance of key public transport routes and activity centre catchments.
- > Precincts which are partially constrained by environmental or physical conditions, as identified in the planning scheme or other Council data, such as covenants.
- > Precincts that do not have significant heritage or neighbourhood character values.
- > The ability of the precinct to undergo change.
- > An assessment of the precinct against the change area matrix included at Annexure 2.

### Strategies

- > Encourage low scale medium density housing and alternative housing typologies (such as co-housing, retirement villages, aged care etc) on lots that are more accessible to public transport, activity centres and open space than others.
- > Encourage new dwellings to not exceed the predominant building height of the street by more than one storey, unless an innovative design or housing typology is proposed that will complement the preferred character of the area.
- > Limit boundary to boundary development.

# 4.4

## INCREASED RESIDENTIAL GROWTH AREAS

### Definition:

*“Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi-units, townhouses and alternative housing typologies within a walkable catchment of residents daily needs.”*

### Expected Housing Types

These areas will provide for housing growth with increased densities. Housing development will generally be in the form townhouse and multi-dwelling developments with opportunities for apartments and alternative forms of housing (co-housing, aged care, retirement villages, etc).

#### Methodology to determine the locations of Increased Residential Growth Areas:

- > Precincts that are within a walkable catchment of the Bacchus Marsh Railway Station and/or bus services.
- > Precincts that are generally within close proximity to activity centres or where access to some level of services and facilities are within a walkable catchment (i.e. Bacchus Marsh Town Centre, Darley Plaza, the proposed Activity Centre in the Stonehill development, Maddingley and the shopping strip on Grant Street).
- > The ability of the precinct to undergo change.
- > An assessment of the precinct against the change area matrix included at Annexure 2.

### Strategies

- > Prioritise support for intensification of development within areas identified for Increased Residential Growth.
- > Promote medium density housing that results in intensified development around the identified activity centres and key public transport services.
- > Encourage the planning and provision of physical and social infrastructure to support growth within these areas.
- > Encourage public realm improvements to assist the appearance, function and safety of those areas subject to the greatest increase in residential density.
- > Encourage new residential developments located proximate to public transport, shops and services to reduce motor vehicle dependency and capitalise on public transport infrastructure and contributes to achieving 'sustainable neighbourhoods' (see page 53).
- > Support increased development densities on 'key development sites' that have the capability to accommodate significant intensification.
- > Encourage infill development that provide innovative forms of housing typologies (such as co-housing or eco-villages), are community focused and builds on the concept of 'sustainable neighbourhoods'.
- > Encourage development of two or more storeys where the preferred character of the area is not compromised.

# 4.5

## GREENFIELD RESIDENTIAL GROWTH AREAS

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### Definition:

*“Land that is generally located on the fringe of the established urban areas and has been identified as land suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years.”*

### Expected Housing Types

The Greenfield Residential Growth Areas encompass two broadhectare development sites on the western boundary of the Bacchus Marsh Study Area, namely Stonehill (which is currently under development, Precinct 27), and Underbank (which has not commenced development, however is expected to commence in the near future, Precinct 26). Both developments are subject to a Development Plan Overlay which requires the approval of a Development Plan prior to development commencing (see page 21).

Given the current status of these development, with a number of approvals issued (or soon to be issued), as part of preparing *Housing Bacchus Marsh to 2041*, there is limited ability to redirect development within these areas. It is noted that these areas are a critical source of land supply for Bacchus Marsh to 2041, and will play a crucial role in meeting the housing needs of current and future residents.

### Strategies

- > Recognise the importance of planning and development of new greenfield areas that are well managed and staged, can meet the existing and future housing needs of Bacchus Marsh and can bring forward key infrastructure and services to meet the community's needs.
- > Oppose interim subdivision of land identified as 'greenfield' to minimise further fragmentation and maintain its growth potential.
- > Seek an overall density target for new development that balances housing needs, whilst maintain a sense of place and retaining the characteristics of Bacchus Marsh that make it a unique and special place. This target is likely to be in the range of 10-15 dwellings per hectare, but may be reduced or increased as appropriate. This should include allowing some reduction to density targets where land is constrained (topography/landscape/vegetation) or where it can be demonstrated that appropriate diversity in housing forms can be delivered.
- > Favour flatter land in proximity to existing and planned activity centres to achieve increased densities.
- > Encourage a diversity of lot sizes and housing choices.

# 4.6

## SUSTAINABLE NEIGHBOURHOODS

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Building on the elements that have contributed to identifying the residential settlement framework for Bacchus Marsh, consideration has also been given to the broader spatial composition of the town.

It is evident that the three suburbs comprising Darley, Maddingley and Bacchus Marsh have sufficient scale and physical separation to warrant adoption of planning and housing strategies to support their establishment as *three sustainable neighbourhoods* (see Figure 10).

In this context, the three neighbourhoods would be reliant on the Bacchus Marsh town centre for higher order retailing, goods and services but there is potential for each neighbourhood to become more sustainable in terms of housing options, accessibility and a sense of community.

The existing Neighbourhood Activity Centre in Darley and a proposed Neighbourhood Activity Centre within the Stonehill development in Maddingley, will assist in supporting the concept of sustainable neighbourhoods and reduce reliance on the Bacchus Marsh town centre for residents' daily needs.

Although the concept of achieving sustainable neighbourhoods is a consideration for the Urban Growth Strategy, *Housing Bacchus Marsh to 2041* has the ability to guide housing development that can assist in achieving this concept. Through the application of the 'settlement types' emphasis has been placed on directing different types of housing development to preferred and suitable location. This has included consideration to Bacchus Marsh developing as three sustainable neighbourhoods where a framework has been built around encouraging compact neighbourhoods that

increase residential development around existing and proposed Activity Centres, where community infrastructure is available and public transport opportunities can be maximised. While this pattern of development will assist in supporting more walkable neighbourhoods, it will also encourage increased housing densities around activity centres which will assist in boosting the economic viability of the centres.

This approach draws on well-established urban design philosophies of New Urbanism and Traditional Neighbourhood Design and is being reflected in many new strategies and plans being developed across Victoria, for example, the '10 minute neighbourhood' in Ballarat and Bendigo, and the 20-minute city in Plan Melbourne (see page 15).

The intent of the 20 minute neighbourhood is that residents have the ability to obtain their daily goods and services within a 20 minute walk or cycle of their house. There are variations to this concept with a variety of ways to measuring liveability and walkability that can give you 5, 10 or a more precise number of minutes that your neighbourhood can deliver shops, exercise, school, library etc.

With the spatial composition of the three suburbs in Bacchus Marsh, the concept of a '10 minute neighbourhood' (or similar) is considered a realistic model that could be achieved within Bacchus Marsh and is identified in the Strategies and Actions on page 56 and 57 (including defining what a 10 minute, or similar neighbourhood means within the Bacchus Marsh context). This concept also build on the vision of *Housing Bacchus Marsh to 2041* including the 'Sustainable Neighbourhoods' guiding principle.

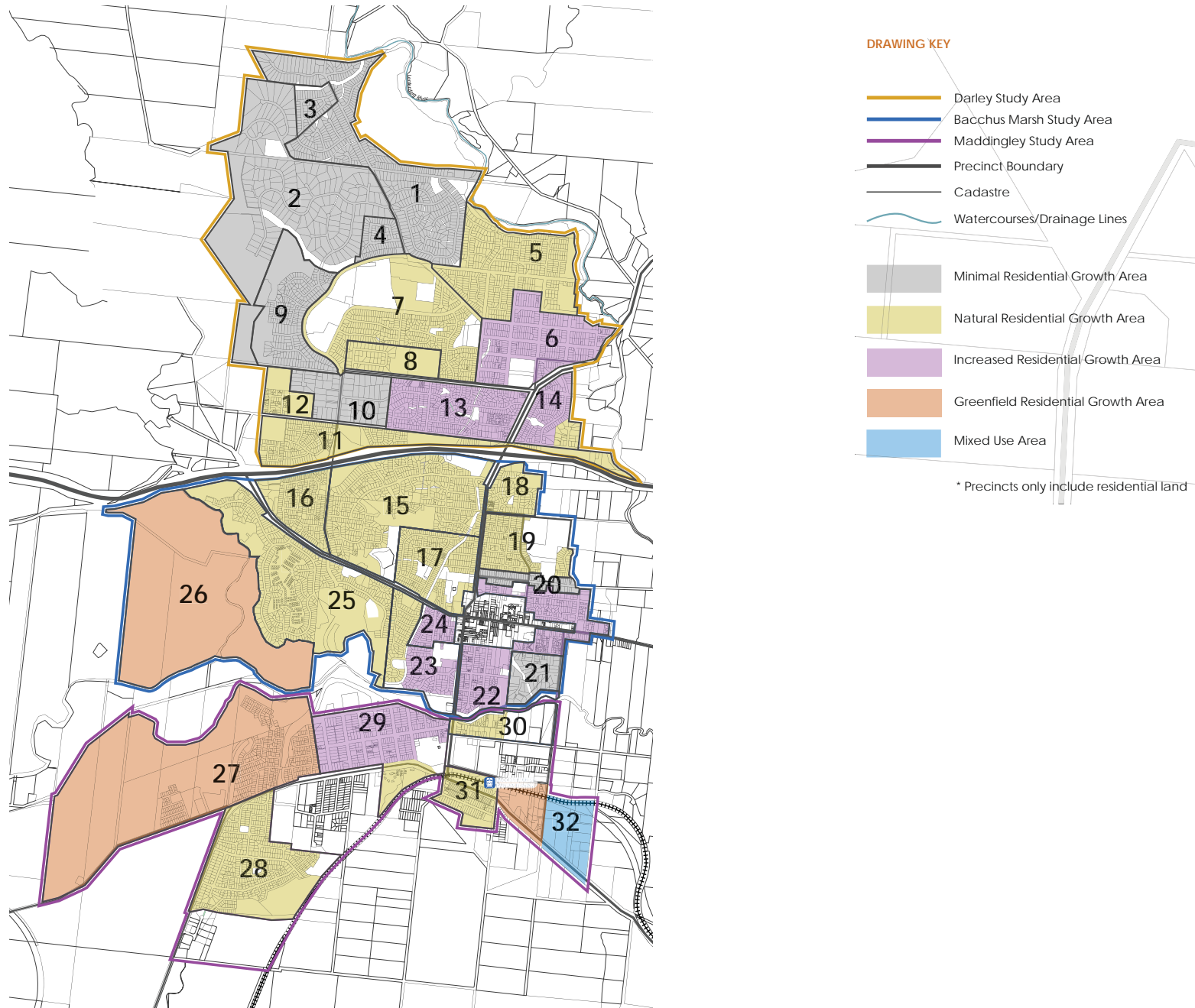


Figure 9 - Settlement Framework Plan

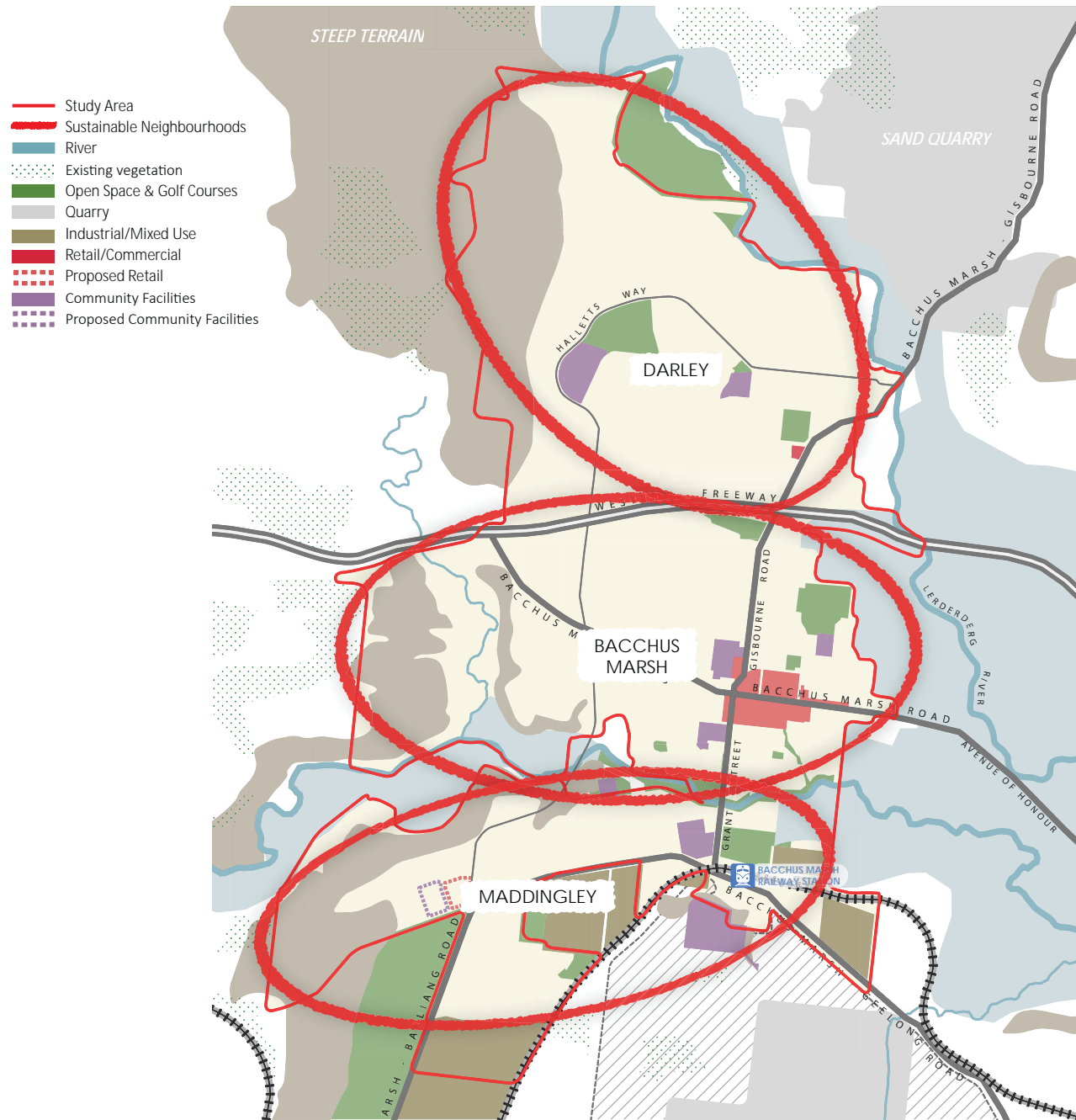


Figure 10 - Three Sustainable Hubs Concept



# 4.7

## STRATEGIES & ACTIONS

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### Strategies

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Promote the establishment of Darley, Maddingley and Bacchus Marsh as three sustainable neighbourhoods.

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Encourage infill development to assist in achieving compact neighbourhoods which create walkable and pedestrian scale environments and in turn sustainable neighbourhoods.

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Encourage the development of 10 minute neighbourhoods (or similar) that ensures that residents can access some (not necessarily all) of their daily needs within a 10 minute walk or cycle from where they live.

---

Encourage housing growth that will support the economic viability of activity centres.

---

Encourage diverse streets and public spaces, in particular in new subdivision where there are opportunities to establish a hierarchy of cross sections and public spaces, that encourage walkability and are well connected to daily needs.

---

Encourage quality design of dwellings, open space and the public realm as an important contributor to sustainable neighbourhoods.

---

Encourage dwellings that lessens the environmental impacts of their ongoing use through applying Environmentally Sustainable Design principles that contribute to healthier and sustainable environments for existing and future residents.

---

## Actions

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Update the Municipal Strategic Statement to include the Settlement Plan (Figure 9), that identifies the settlement types and their proposed locations:

- > Increased Residential Growth Areas that are encouraged for increased densities of residential development close to activity centres and accessible to public transport.
  - > Natural Residential Growth Areas that generally achieve conventional densities with the ability to accommodate some increased densities on lots that are accessible to a reasonable level of services and amenity, such as open space, activity centres and/or public transport.
  - > Minimal Residential Growth Areas that are protected from inappropriate development due to their locations, significant and established neighbourhood character, landscape values or development constraints.
  - > Greenfield Residential Growth Areas to ensure these areas continue to provide an important source of land supply to accommodate a larger portion of the predicted growth of Bacchus Marsh.
- 

Identify and define a '10 minute neighbourhood' (or similar) building on the concept of Bacchus Marsh developing as 'three sustainable neighbourhoods'. This should include using appropriate tools (such as walkability and infrastructure models) to ensure a sound methodology is applied to determining the 10 minute (or similar) neighbourhoods.

---

Translate the four 'settlement types' into residential zones, introducing Schedules, as appropriate, to reflect neighbourhood character and development objectives, in the following way:

- > Neighbourhood Residential Zone and Low Density Residential Zone to be applied to Minimal Residential Growth Areas
  - > General Residential Zone to be applied to Natural Residential Growth Areas, Greenfield Areas and Increased Residential Growth Areas (noting that a range of schedules will be required to achieve the objectives of each settlement type and are detailed in Chapter 8).
- 

Update the Municipal Strategic Statement to include policy and objectives to encourage Bacchus Marsh developing as 'three sustainable neighbourhoods' including defining what a 10 minute (or similar) neighbourhoods means to Bacchus Marsh.

---

Investigate opportunities to incentivise residential intensification within the Increased Residential Growth Areas (including key development sites) by:

- > reducing or waiving payment of development and open space contributions, and/or
  - > reducing car parking requirements where it can be demonstrated that there is access to public transport and other community services within a walking distance.
- 

Continue to advocate to State Government Departments for improved public transport and road infrastructure upgrades within Bacchus Marsh, including public transport to the identified greenfield developments where significant population growth will occur and existing and proposed Neighbourhood Activity Centres to assist in developing Bacchus Marsh as 'three sustainable neighbourhoods'.

---

Educate Council Officers in regards to sustainable neighbourhoods, including 10 minute (or similar) neighbourhoods.

---

Educate the community, developers and builders in regards to the concept of sustainable neighbourhoods including:

- > the desire to achieve a 10 minute (or similar) neighbourhoods;
  - > the facilities that make neighbourhoods sustainable; and
  - > how housing development can contribute to sustainable neighbourhoods through Environmentally Sustainable Design.
- 

Audit each neighbourhood and identify where opportunities may exist to provide new or upgraded infrastructure to assist in achieving sustainable neighbourhoods. This is particularly relevant to Darley Plaza where opportunities may exist for upgrading and rejuvenation of the Plaza.

---

Audit each neighbourhood and identify any 'key development sites' that have the ability to be redeveloped or significantly intensified for residential housing opportunities. As part of the Audit, consider updating the Municipal Strategic Statement to support the redevelopment or intensification of the identified 'key development sites'.

---

Review and update Councils Capital Works Program to ensure that it has consideration to local infrastructure requirements in accordance with residential growth outcomes (eg full network of footpaths in areas of facilitated urban growth).

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# CHAPTER 5

## Housing Supply & Demand

### Objective

*To fulfil a metropolitan growth area and regional centre housing role whilst maintaining overall affordability levels via a combination of greenfield and infill development*

# 5.1

## OVERVIEW OF SUPPLY & DEMAND

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### Context

Chapter 1 identified a number of projections that will contribute to driving housing demand in Bacchus Marsh to 2041. These projections included the population increasing by 500 residents per annum and an additional 6414 households.

Broadhectare lot construction has averaged 236 lots per annum between July 2008 and September 2015 and represents 86% of all residential lot construction activity. However these figures have significantly fluctuated over the years with a peak lot construction of 531 in 2009/10, reducing to 312 in 2010/11 and in recent years averaging around 200 lots per annum. Infill lot construction trends have averaged 30 lots per annum between July 2008 – September 2015.

Based on the demographic projections it is likely that housing demand in Bacchus Marsh will be largely driven by two key influences:

- > an ageing of the population; and
- > young families seeking affordable family housing who generally demand and consume traditional separate dwellings.

These influences will be explored in context of land supply needs, housing diversity (Chapter 6) and affordability (Chapter 7).

### Existing Supply

As at September 2015, there were 5,828 lots identified as residential land supply. This comprises of:

- > 5,003 zoned broadhectare lots (86% of supply);
- > 646 dispersed infill (11% of supply);
- > 150 designated future residential lots that require or are in the process of being rezoned for residential purposes (3% of supply); and
- > 29 vacant rural residential lots (0.5% of supply).

Of the 646 identified dispersed infill lots, 590 were identified as lots less than 1,200sqm, 41 between 1,200sqm and 2,000sqm and 15 lots between 2,000sqm and 5,000sqm.

Further there is a high capacity for dispersed infill redevelopment that is not captured in the analysis of vacant lot stock (large block sizes and the relatively low capital improvements of existing dwellings) and therefore these lots could accommodate additional infill development.

## Projected Demand

Predicting demand is complex and there are many factors that can change housing demand in a relatively short period of time. In this regard a number of scenarios have been undertaken to assist in determining what the likely housing demand for Bacchus Marsh will be and are discussed in detail in the Background Paper (Appendix 1). These scenarios provided projections for dwellings and broadhectare land demand.

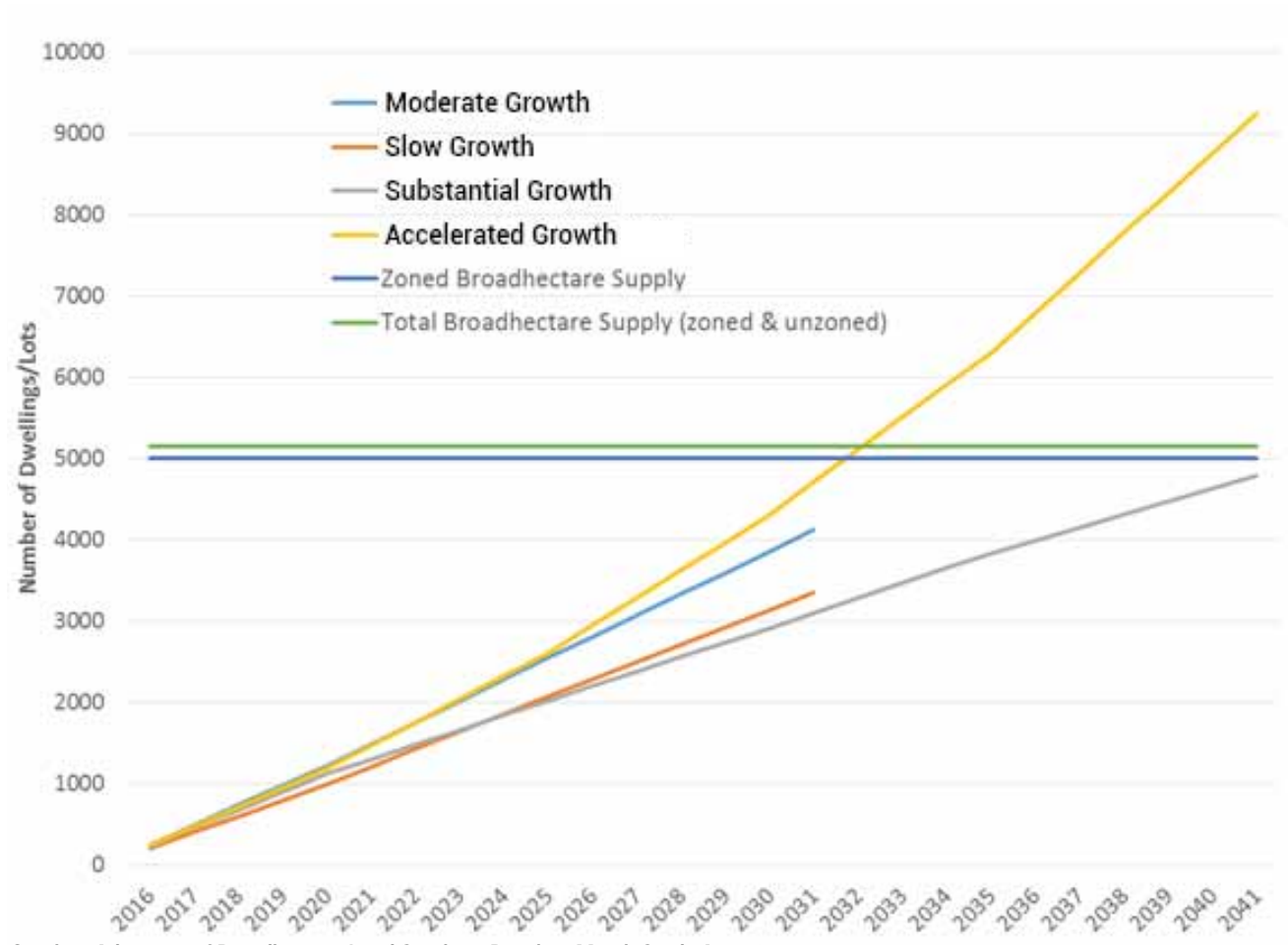
In regards to dwelling projections the scenarios considered accelerated, substantial, moderate and slow growth rates. The projections relate to the period from 2016 to 2041 and range from a slow dwelling projection of 215 per annum through to accelerated rates of 343 dwellings per annum, with moderate and substantial projections identifying a need for 225 and 299 dwellings per annum.

While these projections identify a range of dwelling requirements, consideration also needs to be had to where the projected demand will be (broadhectare or infill).

Similar to the dwelling projections, the broadhectare projections have identified a slow, moderate, substantial and accelerated growth rates (see Graph 1)

In terms of zoned broadhectare residential land stocks, it is estimated *there are sufficient land stocks to satisfy between 16 and 27 years of demand, it is considered that 20 years of broadhectare supply is the most likely.*

Dispersed infill as a housing supply source is likely to increase to cater for an increasing number of single and smaller households and as land values increase (see Chapter 7) properties with less land will be more affordable. There is a substantial amount of infill supply that could accommodate a significant number of dwellings.



Graph 1: Adequacy of Broadhectare Land Stocks – Bacchus Marsh Study Area, 2015

# 5.2

## STRATEGIES & ACTIONS

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### Strategies

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Recognise that a combination of greenfield and infill opportunities will enhance the diversity of housing choices and affordability available to new and existing residents.

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Encourage an increase of infill developments from the historical rates to assist in maintaining a 'greenfield' land supply and increasing housing densities around Neighbourhood Activity Centres to assist in Bacchus Marsh developing as three sustainable neighbourhoods.

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Promote the benefits of infill development to the community to assist in limiting community resistance to infill developments that are appropriately located.

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### Actions

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Monitor the 'market' in regards to what is driving demand within Bacchus Marsh and the impact this may have on housing supply. This includes closely monitoring adjacent Growth Areas and long term policies affecting these areas to ensure Council is as informed as possible for potentially dramatic changes in demand in relatively short spans of time.

---

Engage with other Outer Western Region Councils (Brimbank, Wyndham, Melton), in particular the City of Melton, to facilitate information sharing in regards to what is driving their housing demand, any changes in policy, development approvals etc. that may have an impact on housing demand within Bacchus Marsh.

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Engage with the community, developers and builders about the need for housing diversity and the implications for housing supply, including promoting positive messages in regards to the benefits of infill development. This could include holding a facilitated workshop to discuss:

- > the characteristics and features of good and bad infill housing examples; and
  - > the importance of well-designed and sited medium density housing.
-





# CHAPTER 6

## Housing Diversity

### Objective

*To deliver a diverse range of lot sizes and housing options, to cater for the growing and evolving housing needs of Bacchus Marsh over time*

# 6.1

## OVERVIEW

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In outer parts of Melbourne three quarters of the housing stock are typically separate dwellings. In the Growth Areas, this figure can climb up to 85% and in smaller towns and peri-urban areas this figure can be as high as 95%. 92% (1350) of the housing stock in Bacchus Marsh since 2001 has been separate dwellings, with an increase of 2.7% per annum. Townhouses and apartment type dwellings make up only a small proportion of housing in Bacchus Marsh and between 2001 to 2011 grew by just 110 dwellings.

These figure demonstrates consistency with what is occurring in comparable municipalities, however it also demonstrates there is a lack of housing diversity within Bacchus Marsh, notwithstanding that Bacchus Marsh has historically been more affordable than other locations.

Of the 6,840 (Sept 2015) residential dwellings within Bacchus Marsh, the majority (58%) are on lots between 500 to 1,000 sqm, with a further 22% on lots with an area greater than 1,000sqm. 18% of dwellings are on lots less than 500sqm. The percentages of lot sizes that are between 500sqm to 1,000sqm and larger than 1,000sqm is a key defining characteristic of Bacchus Marsh that is typically not found in areas this close to Melbourne. The presence of the larger lots provides an opportunity for intensification in desirable locations, but overall impact on neighbourhood character will need to be considered.

With a significant rate of growth and increase in smaller one and two person households (lone person and couples without dependents) projected, there is likely to be some impact on lot sizes and lot mix.

In this regard other comparable growth areas have recorded a consistent trend towards smaller, more affordable lot sizes which can still accommodate a broad range of housing options. This trend is likely to occur in Bacchus Marsh with positive implications, however the increase in density should be offset through various amenity initiatives as recommended previously and via the provision of larger lots.

Providing a wide range of options in terms of dwelling typologies which include affordable and accessible housing options, is recommended as the best approach to encourage housing diversity. Bacchus Marsh has an important strategic advantage in this regard due to having a vibrant and well established town centre and the availability of a range of greenfield and infill development sites.

Ensuring Bacchus Marsh provides a range of lot sizes and housing options should not be restricted to infill locations, as greenfield developments, particularly masterplanned developments, will play an increasingly important role in the provision of new housing options that may be more affordable than infill development.

The implications for planning for this diverse demand is, not being focussed on trying to cater for every type of household demand, but rather to focus on strategies and policies that encourage a mixture of development and redevelopment that allows the demand to be satisfied.

# 6.2

## STRATEGIES & ACTIONS

### Strategies

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Encourage the delivery of a range of lots sizes and diverse housing outcomes, balanced with consideration of site constraints and existing and future market acceptance of housing forms.

---

Support the provision of high quality, well designed, medium density residential development given the low levels of provision of this form of housing, the needs of an ageing population and the fact that one or two person households are expected to grow significantly.

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Encourage subdivision patterns that provide a diversity of lot sizes.

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Encourage the delivery of alternative housing models, such as co-housing or eco-villages to assist in improving the diversity of housing stock within Bacchus Marsh.

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### Actions

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Continue to advocate for a diversity of housing stock in new developments in negotiation with developers and builders.

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Establish a process to capture information on the diversity of housing being built and its location within Bacchus Marsh and report annually to Council.

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Investigate if there are any 'key development sites', including Council owned sites, that may offer opportunities for housing, in particular sites that have the ability to achieve a diverse range of housing models (such as co-housing and eco-villages).

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Investigate examples of alternative and more 'urban' infill development forms in similar urban regional housing markets (Warrnambool or Bendigo). This could include a 'study tour' of relevant example projects in other cities with Council staff and local developers.

---

Review and update the Municipal Strategic Statement to include objectives and policy to improve housing diversity, including identifying the ability for Bacchus Marsh to accommodate alternative housing typologies (such as co-housing & eco-villages) and recognising that the population is ageing and there will be a significant increase in lone person households which is likely to result in demand for smaller lots and dwellings.

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Identify opportunities for alternative housing models, such as co-housing and eco-villages to assist in improving the social, economic and environmental well being of the Bacchus Marsh community.

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Ensure all Development Plans for greenfield developments include objectives to achieve a diversity of housing stock.

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Facilitate development that provides a genuine mix of dwelling types and sizes including 1, 2 and 3+ bedroom dwellings (eg development of clear policy and emphasis in pre application meetings in regards to Councils objective of providing diverse housing options).

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Implement a co-ordinated development data collection and monitoring system to enable tracking of housing product that is being developed within Bacchus Marsh.

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# CHAPTER 7

## Housing Affordability

### Objective

*Encourage the delivery of affordable, diverse and accessible housing opportunities which are flexible, adaptable and cater for differing household types, housing tenures, lifecycles and income distribution*

# 7.1

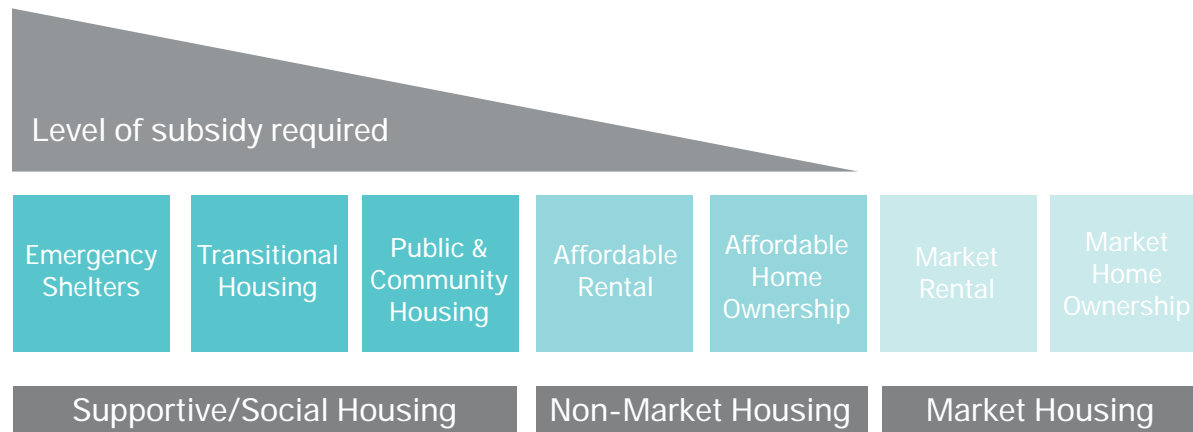
## CONTEXT

Affordability means that housing is accessible to a wide range of people on varying incomes. While some housing will be more or less affordable, encouraging affordable housing options to ensure housing that can accommodate a diverse range of needs is required. In particular, ensuring low to moderate income households have options to rent or buy a dwelling and that very low income households, often in social housing, have housing security and continue to have realistic housing options within Bacchus Marsh.

Affordable housing can be defined as *"that which does not cost (in rent or mortgage payments) more than 30% of gross household income for households in the bottom two quintiles of the areas (i.e. Greater Melbourne) median income."* (Transforming Housing: Affordable Housing for All, Whitzman, Newton, Sheko, 2015).

However it is important to distinguish between the issues of 'housing affordability' and 'affordable housing'. 'Housing affordability' relates to the general affordability of housing, including access to home ownership, for the broader population. It impacts on the wider economy as it affects the proportion of people's income that is spent on housing and their resultant disposable income. Meanwhile, 'affordable housing' refers to the availability of secure and appropriate housing for those in the lowest 40% (bottom two quintiles) of income earners.

Council's role in affordable housing is reasonably limited. Typically, State and Commonwealth Governments are expected to carry the major burden of supplying non-market housing and income support. Nevertheless, Council can make a significant contribution if it recognises this need in the community.



Source: Whitzman et al

For Bacchus Marsh middle income couples with children, there is a reasonable ability to purchase a home. However for other family types on middle incomes there is less ability to purchase a home, particularly single person and single parent households. This raises an affordability issue, which is particularly important with the projected increase of one parent families and lone person households. These households have a lesser ability (on average) to afford housing.

An increase in the availability of units/villas/ townhouses may help these households purchase a home or better meet more diverse housing needs, however greenfield areas will also continue to play an important role in maintaining overall affordability levels. Of the low-income households renting or purchasing a dwelling in Bacchus Marsh, nearly 1,200 low income households are deemed to be in housing stress. The percentage of low income households in housing stress in Bacchus Marsh is slightly less than the Outer Western Region and the average for metropolitan Melbourne. The projected increase in single person and single parent households and the ageing of the population will likely compound current levels of housing stress, therefore there is a need for more affordable and diverse dwelling types that will contribute to future levels of housing affordability.

While the private housing market will account for the vast bulk of future housing provision in Bacchus Marsh there is, and in future will continue to be, some individuals and households who are unable to find housing they can afford in the private market. For those who struggle to continue to meet the cost of private housing (either purchase or rental), accessing social housing represents a preferable alternative. Social housing in Bacchus Marsh has been provided by the State Government through the Department of Health and Human Service (DHHS). DHHS has only 218 dwellings in Bacchus Marsh, with a further 28 managed by the community housing sector.

The provision of and access to social and special needs housing is effectively supply not demand limited. Social housing supply in Bacchus Marsh had been somewhat 'opportunistic' rather than as part of a deliberate strategy. This primarily reflects the severe resource constraints faced by the public and community housing sectors.

To assist in addressing housing affordability, diversifying housing models will also contribute to improving housing options within Bacchus Marsh. Such models include co-housing and eco-villages which are considered to offer significant opportunities to assist in addressing affordability, achieving sustainable development outcomes while also encouraging interactive communities.

Co-housing and eco-villages are small, mainstream, residential projects facilitating an intentional way of living together and doing it better. They often include the following features:

- > individual, private homes, space and ownership;
- > community relationships and generous, multi-use common facilities;
- > creates a culture of 'sharing and caring';
- > a healthy balance between community and privacy;
- > stronger sense of neighbourhood;
- > elements of self-management, trust and familiarity;
- > ecologically sustainable development; and
- > the ability to share household bills.



# 7.2

## STRATEGIES AND ACTIONS

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### Strategies

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Maintain and enhance Bacchus Marsh's level of housing affordability by ensuring ample residential supply opportunities.

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Encourage the provision of affordable, diverse housing typologies across Bacchus Marsh.

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Retain the point of difference in the broadhectare land supply (compared to Melton & Wyndham) by retaining larger residential lots, in addition to diverse lot sizes.

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Encourage small scale dispersed infill development as a mechanism to contribute to diverse housing types and affordable housing products for differing household types.

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Promote Environmentally Sustainable Design principles to reduce the cost of living and improve liveability.

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Encourage housing which is sufficiently flexible to account for age, temporary or permanent injury or impairment, and disability.

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## Actions

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Facilitate affordability by allowing for a diversity of lot sizes within new broadhectare estates and a diverse range of small dwellings across the established urban areas, in particular in areas identified for increased residential growth.

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Investigate adopting regulatory incentives and flexible planning provisions for planning permit applications with a commitment to deliver affordable housing stock and alternative housing models, such as co-housing.

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Undertake research into integrated single storey independent older persons dwellings that provide suitable housing options for the elderly to enable more effective ageing in place.

---

Engage with the private sector, social housing providers and State Government on opportunities for pilot projects of social and affordable housing, including opportunities for alternative housing models such as co-housing.

---

Develop strong leadership through the provision of resources to facilitate effective local partnerships to create new social and affordable housing solutions.

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Continually engage with the State and Federal Governments, social housing providers and the private sector, to improve access to social and affordable housing opportunities.

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Undertake an audit of Council owned land (including car parks, vacant land, open space) to identify any underutilised or surplus land that may be suitable for the development of alternative housing models, such as co-housing or social housing.

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Investigate any opportunities to provide incentives for the inclusion of low cost and/or social housing in new developments. These incentives could include:

- > economic incentives;
  - > reduction in car parking requirements;
  - > building height dispensation; or
  - > fast track planning permit application processing.
- 

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Undertake research into customer needs, innovative and good practice social housing projects to expand knowledge and ensure delivery of viable affordable and social housing options.

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Educate Council Officers in regards to the benefits that Environmentally Sustainable Development can have on affordability and liveability.

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Educate the community, developers and builders in regards to Environmentally Sustainable Development, including the affordability and liveability benefits.

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Investigate opportunities to promote/reward developers/builders who exceed housing development standards in regards to environmentally sustainable design, affordability and accessibility. This may include engaging with key stakeholders, agencies and the community to assist in identify the potential future options associated with 'key development sites'.

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Advocate to the State and Commonwealth Governments in relation to the importance of social and special needs housing and the need to increase funding to service providers.

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Investigate and consider the use of techniques such as 'inclusionary zoning' to encourage the inclusion of a component of social or special needs housing when the rezoning of significant sites is expected to result in a substantial uplift in land values.

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Investigate and consider options to assist providers of services to the homeless to meet escalating costs (such as through considering the provision of Council owned or supported premises to assist the provision of such services) and work with the service providers to facilitate meeting the critical day to day needs of local homeless people.

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# CHAPTER 8

## Implementation

# 8.1

## IMPLEMENTATION OPTIONS

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Prior to determining what the best approach is to achieve the Vision and Objectives of *Housing Bacchus Marsh to 2041*, consideration is required as to what implementation options are available.

A summary of the implementation options are as follows:

### **An Incorporated Document to the Moorabool Planning Scheme**

*Housing Bacchus Marsh to 2041* could be included as an Incorporated Document in the Moorabool Planning Scheme. This approach would ensure the document was a consideration of the decision making process when assessing residential development proposals within Bacchus Marsh. Council would be required to undertake a Planning Scheme Amendment to incorporate the document into the Moorabool Planning Scheme. Once the document was incorporated into the Scheme, the document would not be able to be amended at any time, unless Council pursued a Planning Scheme Amendment.

### **A Reference Document to the Moorabool Planning Scheme**

*Housing Bacchus Marsh to 2041* could be included as a reference document to the Moorabool Planning Scheme. Reference documents provide background information to assist in understanding the context within which a particular policy or provision has been framed. A variety of different types of documents may perform this role.

This approach would require key objectives and strategies for *Housing Bacchus Marsh to 2041* to be included within the Moorabool Planning Scheme. The benefit of a Reference Document is the ability for Council to amend the document without the need to pursue a Planning Scheme Amendment.

### **Local Planning Policy Framework**

#### **Municipal Strategic Statement (MSS)**

The MSS sets the context for planning and development within the municipality. There is the ability within the MSS to set out objectives and provide policy direction in regards to residential development within Bacchus Marsh.

#### **Local Planning Policies**

A Local Planning Policy is often used to support neighbourhood character objectives. This Policy can provide performance based measures that must be considered as part of Councils assessment of certain planning permit applications.

## Residential Zones (& Schedules)

The Residential Zones provide a suite of Zones that can be applied to assist in directing and controlling residential development. Under the Residential Zones there is the ability to make changes to permit triggers, permit requirements and include decision guidelines.

## Overlays

A number of Overlays are available to ensure areas are protected from inappropriate development and protect any significant features of the area, these include:

### **Development Plan Overlay (DPO)**

A DPO is most beneficial when applied to land that is going to be subdivided for residential purposes in the future. A DPO requires a Development Plan to be prepared prior to planning approval being granted to subdivide the land. This mechanism provides Council with the opportunity to inform the subdivision layout but also an opportunity for developing design requirements that any future development must comply with.

### **Design and Development Overlay (DDO)**

A DDO can be applied to specific sites or areas to ensure specific design and built form objectives are achieved.

### **Neighbourhood Character Overlay (NCO)**

A NCO could be applied to areas of special township character to ensure any future development respects the existing character.

### **Significant Landscapes Overlay (SLO)**

A SLO can be applied to land that has significant landscape attributes. This may include significant environmental values through to view lines or unique topography.

### **Vegetation Protection Overlay (VPO)**

A VPO can be applied to protect areas that contain significant vegetation and ensure that future development minimises the loss of vegetation.

## Council Policies and Guidelines

Council may also choose to prepare Policy's and/or Guidelines which may be adopted by Council and/or included as a Reference Document to the Moorabool Planning Scheme. In a residential development context, the preparation of Guidelines such as Urban Design, Environmental Sustainable Design and/or Landscaping Guidelines can be beneficial and form part of Councils Decision Making Framework.

## Residential Zone Options

	Where will it be used?	What sort of housing is expected?	Does the Zone set a maximum building height for housing?	Can a planning permit be granted by Council to exceed the maximum building height?
<b>MIXED USE ZONE</b> Enables new housing and jobs growth in mixed use areas	On the fringe of urban areas and townships where sewerage may not be available.	Single dwellings.	No.	No.
<b>RESIDENTIAL GROWTH ZONE</b> Enables new housing growth and diversity	In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character or environmental or landscape significance.	Single dwellings and dual occupancies under some circumstances.	Yes, 8 metres mandatory. Can be varied by council with approval from the Minister for Planning.	No. Except when a higher or lower maximum building height has been set which cannot be exceeded.
<b>GENERAL RESIDENTIAL ZONE</b> Respects and preserves urban character while enabling moderate housing growth and housing diversity	In most residential areas where moderate growth and diversity of housing is provided, it is consistent with existing neighbourhood character.	Single dwellings and some medium density housing. A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.	Yes, 9 metres. But a higher or lower maximum building height can be set by a Council.	Yes. Except when a higher or lower maximum building height has been set which cannot be exceeded.
<b>NEIGHBOURHOOD RESIDENTIAL ZONE</b> Restricts housing growth identified for urban preservation	In appropriate locations near activity areas, train stations and other areas suitable for increased housing activity.	Medium density housing. A mixture of townhouses and apartments with underground car parking.	Yes, 13.5 metres. But a higher or lower maximum building height can be specified.	Yes. Except when a higher or lower maximum building height has been set which cannot be exceeded.
<b>LOW DENSITY RESIDENTIAL ZONE</b> Enables low density housing	In areas with a mix of residential and non-residential development. In local neighbourhood centres undergoing renewal and around train stations, where appropriate.	High and medium density housing. A mixture of townhouses and apartment style housing up to three storeys, and higher where appropriate.	No. But a maximum building height can be specified.	Yes. When approved by a council.

Note: The Township Zone has not been considered as part of the Residential Zone assessment as this Zone generally applies to smaller towns.

Residential Zone Options continued...

Does Rescode apply?	Does the schedule to the Zone allow for minimum subdivision areas?	Do the Schedules to the Zones allow for Rescode variations?	Allows a Planning permit required to be specified for the construction or extension of one dwelling on a lot between 300 square metres and 500 square metres
No.	Yes.	No.	Yes.
Yes.	Yes.	<p>Yes.</p> <p>Allows the specification of different standards to Clause 54 or 55 for:</p> <p>Minimum street setbacks, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space, and front fence height.</p>	Yes.
Yes.	No.	<p>Yes.</p> <p>Allows the specification of different standards to Clause 54 or 55 for:</p> <p>Minimum street setbacks, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space, and front fence height.</p>	Yes.
Yes (up to and including 4 storeys).	No.	<p>Yes.</p> <p>Allows the specification of different standards to Clause 54 or 55 for:</p> <p>Minimum street setbacks, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space, and front fence height.</p>	No.
Yes (up to and including 4 storeys).	No.	<p>Yes.</p> <p>Allows the specification of different standards to Clause 54 or 55 for:</p> <p>Minimum street setbacks, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space, and front fence height.</p>	No.



# 8.2

## IMPLEMENTATION OF HOUSING BACCHUS MARSH TO 2041

### Context

This section outlines the recommended approach for the implementation of *Housing Bacchus Marsh to 2041*, while also providing an explanation in regards to why one implementation tool is preferred over another. This section also explains the rationale for the statutory controls that are proposed to be applied across Bacchus Marsh. The diagram below provides step by step recommendations as to how to implement *Housing Bacchus Marsh to 2041*.

#### STEP 1: ACTION PLAN

Prepare an Action Plan that:

- Identifies the actions to be undertaken to implement Housing Bacchus Marsh to 2041.
- Identifies the role of Council in achieving the action as follows:
  - > Planner: In relation to its urban, strategic and social planning responsibilities.
  - > Advocate: Representing community needs and interest to Commonwealth and State Governments and the private sector.
  - > Partner/Facilitator: Working closely with developers, housing providers, residents and human service agencies.
  - > Educator: Provide information to housing suppliers, residents and interest groups.
  - > Regulator: Ensuring that housing meets statutory planning requirements.
- Identifies responsibility within Council.
- Identifies timeframes for actions to be completed (noting that some actions will be ongoing).

#### STEP 2: UPDATE MSS

Review and update the Municipal Strategic Statement. This will be undertaken as per the recommendation on page 81. The intent is for the MSS to build on the vision, objectives, strategies and actions within *Housing Bacchus Marsh to 2041* and provide policy direction in this regard in the Moorabool Planning Scheme.

#### STEP 3: RESIDENTIAL ZONES

The Residential Zones and Schedules should be updated as per the recommendations on pages 84 & 85.

#### STEP 4: REFERENCE DOCUMENT

Incorporate *Housing Bacchus Marsh to 2041* (including existing and preferred character statements) as a Reference Document to the Moorabool Planning Scheme.

it is recommended that Steps 2, 3 and 4 be undertaken as one Amendment to the Moorabool Planning Scheme.

#### STEP 5: GUIDELINES/POLICY

Prepare Urban Design Guidelines & Street Tree Planting Guidelines.

Prepare an Environmental Sustainable Design Council Policy/or Guidelines.

Guidelines should be included as reference documents to the Moorabool Planning Scheme.

## Municipal Strategic Statement

To ensure there is strong policy guidance for residential development within Bacchus Marsh it is recommended that the key aspects of *Housing Bacchus Marsh to 2041* be included in the MSS. The Vision, Objectives and Strategies of *Housing Bacchus Marsh to 2041* should be recognised in the MSS, with particular reference to:

- > The Settlement Plan (Figure 9) that adapts the settlement framework for residential development to ensure:
  - > Increased Residential Growth Areas are encouraged for increased density of development close to activity centres and accessible to public transport.
  - > Natural Residential Growth Areas achieve conventional densities with the ability to accommodate some increased densities on lots that are accessible to a reasonable level of services and amenity, such as open space, activity centres and/or public transport.
  - > Minimal Residential Growth Areas are protected from inappropriate development due to their locations, significant and established neighbourhood character, landscape values or development constraints.
  - > Greenfield Residential Growth Areas to ensure these areas continue to provide an important source of land supply to accommodate a larger portion of the predicted growth in Bacchus Marsh.

## Local Policy

A Local Policy is not recommended. Taking into account the recommended approach to the MSS, accompanied by a recommended suite of residential zones (and schedules) and preferred character statements, it is not considered a local policy is required.

- > Objectives for improving housing diversity, including recognising that the population is ageing and there will be a significant increase in lone person households.
- > Objectives for improving housing affordability, including social housing and opportunities for innovative housing models.
- > Objectives for guiding sustainable development that builds on the concept of Bacchus Marsh developing as 'three sustainable neighbourhoods' including the concept of the 10 minute (or similar) neighbourhood and environmentally sustainable design.
- > Objectives for improving urban design outcomes that also consider the preferred neighbourhood character of an area, while recognising the importance of the country landscape, which is to be retained to ensure the township characteristics are protected.

## Residential Zones

The Settlement Plan (Figure 9) provides the basis for the recommended application of the suite of residential zones. It is proposed to translate the four identified settlement types into residential zones, introducing schedules, as appropriate, to reflect housing, neighbourhood character and development objectives.

In determining what the most appropriate Zone to apply to each settlement type, consideration was given to the suite of Residential Zones. Table 2 identifies each Residential Zone with an assessment against its suitability to be applied to each settlement type. Consideration was also given to the Residential Zones Standing Advisory Committee (Amendment C78) which stated that despite requesting the Minister to apply the Neighbourhood Residential Zone to the majority of Bacchus Marsh, the Minister's decision on C72 applied the General Residential Zone. The RZSAC:

- > Accepted that the Residential Growth Zone was not required for Bacchus Marsh; and
- > Accepted that the General Residential Zone with tailored schedules would enable infill development in appropriate areas around the train station, Darley Plaza and Main Street.

However the RZSAC also stated that:

*"the Committee considers that the proposed widespread application of the NRZ to all other areas in Bacchus Marsh is inconsistent with the PN78 Table 1 'principles' and the Table 2 'criteria' for the following reasons:*

- > *The areas have not been adequately 'identified' as warranting the development limitation implicit in the NRZ.*
- > *There has been inadequate neighbourhood character analysis.*
- > *There is no adopted housing strategy.*
- > *Retention of the neighbourhood character in these areas is not identified through heritage overlays or neighbourhood character overlays.*
- > *In some cases (e.g Stonehill, Underbank) the inclusion of these areas in the NRZ is at odds with existing provisions.*
- > *The areas are not subject to identified landscape or environmental constraints."*

## Residential Zones Assessments & Recommendations

ZONE	SUITABILITY
MIXED USED ZONE	<b>Not recommended:</b> It is not considered a zone that encourages a mix of residential and non-residential development which is currently required, as there is sufficient residential areas abutting the commercial areas that could be further intensified. Precinct 32 already contains some mixed use and it is proposed to be retained. It is understood Council will be investigating the land uses and appropriateness of the zoning in this precinct in the future.
RESIDENTIAL GROWTH ZONE	<b>Not recommended:</b> This zone is identified for more intensified growth than what is likely to occur within Bacchus Marsh in the short to medium term. This recommendation is consistent with the Minister's decision on C72 where it was accepted that the Residential Growth Zone was not required for Bacchus Marsh. It is considered the General Residential Zone, with appropriate schedules, would be a more suitable zone for areas identified for 'Increased Residential Growth'.
GENERAL RESIDENTIAL ZONE	<b>Recommended:</b> Proposed to apply to Increased Residential Growth Areas, Natural Residential Growth Areas and Greenfield Residential Growth Areas. This recommendation is consistent with the Minister's decision on C72 where it was accepted that the General Residential Zone, with tailored schedules, would enable infill development in appropriate areas around the train station, Darley Plaza and Main Street.
NEIGHBOURHOOD RESIDENTIAL ZONE	<b>Recommended:</b> Proposed to apply to Minimal Residential Growth Areas (except Precinct 2), with tailored schedules, to address specific characteristics that have been identified with these precincts.
LOW DENSITY RESIDENTIAL ZONE	<b>Recommended:</b> Proposed to apply to Minimal Residential Growth Area (Precinct 2 only). This precinct is already zoned low density and with its location on the fringe of Bacchus Marsh, significant land constraints and lots sizes, it is recommended this zone be retained.

Table 1: Residential Zones Assessment

# PROPOSED ZONES AND SCHEDULE VARIATIONS

## Minimal Residential Growth Areas

Zones	Controls	Precincts that the Zone applies to (see Figure 7):	Additional Location Information	Rescode Variations	Justification for Variations to Zones and Schedules
<b>Neighbourhood Residential Zone, Schedule 1</b>	The minimum lot size for subdivision is 700 square metres	1, 3, 4, 9	Darley	Site coverage 30% Permeability 60% Front fences 1.2m	<p>These precincts are dominated by larger residential lots with low site coverage and with several of the lots located on the edge of hill. Based on locality and natural landscape these precincts are not considered suitable for intensification. The proposed controls will:</p> <ul style="list-style-type: none"> <li>&gt; Control building heights to 1-2 storeys to reflect neighbourhood character values.</li> <li>&gt; Create minimum lot sizes to reflect neighbourhood character values.</li> <li>&gt; Lower site coverage and higher permeability requirements to encourage landscaping and reflect neighbourhood character values.</li> <li>&gt; Reduce front fencing to reflect the neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.</li> </ul>
<b>Neighbourhood Residential Zone, Schedule 2</b>	The minimum lot size for subdivision is 500 square metres	20	Lerderderg St	No Rescode Variations	<p>These controls are proposed for Lerderderg St, Bacchus Marsh, which is recognised as the most intact street within the Study Area and the intent is to retain the existing character. The proposed controls will:</p> <ul style="list-style-type: none"> <li>&gt; Control building heights to 1-2 storeys to reflect neighbourhood character values.</li> <li>&gt; Create a minimum lot size to reflect neighbourhood character values.</li> </ul>
<b>Neighbourhood Residential Zone, Schedule 3</b>	The minimum lot size for subdivision is 1200 square metres	21	Bacchus Marsh	Site coverage 30% Permeability 60% Front fences 1.2m	<p>These controls are proposed for Precinct 21 which is dominated by larger residential lots with low site coverage, within substantial landscaped garden settings. The proposed controls will:</p> <ul style="list-style-type: none"> <li>&gt; Control building heights to 1-2 storeys to reflect neighbourhood character values.</li> <li>&gt; Create minimum lot sizes to reflect neighbourhood character values.</li> <li>&gt; Lower site coverage and higher permeability requirements to encourage landscaping and reflect neighbourhood character values.</li> <li>&gt; Reduce front fencing to reflect neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.</li> </ul>

Zones	Controls	Precincts that the Zone applies to (see Figure 7):	Additional Location Information	Rescode Variations	Justification for Variations to Zones and Schedules
<b>Neighbourhood Residential Zone, Schedule 4</b>	The minimum lot size for subdivision is 1500 square metres	10	Darley		<p>These controls are proposed for Precinct 10 which is dominated by larger residential lots with low site coverage, within substantial landscaped garden settings. The proposed controls will:</p> <ul style="list-style-type: none"> <li>&gt; Control building heights to 1-2 storeys to reflect neighbourhood character values.</li> <li>&gt; Create minimum lot sizes to reflect neighbourhood character values.</li> <li>&gt; Lower site coverage and higher permeability requirements to encourage landscaping and reflect neighbourhood character values.</li> <li>&gt; Reduce front fencing to reflect neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.</li> </ul>
<b>Low Density Residential Zone Schedule 1</b>	Minimum subdivision area of 0.4ha.	2	n/a	No Rescode Variations	The LDRZ already applies to the relevant precinct (2), however the controls propose a minimum lot size to reflect neighbourhood character, landscape values and the precincts locality.

## Natural Residential Growth Areas & Greenfield Development Areas

Zones	Controls	Precincts that the Zone applies to (see Figure 7):	Additional Location Information	Rescode Variations	Justification for Variations to Zones and Schedules
<b>General Residential Zone, Schedule 1</b>	Standard Schedule applies	5, 7, 8, 11, 12, 15, 16, 17, 18, 19, part 23, 25, 26, 27, 28, part 29, 30, 31, part 32	n/a	No Rescode Variations	These precincts will develop under the default Rescode requirements and no variations are proposed.

## Increased Residential Growth Areas

Zones	Controls	Precincts that the Zone applies to:	Additional Location Information	Rescode Variations	Justification for Variations to Zones and Schedules
<b>General Residential Zone, Schedule 2</b>	n/a	6, 13, 14, 22, part 23, 24, part 29	n/a	<p>Front setback: 5m Site coverage: 70% Front fences: 1.2m</p>	<p>These precincts are well located to activity centres and accessible to public transport. The proposed controls will:</p> <ul style="list-style-type: none"> <li>&gt; Allow for Council to increase building heights in excess of 9 metres where appropriate.</li> <li>&gt; Reduce front setbacks and increase site coverage to allow for increased intensification of a lot and activation of the street frontage.</li> <li>&gt; Reduced front fencing to reflect the neighbourhood character values that will allow for landscaping and sense of spaciousness to the street.</li> </ul>

# Application Requirements and Decision Guidelines (all Schedules except LDRZ)

- Application requirements**
- > A statement as to how the development responds to the Preferred Character Statement for the relevant precinct in *Housing Bacchus Marsh to 2041*.
  - > A Landscape Plan.

- 
- Decision Guidelines**
- > How the design, height, setbacks and appearance of the residential building appropriately responds to the Preferred Character Statement for the relevant precinct in *Housing Bacchus Marsh to 2041*.
  - > Whether adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.
- 

**Annexure 5:** Includes four case studies that have tested against recent planning permit applications as to whether the proposed controls would achieve improved residential outcomes in regard to location, proposed intensification and neighbourhood character. The case studies have demonstrated the significant benefit the proposed zones will generally have across the Bacchus Marsh Study Area.

## Overlays

No Overlays are recommended to be applied to implement *Housing Bacchus Marsh to 2041*. With the reformed residential zones, there is now more ability to apply controls under the Zones to ensure the desired development and character outcomes are achieved. Whether previously, Overlays would have been relied upon to achieve these outcomes. Although the application of an Overlay, in some instances may still be appropriate, the assessment undertaken of the Study Area determined that the application of any overlays was not required.

Development Plan Overlays apply to the two greenfield developments (Stonehill and Underbank) within the Study Area. The application of the DPO for these precincts is considered appropriate and it is recommended these controls be retained.

It is recognised that the Bacchus Marsh Study Area does contain a number of dwellings with heritage significance. The Heritage Overlay currently applies to few properties within the Study Area. It is considered there are opportunities to broaden the application of the Heritage Overlay, however this is outside the scope of *Housing Bacchus Marsh to 2041*.

## Incorporated/Reference Documents

It is recommended that *Housing Bacchus Marsh to 2041* be a Reference Document to the Moorabool Planning Scheme. This approach will also allow Council to review and update *Housing Bacchus Marsh to 2041* as required, without the need to undertake a formal Planning Scheme Amendment process.

## Council Policy & Guidelines

To assist with achieving the preferred character, Council would benefit from the preparation of the following guidelines, which could be included as Reference Documents to the Moorabool Planning Scheme:

- > Urban Design Guidelines.
- > Landscape Guidelines.
- > Environmental Sustainable Design Council Policy or Guidelines.



## Glossary

**Activity Centres:** Suburban centres that provide a focus for services, employment, housing, transport and social interaction.\*

**Affordable Housing:** Housing which does not cost (in rent or mortgage payments) more than 30% of gross household income for households in the bottom two quintiles of an areas (i.e. Greater Melbourne) median income.\*\*

**Ageing in Place:** Ageing in place is a term used to describe a senior living and remaining in the residence of their choice as they age, while being able to have any services (or other support) they might need over time as their needs change, for as long as they are able.

**Broadhectare:** Undeveloped land zoned for residential development on the fringe of the established metropolitan area. These areas are generally used for rural purposes until residential subdivision takes place. This type of land is also referred to as 'greenfield'.

**Community Housing:** Owned and/ or managed by not-for-profit or community groups.

**Greenfield:** Undeveloped land zoned for residential development on the fringe of the established metropolitan area. These areas are generally used for rural purposes until residential subdivision takes place. This type of land is also referred to as 'broadhectare'.

**Growth Areas:** Locations on the fringe of metropolitan Melbourne designated in planning schemes for large-scale transformation, over many years, from rural to urban use.\*

**Housing Affordability:** Relates to the general affordability of housing, including access to home ownership, for the broader population.

**Housing Density:** A measures that describes how intensively an urban area is developed.

**Housing Stress:** When housing is considered unaffordable as rent or mortgage payments exceed 30 per cent of the households income for low and moderate income households.

**Housing Type:** The form of the house - if it is a townhouse, house or an apartment, the number of bedrooms and whether it is usable and accessible for all people.

**Inclusionary Zoning:** Relates to the mandatory contribution of development toward social housing needs through planning controls and provisions in the Planning Scheme.

**Infill:** Development of unused or underutilised land in existing urban areas. Most infill development sites are in inner and middle suburbs, offering the possibility of better utilising existing infrastructure to accommodate population growth.\*

**Infrastructure:** Basic urban facilities and networks needed for the functioning of a local community or broader society.\*

**Key Development Sites:** Sites within the established areas that have opportunities for significant intensification.

**Local Planning Policy:** A Local Planning Policy guides decision-making in relation to a specific discretion in a zone or overlay. It helps the responsible authority and other users of the scheme to understand how a particular discretion is likely to be exercised.

**Metropolitan Planning Authority:** A branch of State Government that was founded to plan for Melbourne's growth, maintain a steady supply of quality housing and identify opportunities to create jobs and encourage investment.

**Moorabool Planning Scheme:** A legal document that sets out policies and provisions for the use, development and protection of land use in the Shire of Moorabool. It contains State and local planning policies, zones and overlays and other provisions that affect how land can be used and developed. It indicates if a planning permit is required to change the use of land, or to construct a building or make other changes to the land.

**Municipal Strategic Statement (MSS):** The MSS provides the broad local policy basis for making decisions under a planning scheme. Acting as a planning authority or responsible authority, a council must aim to achieve the objectives and follow the strategies set out in the MSS.

**Peri Urban Regions:** Comprises the hinterland beyond the proposed metropolitan urban boundary.\*

**Public Housing:** Housing owned and managed by the Victorian government.

**Separate Dwelling:** A detached building comprising one dwelling on a site that has a frontage to a public road.

**Social Housing:** Public, community and transitional housing.

**State Planning Policy Framework:** Provides a context for spatial planning and decision making by planning and responsible authorities. The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

**Victorian Planning Provisions (VPP):** A statutory document that provides a state-wide template from which planning schemes are constructed. The Victorian Planning Provisions provide planning tools such as zones and overlays for individual planning schemes to guide land use and development.

**Zones:** Relates to a particular use and is associated with a specific purpose such as residential, commercial or industrial. Each zone has policy guidelines that will describe whether a planning permit is required and sets out application requirements and decision guidelines. These requirements must be considered when applying for a permit. All land is covered by a zone in Victoria.

#### References

\*Plan Melbourne

\*\*Transforming Housing: Affordable Housing for All, Whitzman, Newton, Sheko, 2015



SPATIAL ECONOMICS  
BACCHUS MARSH HOUSING  
DEMAND & SUPPLY: BACKGROUND PAPER

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# Bacchus Marsh Housing Demand & Supply – Background Paper

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## EXECUTIVE SUMMARY

Spatial Economics Pty Ltd was engaged by Mesh Planning as sub-consultants to produce a demand and supply research paper for the Bacchus Marsh Study Area as an input to the Bacchus Marsh Housing Strategy. This research paper provides an integrated body of work capturing the key aspects of demand and supply for the Bacchus Marsh Study Area. The key aspects cover the drivers of demand, housing demand, socio-economic factors, urban form, residential supply and housing construction, residential land supply, affordability, housing needs and the balance between supply and demand within the Study Area.

### Existing Demand

Current housing demand in the Outer Western Region is strong and the majority of that demand is flowing to the Growth Areas. These areas are absorbing rapid population growth and thus, the growth rate in the Outer West has increased and the share of total Melbourne population is similarly increasing. It will continue to do so, particularly as other regions have more limited housing opportunities where there is no greenfields land.

Within the Outer Western Region the location of supply in greenfields sites is the primary driver of the specific locations of demand (they draw in demand to where housing opportunities exist). The choice between locations such as Bacchus Marsh and Melton is complicated but there are always trade-offs including amenity, transport, access to jobs and price.

There are several major factors relating to small area (municipal, township and suburb) and micro level (smaller than suburb) demand that need to be considered:

- i: Complexity in changing housing demand at the micro level, complexity in household life cycles and suburban life cycles;
- ii: limited housing type choice within the area may impact on demand or hide the specific nature of dwelling demand;
- iii: The composition of housing stock that becomes available can influence demand due to temporal effects, price differentials or other more random demographic or market forces. This influence can pull in demand or push it out from/to different locations or it can pull forward or hold up demand;
- iv: There is a buffering effect of the two large Growth Areas adjacent to Bacchus Marsh which will strongly impact on the timing, quantity and pace of expressed demand; and
- v: While planning is largely focussed on new housing supply, housing demand is 'churning' in the housing market. It is looking at the whole of housing supply, where the majority is in fact existing housing stock.

### Existing Demand - Population

Overall Bacchus Marsh is undergoing population growth though ageing in place and the addition of young families and children.

The majority of the population increase in Bacchus Marsh was people aged 55 to 69 years. There were also strong gains in young people aged 15 to 29 and adults aged 40 to 54 years. There were losses of population in the 5-9 year category and small losses of 30 to 39 years.

There are two key demographic trends evident. The ageing in place of middle aged people who are choosing to stay in the area; and the second is the loss of young adults aged 20 to 29. Some people in this age cohort moved out of Bacchus Marsh, however the comparison of 2001 and 2011 age profiles suggests that this trend (quite normal in rural and regional areas) is less pronounced in 2011 than it was



in 2001. Between 2001 and 2011 there were strong gains in older children and young adults (15 to 29 year olds). This reflects the changing role of Bacchus Marsh.

### Existing Demand - Dwellings

Between 2001 and 2011 separate houses increased by 1,350 at an average annual rate of 2.7% per annum. Separate houses dominate the Study Area, accounting for 92% of the growth in dwellings between 2001 and 2011 and this type of dwellings represent 92% of the housing stock in the Study Area, steady since 2001.

Townhouses and apartment type dwellings make up only a small proportion of housing in the Study Area and grew by just 110 dwellings over the 10 years from 2001 to 2011, but at about the same rate as separate houses (2.6% per annum).

Combined with the large numbers of family household and the relatively affordable land, separate houses are likely to remain the dominant dwelling type for some time to come.

The existing dwellings in the Study Area are predominantly separate houses, reflecting the relative affordable house product and the resultant demand for housing in the area. The lot sizes are on average substantially larger than available in the growth areas of Wyndham and Melton but the lot sizes have reduced in recent years in line with the reduction in lot sizes in all other growth areas across Melbourne.

### Existing Demand - Key Issues

Population growth is the major determinant of overall household growth and therefore housing demand. Total housing demand within the Study Area will largely be influenced by macro level and regional population growth.

Housing demand in the Study Area will depend largely on the ongoing capacities and pricing of broadhectare lots released within the Growth Areas of Melton and Wyndham to continue to cater for large scale demand. State and local government land use policies affecting the Growth Areas will significantly impact the future of the Study Area whether they are overtly recognizing this fact, or not

Dwelling demand is not solely generated by additional household growth, it is a factor of household lifecycle changes, preferences and needs. Additional dwelling demand will be generated via down/up-sizing, changing tenure (i.e. rental to purchaser) and net intra-national migration.

As demand continues to diversify over time (social change and ageing of the population), it will be important not to rely solely on past trends of demand as a guide to the future. This will be particularly important in planning for a variety of dwelling type options, in terms of dwelling size, location, access to amenities/services and built-form.

### Future Demand

Between 2011 and 2041 Moorabool Shire will grow at slightly lower rates than the Outer West Region as a whole but the Bacchus Marsh area will largely match the growth rate for population (2.9% per annum), households (3.2% per annum) and dwellings (3.1% per annum).

From 2011 to 2041 the Study Area will experience its most rapid population growth in the older age categories (70 to 84 years) but its largest growing age ranges will be families and their children (30 to 39 and 0 to 14 years).

The Study Area will experience the strongest and most rapid growth in lone person households (3.0% per annum) and couples without dependents households (2.9% per annum). These smaller (one and two person) households will make up more than 60 per cent of the area's growth from 2011 to 2041.





Large family household (couples with dependents) will continue to grow and comprise more than 30 per cent of households in 2041.

### **Future Demand - Population Projections**

The rate of growth in the Study Area is projected to be slightly faster than recent historical growth. This suggests that the rate of growth in demand for dwellings will increase, particularly in the coming 20 years.

Over the next 26 years to 2041, it is expected that there will be an average extra 500 residents per year.

### **Future Demand - Household/Dwelling Projections**

These are formed from allocating large area demand and are constrained by realistic assumptions about opportunities to supply additional housing. If the constraints on supply are eased or restricted then the household projection can and will change (sometimes dramatically).

Household and dwelling projections are largely a function of population growth, changes to population growth at a national, state, metropolitan and regional level will impact population growth rates within the Study Area, and therefore household/dwelling projections.

During the projection period, households and dwellings in the Study Area are projected to grow at rates a little higher than recent historical growth rates. Over the forecast period it is expected that there will be around 220 dwellings built per year. However the capacity and pricing points of the designated Growth Areas of Wyndham and Melton will largely impact the demand in the Study Area. Significant constraints, or major new land opportunities and price/product differential in these areas will impact the current projections.

### **Future Demand - Household Type Projections**

All household types will grow strongly particularly lone person and couples without dependents households. Additionally there will be steady strong growth in couple family with dependents households, which will remain the most prevalent household type.

The significant rate of growth of smaller one and two person households (lone person and couples without dependents) households may have some impact on dwelling type demand. Together with the ageing population, smaller, affordable and low-maintenance dwellings may see increasing demand, although this demand is likely to remain for separate houses or semi-detached units.

### **Future Demand - Age Projections**

The population in the Study Area is ageing. That is, the proportion of older residents is increasing the most, with the fastest population growth of all age categories being in the 70 to 84 year age group, averaging around 4.3% per annum. This has implications in terms of ageing in place, service delivery, the potential 'churn' of housing stock i.e. downsizing of dwellings and the need for aged care housing (both independent and dependent housing/accommodation).

However there will be significant, large amounts of growth of family aged adults, children and empty nesters. These household will likely demand and consume traditional separate dwellings.

The largest growing age cohorts by amount will be in the 30 to 39 year old age ranges, the 0 to 14 year age ranges and in the 40 to 54 age ranges and 70 to 79 year age ranges. These numbers suggest that together with the ageing-in-place of older residents, there will be strong growth from adults in family households and their children. While the young adult age ranges grow by relatively lower amounts, the fact that they are growing show a different pattern to typical rural and regional areas which struggle to retain young adults who leave for the bigger regional and metropolitan centres.



### Future Demand - Key Issues

Population, household and dwelling projections are a central input to analysing possible future housing demand. It is critical that any projections are routinely and continually monitored and updated as major demographic trends, and therefore assumptions change.

The rate of growth in housing demand within the Study Area will, to a large degree, be dependent on macro level demand, i.e. national, state, metropolitan and regional population growth. Housing demand within the Study Area will not be independent of population growth at higher order geographic areas.

The rate of growth in the Study Area is projected to be slightly faster than recent historical growth. This suggests that the rate of growth in demand for dwellings will increase, particularly in the coming 20 years.

The population in the Study Area is ageing. That is, the proportion of older residents is increasing the most, with the fastest population growth of all age categories being in the 70 to 84 year age group, averaging around 4.3% per annum. This has implications in terms of ageing in place, service delivery, the potential 'churn' of housing stock i.e. downsizing of dwellings and the need for aged care housing.

However there will be significant, large amounts of growth of family aged adults, children and empty nesters. These household will likely demand and consume traditional separate dwellings.

During the projection period, households and dwellings are projected to grow at rates a little higher than recent historical growth rates. However the capacity and pricing points of the designated Growth Areas of Wyndham and Melton will largely impact the demand in the Study Area. Significant constraints, or major new land opportunities and price/product differential in these areas will impact the current projections.

All household types will grow strongly particularly lone person and couples without dependents households. Additionally there will be steady strong growth in couple family with dependents households, which will remain the most prevalent household type.

The significant rate of growth of smaller one and two person households (lone person and couples without dependents) households may have some impact on dwelling type demand. Together with the ageing population, smaller, affordable and low-maintenance dwellings may see increasing demand, although this demand is likely to remain for separate houses or semi-detached units.

### Affordability

The Bacchus Marsh Study Area is now part of the Melbourne metropolitan area and has become closely connected to the western growth areas of Melbourne. Hence Bacchus Marsh can now be considered to be part of the Outer West Region comprising Wyndham, Brimbank, Melton and Moorabool. In particular, Bacchus Marsh is closely connected to Melton and the price movements and land supply that occur in Melton closely affect Bacchus Marsh.

The median price for a house in 2014 in Bacchus Marsh Study Area was \$343,000; slightly less than the Outer West Region of Wyndham, Melton, Brimbank and Moorabool of \$381,000.

House prices have consistently remained 5-10% less than in the growth areas of Wyndham and Melton. Land prices are essentially the same in Bacchus Marsh as Melton however the median lot size is considerably larger in Bacchus Marsh than Melton. In Bacchus Marsh the recent median lot constructed is 686 sqm compared to 437 sqm in Melton. Per square metre for land, this equates to \$220 per sqm for land in Bacchus Marsh compared to \$340 per sqm in Melton. For the same price in Bacchus Marsh the buyer is purchasing 50% more land. The difference between Melton and Bacchus Marsh is of quality



rather than price. Consumers are prepared to pay similar prices for land as in Melton but expect more bang for their buck.

For middle income families (Couples with children) there is a reasonable ability to purchase a home. However for other family types on middle incomes there is less ability to purchase a home. An increase in the availability of units/villas/townhouses within the established area will help these households purchase a home.

Housing stress in growth areas is relatively high – compared to metropolitan Melbourne – as first home buyers commit heavily to purchasing their first house. The housing stress rate in Bacchus Marsh is less than the growth areas but this may rise due to the compositional change in buyers.

Although there is a relatively high proportion of new leases that are affordable to low income earners in the area, this does not mean that demand is being met as illustrated by the high proportion of low-income earners facing rental stress.

While the private housing market will account for the vast bulk of future housing provision in the Study Area there are, and in future will continue to be, some individuals and households who are unable to find housing they can afford in the private market.

Up to the present time the bulk of social housing in Bacchus Marsh has been provided by the State Government through the Department of Health and Human Service (DHHS). DHHS has a total stock of only **218 dwellings in Bacchus Marsh**. A further **28** affordable dwellings were managed by the community housing sector as at 2011.

#### **Affordability - Key Issues**

For middle income families (Couples with children) there is a reasonable ability to purchase a home. However for other family types on middle incomes there is less ability to purchase a home. An increase in the availability of units within the established area will help these households purchase a home.

Housing stress in growth areas is relatively high – compared to metropolitan Melbourne – as first home buyers commit heavily to purchasing their first house. The housing stress rate in Bacchus Marsh is less than the growth areas but this may rise due to the compositional change in buyers.

Although there is a relatively high proportion of new rental leases that are affordable low income households in the area, this does not mean that demand is being met as illustrated by the high proportion of low-income earners facing rental stress.

Restricting land supply increases land prices. This is true for both broadhectare and the established urban area. Hence in terms of affordability, there is an imperative to facilitate the orderly release of land and to provide the right conditions to facilitate infill development.

Affordability in the Study Area is linked to the amount of land per dwelling and the type of construction. The less land per dwelling the more affordable the product hence there will be an increasing demand for villa units/town houses as these dwelling types consume half to a quarter of the land previously occupied by a separate house. This trend of less land per dwelling is also evident in new broadhectare estates across metropolitan Melbourne, with the median lot size decreasing substantially in recent years.

It is important to facilitate affordability by allowing for a diversity of lot sizes within new broadhectare estates and the facilitation of villa units/townhouses across the established urban area.

The Study Area is currently providing a more affordable product both for separate houses and units than Wyndham and Melton. There is a quality difference, in terms of more land rather a significant price



difference. To maintain this point of difference in the Study Area, lot sizes need to stay relatively larger for comparable dwellings in Melton or the amenity dividend in the Study Area needs to increase to change/maintain consumer preferences.

The provision of and access to social and special needs housing is effectively supply not demand limited. Social housing supply in the Study Area had been somewhat 'opportunistic' rather than as part of a deliberate strategy. This primarily reflects the severe resource constraints faced by the public and community housing sectors.

Council's ability to directly influence achievement of this goal is limited. However there are actions it can undertake to advance achievement of the goal. For example it could:

- explicitly recognise the critical role of the social and special needs housing sectors in its housing strategy;
- advocate to the State and Commonwealth Governments in relation to the importance of social and special needs housing and the need to increase funding to service providers;
- follow the example set by some inner city councils and look at opportunities to use Council land holdings to facilitate the construction of addition social and special needs housing. This might involve the sale of surplus sites to community housing associations or other service providers at less than market prices, where this would make it viable for providers to construct additional social or special needs housing;
- commit to facilitating community consultation on and planning approvals for social or special needs housing projects;
- consider the use of techniques such as 'inclusionary zoning' to encourage the inclusion of a component of social or special needs housing when the rezoning of significant sites is expected to result in a substantial uplift in land values; and
- consider options to assist providers of services to the homeless meet escalating costs (such as through considering the provision of Council owned or supported premises to assist the provision of such services) and work with the service providers to facilitate meeting the critical day to day needs of local homeless people.

Finally and very importantly Council could, through its revised housing strategy, seek to reduce the ongoing demand pressures on the social housing sector by ensuring that its planning policies do not unnecessarily limit the scope for provision of lower cost options (such as studio apartments) through the private housing market.



## Broadhectare Land Supply & Associated Adequacy

Residential land supply is analysed by supply type/location, namely:

- Minor Infill (vacant 'urban' lots);
- Broadhectare;
- Future Residential (unzoned); and
- Rural Residential (vacant lots).

For broadhectare land supply areas, anticipated lot construction timing is presented. This refers to the likely timing of lot construction, not dwelling construction. It is highlighted and highly recognised that the timing presented is a guide, it will not equate to full completion of activity, but rather a guide to broad likely development construction initiation or likely potential to.

### Land Supply

As at September 2015 there were 5,828 lots identified as residential supply. This is comprised of:

- 5,003 zoned broadhectare lots (86% of supply);
- 646 vacant urban residential lots (11% of supply);
- 150 designated future residential lots (3% of supply); and
- 29 vacant rural residential lots (0.5% of supply).

There were 646 minor infill lots identified, with 91% of the lots smaller than 1200 sqm. Vacant land stock was concentrated in Bacchus Marsh (229 lots) and Farley (290 lots).

There were around 5,000 zoned lots available within broadhectare sites. The location of these lots were

- Bacchus Marsh (1,504 lots);
- Darley (966 lots);
- Maddingley (2,458 lots); and
- Pentland Hills (900 lots).

Over the next five years it has been identified that there is a potential for 320 broadhectare lots per annum constructed within zoned broadhectare estates. Recent broadhectare lot production has averaged 240 lots per annum, the expectation of 320 lots may be unlikely and more likely to follow recent trends. This however illustrates that there is sufficient zoned stocks that is development ready/intentions for construction that is sufficient to meet short-term demand.

There is an estimated lot potential within future residential of 150 lots located in Maddingley.

There are 21 vacant Rural Residential lots (14% of all rural lots). There are no identified/designated future rural residential areas within the Study Area (unzoned).

### Adequacy of Broadhectare Land Stocks

The adequacy of residential broadhectare land supply was determined for four scenarios:

- Scenario 1: VIF projections and assuming 86 % of total demand will be for broadhectare residential construction (86% is the recent historical proportion of broadhectare land of total demand)
- Scenario 2: VIF projections with reduction in the proportion of broadhectare demand to 70% of total demand.
- Scenario 3: id Consulting projections and assuming broadhectare construction is 86% of total demand.
- Scenario 4: Dwelling projections assumed to grow at 3.5 % pa and broadhectare construction to stay at 86% of total demand.



In terms of zoned broadhectare residential land stocks it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **16 and 27 years** of demand, it is considered that **20 years of broadhectare supply is the most likely**.

### Land Supply - Key Issues

A range of scenarios have been produced reflecting the uncertainty around demand and supply. Demand has the capacity to accelerate and reduce the years of supply. Conversely, there is a large potential for dispersed infill to increase substantially which would reduce demand for broadhectare land and subsequently increase the years of supply.

There is a high capacity for dispersed infill redevelopment within the Study Area that is not captured in the analysis of vacant lot stock. This means that there are readily alternative residential land supply stocks outside of undeveloped broadhectare estates - therefore a feasible opportunity to decrease the reliance on broadhectare land.

Dispersed infill as a housing supply source is likely to increase to cater for an increasing number of single and smaller households and as land values increase - properties with less land will be more affordable. Dispersed infill development activity is also likely to increase as development moves further from the centre of town, as households seek to be closer to facilities/amenities. This will have the effect of increasing the overall supply of dwellings within the Study Area.

There is ample opportunity in the Study Area for the development of villa units/townhouses due to the existing large block sizes and the relatively low capital improved value relative to land size of existing housing. This allows 'cottage industry' developers/builders to purchase single blocks and develop the site relatively cost effectively. This type of infill is opportunistic depending on the sale of the site and that the land economics are feasible to produce smaller dwelling units.

Estimates of broadhectare land supply capacity are essentially based on recent trends, planning permits and short to medium terms market expectations. Over the last ten years, the median broadhectare lot constructed within the growth areas of metropolitan Melbourne has dramatically declined. Therefore the estimate of broadhectare lot capacity can be seen as conservative. In the medium to longer term, it would be reasonable to expect broadhectare lot densities to increase, and thus, an increase in lot/dwelling capacity.

The release of broadhectare land has an unequivocal effect on land prices. Hence, the continued release of broadhectare land is a key to the continued levels of housing affordability within the Study Area.

### Residential Lot/Dwelling Construction

Residential lot construction activity is detailed from July 2008 to September 2015 and is presented at an urban locality and Study Area level. Residential lot construction is further analysed by supply type/location, namely:

- Dispersed Infill;
- Retirement Village;
- Broadhectare; and
- Rural Residential.

### Lot Construction Activity - Overview

From July 2008 to July 2015 residential building approvals averaged 291 per annum. This compares to 275 lots per annum that were constructed (the difference is that not all building approvals are





constructed). Of the lots constructed in the period, 86% were broadhectare, 11% dispersed with remainder aged care and rural residential.

Residential lot activity was divided between Darley (117 lots per annum – 45%), Bacchus Marsh (33% or 91 lots pa) and Maddingley (24% - 67 lots pa). Dispersed infill lot construction averaged 30 per annum.

The majority of dispersed infill projects resulted in 1 or 2 net additional dwellings. Since July 2008, 67% of dispersed infill were constructed on parent lot sizes less than 1200 sqm. Across the Study Area typical density pre-development was 933 sqm and post- development 368 sqm.

Broadhectare lot construction for the same period average 236 lots per annum. This represents 86% of all lot construction. The lots were located in Darley (100 lots pa), Bacchus Marsh (74), and Maddingley (61).

Median lot sizes of the respective years have varied from 509 sqm to 784 sqm with lot sizes typically 37% larger than broadhectare lots constructed in Melton. However there is a diverse range of sizes being produced. Typical broadhectare lot construction across the Study Area was around 590 sqm, by locality, typical broadhectare lot sizes range from:

- 384 sqm in Bacchus Marsh;
- 538 sqm in Maddingley; and
- 783 sqm in Darley.

Rural residential lot construction is limited within the Study Area.

### Lot Construction Key Issues

Median lot sizes within new broadhectare estates for the respective years have varied from 509 sqm to 784 sqm with lot sizes typically 37% larger in the broadhectare estates of Melton. Recently, rather than a price differential between Melton and Bacchus Marsh, the trade-off has been for larger blocks of land. The likely implication is that if newly constructed lots are of similar size configuration to competing municipal areas within the Outer West Region (particularly without a proportion price decline differential), projected demand levels will likely be impacted.

Recent lot construction reveals the dominance of broadhectare lot construction compared to dispersed infill. As illustrated through the analysis of existing residential densities, there is ample latent supply that would readily support an increased share of dispersed infill development activity.

Demographic projections support the potential for an increase in dwelling products with a smaller land component than is currently produced. However, it is important to fully understand the development feasibility of higher density housing products within the Study Area (beyond scope of this study).

Dispersed infill development, although limited in terms of total lot/dwelling contribution, illustrates similar trends to that across metropolitan Melbourne. The vast majority of dispersed infill projects (61%) resulted in 1 or 2 net additional dwellings/lots, in terms of dwelling/ lot contribution this accounted for 31% of net additional dispersed infill lots/dwellings. Whereas, dispersed infill projects that yield 10 to 20 lots/dwellings represented only 6% of projects but 24% of the net dwellings/lots.

Specifically, larger infill projects will account for the bulk of the dwelling contribution, whilst smaller dispersed infill projects are numerous, they do not represent the bulk of net dwelling contribution.

The typical pre-development density for infill development was 933 sqm, post development 368 sqm. On average this results on 2.6 lots per development. This again reinforces that this type of infill development is likely to continue to occur in Bacchus Marsh due to the configuration of the existing lot



stock. However, larger sites (existing or through lot amalgamation) will result in higher yielding/density projects and a higher contribution in terms of the number of dwellings.

## Urban Form

Bacchus Marsh, was and still is a market garden area, producing a large amount of the region's fruit and vegetables. An irrigation scheme laid the basis for dairying, market gardening and orchards. In recent decades it has transformed into the main commuter town on the Melbourne-Ballarat corridor due to its relative level of affordable housing. The Bacchus Marsh township was bypassed in 1972, and effectively splits the urban form of the Study Area, separating Darley to the north of the original township. The Maddingley brown coal open-cut mine (1932) is two kilometres south of the railway station and the sand quarry mines is located six kilometres north of the township.

Economic functions such as the coal and sand quarries, the irrigation district – environmental conservation areas such as the Werribee Gorge State Park, Lerderderg State Park, Long Forest Conservation Reserve – transport infrastructure such as rail, Western Freeway and geographical features such as the Pentland Hills, all have a major influence on the geographic spread of the historic, existing and future urban form.

This rapid expansion of the Study Area has had the effect of creating a trichotomy urban system role. It is still an important agricultural centre and services the surrounding farmland/orchards/market gardens, a regional centre within the Central Highlands providing regional retail, commercial, health and education services, but is now also an important source of broadhectare residential land supply and is increasingly functioning as a dormitory suburb for metropolitan Melbourne. Bacchus Marsh is now part of metropolitan Melbourne and functions within the Outer West Growth Region comprising Moorabool, Melton, Wyndham and Brimbank – however, providing in addition, a more traditional regional urban centre function.

## Urban Form - Urban Footprint

The urban footprint of the Bacchus Marsh Study Area has greatly expanded over-time. From a small regional town occupying 47 hectares in 1940, it now covers 885 hectares and growing at an increasing rate. By 1960 the urban footprint had increased to 68 hectares (or 7% of the current urban footprint). From 1960, the Bacchus Marsh Study Area started to expand at a greater rate. In the period 1960 to 1980 the urban footprint of the Study Area increased by 87 hectares more than doubling the size of the town. By this stage the town covered 155 hectares and by 1990 the urban footprint had nearly doubled again to 296 hectares. This trend has continued to recent times with the last five years resulting in the addition of 290 hectares meaning that the urban area of the Bacchus Marsh Study Area has increased by over 40% in the last five years.

Continuing growth will see the urban footprint increase by another 50% or 475 hectares over the next 20 years as new broadhectare sites are developed (this is excluding any related industrial, commercial and public uses).

Recent growth has been characterised by urban sprawl with the development of low density lots with the majority of lots developed in the 500 sqm to 1000 sqm range in this period. The median lot size has reduced in line with metropolitan Melbourne trends with new 'master planned' estates commonly producing lots below 500 sqm. Even with the smaller lot sizes, there is an ever increasing urban footprint. This continued growth leads to a range of issues including:

- Connectivity – there are already significant traffic and connection issues in Bacchus Marsh relating to the historical development of the township and the freeway that divides the town in





two. These connectivity issues will only be more compounded as the Study Area continues to expand;

- Service Delivery – the increasing urban footprint and increasing population creates difficulties in delivering the appropriate services that new residents and existing residents require and expect. This includes public transport, social infrastructure and retail offer; and
- Sustainability – The continued development of broadhectare land for housing raises issues surrounding sustainability. The main issue is that there are large tracts of land used for housing that are not well serviced (currently). However, to ameliorate this effect there are many options to improve sustainability including efficient houses that use less natural resources through good design.

There has been limited dispersed infill development in recent years, with on average 30 extra dwellings per year being constructed. This equates to around four dwellings added for each existing 1000 dwellings. This is a low rate of infill development and it is very likely that this rate will increase given the future demand for smaller dwellings with less land and the ready supply of large developable lots that are available across the Study Area.

### Urban Form - Residential Densities

There are approximately 6,840 dwellings within the Bacchus Marsh Study Area as at September 2015. Median dwelling density is 763 sqm compared to 568 sqm in Melton and 546 sqm in Wyndham. Most dwellings (77%) are situated on lots sized over 600 sqm. Whereas, 10% or 660 dwellings have densities of 300 sqm or less.

### Urban Form - Dwelling Typologies

Separate houses dominate the Study Area with 92% of the growth in dwellings in recent years being separate house.

Of the 6,840 residential dwellings within the Study Area, the majority (58%) are suburban density dwellings i.e. a separate house with a density ranging from 500 to 1,000 sqm. Low density suburban represents 22% of the dwelling stock i.e. separate houses on land zoned GRZ, RGZ, NRZ with densities of greater than 1,000sqm. Of the higher density dwelling stock i.e. flats, units, apartments and separate houses on lots sized less than 500 sqm – represents 18% of all dwellings.

Due to relatively low house and land prices (compared to other growth areas in the western region) there is a preference for separate dwellings in the Study Area. There is a close link between land prices and separate dwellings with the cheaper the land the higher proportion of separate dwellings. This overall preference will remain in the near future, however there will most likely be an increase in dispersed infill within the Study Area in the medium term and a ratio of 20% of infill to total new dwellings is possible given current trends. This will be an outcome of market forces, as villa units/townhouses are more affordable due to the lower land content and relatively cheap building costs and a preference shift towards smaller dwellings with less land to manage. The dispersed infill development will be predominantly villa units/townhouses as opposed to apartments 'scattered' across the established urban area (due to opportunistic site acquisition/development opportunities).

Any artificial mechanism to try and accelerate dispersed infill development will most likely affect overall demand as purchasers have shown a distinct preference for separate houses on large lots as a trade-off to living in the Study Area as compared to the other growth areas of Melton and Wyndham, where individual lots are significantly smaller at the same price point – **IN THE SHORT TO MEDIUM TERM.**



### Urban Form - Key Issues

The Bacchus Marsh Study Area now has competing roles to fulfil; a regional centre and as a dormitory suburb for Melbourne. This means that there are many competing land use requirements for the existing established urban area – medium/higher density housing, jobs, community facilities and commercial - for a relatively small established core commercial area and surrounding catchment.

The multiple roles of the Bacchus Marsh Study Area Age is reflected (outlined previously) by two key demographic trends 1) ageing population; and 2) growing number of families with children. This presents two differing demands for specific housing policy responses.

The majority of the existing lot stock in the Bacchus Marsh Study Area are greater than 600 sqm in size. This relatively low density of existing stock provides current and future opportunities for infill re-development.

The continued production of 'low density' separate houses means that there is limited diversity of housing types available and the continued rapid expansion of the urban footprint. This is potentially an issue for residents ageing in place and people looking for smaller (land component) and a more relative affordable housing product (i.e. less land component to the housing product).

The outcome of larger newly created residential lots (compared competing growth area municipalities in the Outer West Region) at similar land prices is a major factor that is contributing to existing and projected demand levels. Potentially, significant changes to the existing residential land product relative to the competing growth areas, will likely impact on future expressed demand levels.



## 1.0 INTRODUCTION

### The Task

Spatial Economics Pty Ltd was engaged by Mesh Planning as sub-consultants to produce a demand and supply research paper for the Bacchus Marsh area as an input to the Bacchus Marsh Housing Strategy. This research paper provides an integrated body of work capturing the key aspects of demand and supply for the Bacchus Marsh Study Area. The key aspects cover the drivers of demand, housing demand, socio-economic factors, urban form, residential supply and housing construction, residential land supply, affordability, housing needs and the balance between supply and demand within the study area.

### The Consultant Team

Spatial Economics put together a team of four experienced staff to undertake the consultancy:

- Dale Stokes - Dale has extensive experience in metropolitan and regional housing markets and planning for future housing needs and supply. Prior to the establishment of Spatial Economics Dale managed land supply and urban development programs within the Victorian, Western Australian and Northern Territory government agencies. Dale was the project manager for this consultancy.
- Peter Marshall - an urban economist with extensive experience in urban and regional economics and planning. His work focuses on the assessment of land supply, urban and regional economics, employment, growth strategies and associated policy issues.
- Chris Wight - a demographer with extensive experience in demographic and housing research and analysis particularly applied to strategic planning at the State and Local government levels. Chris most recently managed housing research for the Victorian Department of Planning and Community Development.
- Geoff Transom – a GIS programmer and analyst who is highly capable in manipulating complex datasets and producing high quality outputs. Prior to his employment at Spatial Economics, Geoff worked within the finance industry as both an analyst and programmer developing custom financial analytic software.

### The Structure of Report

This report is divided into eight main sections in addition to a statistical summary/snap facts at the end of the report that detail key housing demand and supply information at a small area basis within the Study Area. The major sections include:

#### i) Macroeconomic Drivers of Housing Demand

This section discusses the drivers of demographic and housing demand at the macro level. The issue is approached from a top-down way to help understand the relationship between the drivers at the national level, the sub-regional level and the municipal/local level. The link between population growth and the demand for housing is also examined.

It is critical to properly understand these 'demand driver's' in order to be aware of the way in which changes in policies and demographic, economic and social trends that are in part beyond the control of governments (national, state or local) can influence future housing demand and needs at a local level.

This section concludes that the market is the best determinant of supply and demand and that there is at best a tenuous link between household formation and the demand for a type of housing.





## ii) Historical Housing Demand

This section considers historical housing demand for the Bacchus Marsh Study Area but also considers the historical implications of housing demand in the metropolitan housing market and Outer Western Region.

The data presented covers trends in population and household growth, household structure and age profiles. The data presented draws upon ABS and State Government and Council sources.

This section provides an analysis of key demographic segments of the Bacchus Marsh population.

## iii) Population and Housing Projections

The report contains detailed household by type and dwelling projections for the Bacchus Marsh Study Area. Spatial Economics has sought to compare the Bacchus Marsh Study Area with data for the Metropolitan and Outer West Region. The major trends affecting population and housing growth are discussed. They do not include projections by dwelling type. The dwelling type preferences of differing household types are complex and are governed in part by the nature and price of the available housing stock and the mix of new stock coming onto the market (which in turn will be partly influenced by Council planning controls).

The outcome of this section is a detailed understanding of housing needs.

## iv) Housing Affordability

For the purpose of this report Spatial Economics have applied a number of alternative methodologies for assessing housing affordability in the Bacchus Marsh Study Area. This includes the application of a 'residual income' approach to identifying the affordability of housing for purchase by 'middle income' households (i.e. households in the fourth to sixth income deciles).

Standard housing affordability measures have been included for low income households – both rental and mortgage.

In addition we have assessed in detail the availability of affordable rental housing stock within Bacchus Marsh.

This section also explores the provision and need for social housing.

## v) Urban Form

This section discusses the urban form of the Bacchus Marsh Study Area. This includes an analysis of the urban footprint which follows the growth and development of Bacchus Marsh over time. A detailed assessment of each lot was undertaken to determine dwelling densities. Housing typologies were broken into six categories across the Study Area and mapped and analysed.

## vi) Residential Development Activity

This section of the report covers the trends and shifts in building activity across the Bacchus Marsh Study Area and provides an insight into proposed future residential development activity.

The information in this section has been compiled resulting from a number of comprehensive consultations with key representatives from the Shire of Moorabool. It is supported by datasets from the Australian Bureau of Statistics and primary data collection undertaken by Spatial Economics.

This section of the report details the recent activity of residential lot construction and dwelling approvals achieved across the Bacchus Marsh Study Area. Residential lot construction activity is detailed from July 2008 to September 2015 and is presented at an urban locality level. Residential lot construction is further analysed by supply type/location, namely: Dispersed Infill; Retirement Village; Broadhectare; and Rural Residential.



### **vii) Residential Land Supply**

This section of the report details the stock (measured in lots) of residential land across the Study Area as at September 2015. Residential lot stock/supply is presented at a suburb, region and Study Area level. Residential land supply is further analysed by supply type/location, namely:

- Minor Infill (vacant 'urban' lots);
- Broadhectare;
- Future Residential (unzoned); and
- Rural Residential (vacant lots).

For broadhectare land supply areas, anticipated lot construction timing is presented. This refers to the likely timing of lot construction, not dwelling construction. It is highlighted and highly recognised that the timing presented is a guide, it will not equate to full completion of activity, but rather a guide to broad likely development construction initiation or likely potential to. The quantum of likely development timing is highly linked to the quantum of recent construction in the short-term (i.e. over next five years) as presented previously. Development timing is presented to illustrate likely development activity spatially.

### **viii) Adequacy of Broadhectare Land Stocks**

This report incorporates the most recently available demand figures to project dwelling requirements and future adequacy of residential land. The results combine both supply and demand variables over the next 25 years to provide an assessment of the balance between supply and demand.

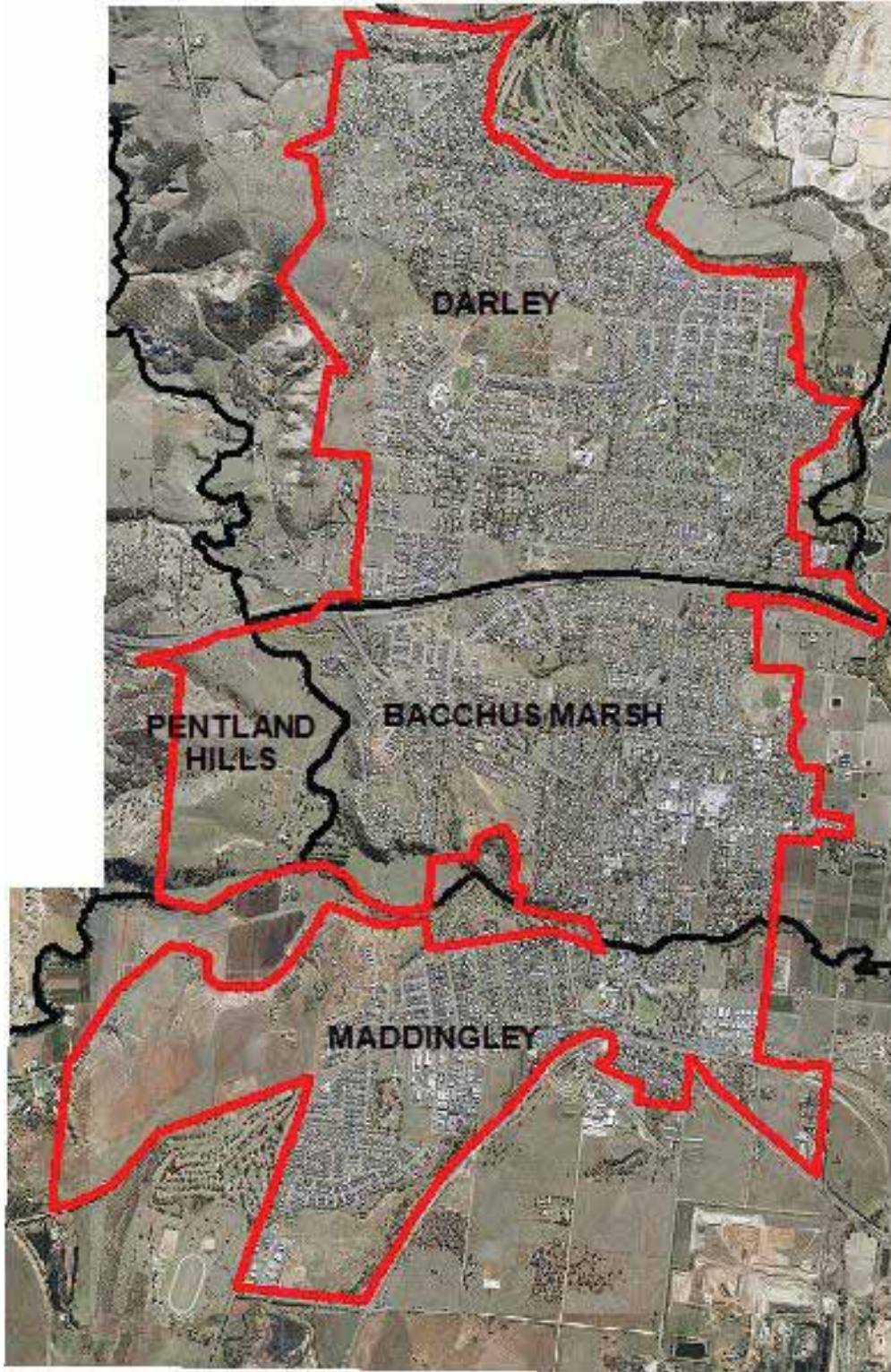
The two main projections available for Moorabool and small-areas within Moorabool are the Victorian State Government 'Victoria in Future 2015' (VIF2015) projections released in August 2014 and 'forecast.id' produced by 'id Consultants (id), released in September 2015. An additional demand scenario is presented that assumes a constant dwelling growth rate of 3.5% per annum. This is presented to illustrate a 'plausible' upper limit to projected growth.





### The Study Area

The Study Area is illustrated below, it includes the localities of Darley, Bacchus Marsh and of Pentland Hills. The Study Area is referred to in the following report as: the Bacchus Marsh Study Area, the Study Area and Bacchus Marsh (if Bacchus Marsh is referenced to as a locality, this is specified).



## 2.0 MACRO DEMOGRAPHIC HOUSING DEMAND DRIVERS

### Key Findings

#### Sub-Regional Housing Demand

Current demand in the Outer Western Region is strong, and the majority of that demand is flowing to the Growth Areas. These areas are absorbing rapid population growth and thus, the growth rate in the Outer West has increased and the share of total Melbourne population is similarly increasing. It will continue to do so, particularly as other regions have more limited housing opportunities where there is no greenfields land. However, demographics is not the only driver of sub-regional demand, nor where housing demand will be expressed on the ground.

A further dimension to sub-regional demand is the different effects on localised demand that different parts of the region will have, in particular different attractors of demand. Within the Outer Western Region the location of supply in greenfields sites is the primary driver of the specific locations of demand (they draw in demand to where housing opportunities exist). However, within the region there is also a significant impact on where demand will be located based purely on that great unknown: 'choice'. Sometimes these choices will be hard to define and sometime they will relate to characteristic of a particular area that are not directly connected with either population or housing factors.

The Outer Western Region also has many other factors affecting demand that do not relate specifically to population growth or resultant housing growth. The relative attractiveness is influenced by amenity - whether that is jobs and education opportunities, access to good transport, community services, parks and recreation opportunities. Sometimes it is simply the proximity of family and social networks that cause people to want to live in a particular area.

#### Municipal/Local Demand

Regional and sub-regional level housing demand, drive local level demand. There are several major factors relating to small area (LGA, township and suburb) and micro level (smaller than suburb) demand that need to be considered:

- i: Complexity in changing housing demand at the micro level, complexity in household life cycles and suburban life cycles;
- ii: limited housing type choice within the area may impact on demand or hide the specific nature of dwelling demand;
- iii: The composition of housing stock that becomes available can influence demand due to temporal (time) effects, price differentials or other more random demographic or market forces. This influence can pull in demand or push it out from/to different locations or it can pull forward or hold up demand;
- iv: There is a buffering effect of the two large Growth Areas adjacent to Bacchus Marsh which will strongly impact on the timing, quantity and pace of expressed demand; and
- v: While planning is largely focussed on new housing supply, housing demand is 'churning' in the housing market. It is looking at the whole of housing supply, where the majority is in fact existing housing stock.

In this section we will explore the broad drivers of demand for housing and highlight the key demographic trends that influence demand including the trends that underpin population and household growth and change. In particular we will highlight the factors where government is able to influence demand, whether it be total demand, or where demand for housing will be located.





## Demographics

There is an inextricable link between population growth and the demand for housing. Macro level demand for housing is driven by population growth but both population and housing growth are at times influenced by outside (mainly economic) factors.

### Macro level population growth

Total population change in any given area is comprised of two factors: natural increase (births minus deaths) and net migration (be it to or from other local or regional area or interstate or overseas migration). Over recent years, net overseas migration has contributed approximately 60% of the total annual growth in the Australian population.

Population growth at the local level (Bacchus Marsh), and indeed even at the metropolitan and State levels is therefore to a substantial degree driven by policy decisions made at a national level with little input from state governments and even less from local government. These national decisions are made for reasons that have little to do with, and often involve little consideration of their potential impact on, housing policy. This introduces a substantial element of uncertainty into the forecasting of local housing demand and planning for local housing supply.

The Australian Government, through immigration policy, can directly influence the level of migration to Australia. However, the federal government has little control over migration out of Australia. Historically, out-migration has been far surpassed by in-migration and so the federal immigration policy quite immediately and effectively controls the level of net overseas migration.

Over the past decade or more, Melbourne's population growth has been boosted both by relatively high levels of net overseas migration and also by an increase in the share of overseas migrants choosing to settle in Melbourne. The State Government's *Victoria in Future* population forecasts assumes a continuation of these recent trends.

Natural increase in population can be 'encouraged', though not controlled, through Commonwealth and State programs such as maternity and paternity leave, child care subsidies, and 'baby bonuses'. These policies have a much less direct and assured impact on population change that is the case for decision on the targets set for the level of overseas migration. To a much lesser extent the quality of local maternity, infant and child care services may have some influence on local birth rates – or more likely on the desirability of a particular locality over others when households make decisions on where to live.

In summary, the key drivers of population growth, and hence housing demand, are out of the control of local government.

### The link between population growth and demand for dwellings

Population is linked to housing demand via the concept of households, i.e. an individual or group of people inhabiting a private dwelling are a household. It is population growth coupled with household formation that drives the long term demand for dwellings.

Data such as the Census gives us detailed information on past patterns of household formation. These patterns have changed significantly in Australia over the last 50 years as a result of a combination of demographic, social and economic factors. For example:

- the ageing of the population has contributed significantly to an increase in the percentage of one and two person households;
- social trends have seen higher rates of marriages breaking up resulting in greater numbers of lone person households and single parent families; and



- economic pressures, including the increasing cost of housing, have children leaving home later and sometimes returning.

Sometimes these types of factors are connected in complex ways and difficult to forecast. We see more people travelling and a more mobile populace in general, people changing jobs more frequently, and individuals spending longer periods in formal education.

One of the biggest unexpected demographic changes in recent years was the increase in fertility. The former Department of Transport Planning and Local Infrastructure (DTPLI) wrote an informative article about this in *Research Matters 67*. It points out that the increase in fertility was not predicted by anyone - all population projections had previously assumed a continued decline in fertility that would eventually flatten out. In fact over recent years there has been a significant upturn in fertility rates that has contributed (along with strong net overseas migration) to Australia's higher population growth rate – and, longer term, is likely to contribute to higher housing demand.

As a result of all of these changes we need to recognise that there are inevitably significant levels of uncertainty in any forecast of housing demand.

When planning for future housing demand (housing need) there are two key approaches that can help with this kind of uncertainty:

- firstly to 'lean' on the side of assuming stronger growth overall and in any given market segment. That is to ensure that (within reason) there is scope to meet any unexpected upturn in demand; and
- secondly to plan for a diversity of supply types and locations. Planning that locks in controls based on one set of demand projections is likely to make it very difficult for the market to adjust supply to cater for unexpected changes in housing demand.

### 2.1 Drivers of Sub-Regional Housing Demand

In looking at demand in the Outer West Region of Melbourne (Brimbank, Melton, Moorabool and Wyndham LGAs) there are three types of factors that need to be taken into account:

1. the regional pattern of demand driven by strong population growth and local level migration;
2. the nature of development in the Outer West Region where the dominant 'greenfields' land supply is being supplemented by other development types in areas where greenfield land is no longer available; and
3. a number of non-population and non-housing factors that are influencing demand.

#### The sub-region as a whole

While there are similarities to the patterns of growth at the metropolitan Melbourne level, there are particular sub-regional dimension to housing demand. While there are many differences between the four municipal areas in the Outer West Region of Melbourne, there are also some very strong links when it comes to population movements and dwelling demand.

The censuses results show that the largest net population movements are either to an adjacent municipality or to the nearest 'greenfields' (i.e. growth area) municipality (which in many regions of Melbourne is adjacent anyway). With two designated Growth Areas (Wyndham and Melton) and multiple development fronts, the Outer West Region of Melbourne is a strong attractor of population, particularly from the inner west of Melbourne and from new-comers to Melbourne.

Some people and households do make different choices - moving away from their current sub-region, sometimes to another Growth Area and sometimes (when they can afford to do so) to move closer to



inner Melbourne. But much larger numbers of people seek housing opportunities within their region. Demand is met largely by existing housing stock and the additional new housing across the region. When an individual or household is making a housing decision, if they cannot stay in the area they are in already, they will most commonly move a 'little further out'. This may be the next suburb, or the next municipality but there is a high capacity for and a high level of containment of growth in the outer west region.

### **The changing region**

Demand is strong and so the traditional way to cater for this has been largely supplied by new separate houses built on 'new' land on the fringe. While this housing form still dominated supply in the Outer West Region of Melbourne, with the existence of suburbs that have now undergone one or more full cycles of development, there are increasing opportunities for infill and redevelopment housing. While there is rapid growth on the fringe, this fringe pushes ever outward from the centre of Melbourne and has now led to statistical re-defining of Greater Melbourne by the ABS, bringing areas such as Moorabool into the functional area of the metropolis.

The ongoing availability of new land in the Outer West Region of Melbourne (including Bacchus Marsh) will heavily influence the distribution of demand within the region. If either Growth Area has restrictions of land before the other (through price and or availability), the demand will spill over into the other the Growth Area and Moorabool Shire.

### **Trade-offs within the region**

A further dimension to sub-regional demand is the different effects on localised demand that different parts of the region will have. 'Competition' is not really the right word, it is more about trade-offs that households looking for homes will make. This simply adds another level of spatial unpredictability in the demand-supply loop. Adjacent supply (i.e. in different localities) or similar supply in a municipality in a different sub region of Melbourne, may be effectively substitutable for households. Thus it comes down to that great unknown: 'choice'. Sometime these choices will be hard to define and sometime they will relate to characteristic of a particular area that is not directly connected with population or housing factors. Anecdotally, it has been suggested by the land development industry that in recent history and currently broadhectare housing within Melton is readily substitutable by consumers for broadhectare housing in Bacchus Marsh.

Often the key distinction of housing choice is the trade-off between 'place' - established areas with high services and amenity and 'space' – and new housing on the fringe with 'my own backyard'

### **Non population or housing factors**

The Outer West Region also has many factors affecting demand that do not relate specifically to population growth or resultant housing growth. The relative attractiveness is influenced by amenity - whether that is jobs and education opportunities, access to good transport, community services, parks and recreation opportunities or even access to the protected areas that border the outer edge of the eastern region. Sometimes it is simply the proximity of family and social networks that cause people to want to live in a particular area. These kinds of attractors add to the desirability of an area and will attract more population growth than areas that lack these levels of amenity.

Specifically, the existence of two heavy rail routes (Werribee and Melton) and the Princes Freeway/Western Ring Road/Western Freeway/Calder Freeway connections, much of the Outer West Region has theoretically good access by private or public transport to major employment hubs and to the CBD although congestion affects this. Proximity of the large employment hub in the west and to the Airport hub in the north-west will also play a part in the choices of people to live in the outer west.



Finally this is a region that is coming from a relatively lower population base in the past 20 years, compared to other parts of Melbourne. While in the past the west may have been less attractive, it has recently experienced rapid population growth particularly from later generations of the post-war migrant families who had located in the inner west and from new-comers to Melbourne, seeing as an advantage the relatively proximity to the CBD (compared to the outer south-east).

## 2.2 Drivers of Municipal/Local Demand

All of the factors previously mentioned drive high level demand at the regional and sub-regional level and in turn these drive demand at the local and township level. However, there are specific issues relating to demand for housing at the municipal/township level and within a particular municipality/township, that also come into play.

Areas such as Bacchus Marsh in the 'peri-urban' area of Melbourne tend to have a number of similarities in the drivers of the housing demand as well as factors intrinsic to smaller urban centres. These include:

- i. Housing demand is complex. There are known patterns of development and supply and demand, but every area is different and particular mix of opportunities and constraints influences not only supply by both the quantum and composition of demand;
- ii. In areas heavily dominated historically by one housing type (i.e. separate dwellings) this dwelling type becomes a de-facto "one size fits all" solution that may not necessarily well-suit all types of households, particularly as household formation changes, thus limiting future housing choice;
- iii. Further to this issue is the general issue of composition and availability of the existing and new housing markets, at any given time;
- iv. Peri urban areas are somewhat 'buffered' from sub-regional demand when large Growth Areas sit between them and the established parts of Melbourne.
- v. Data often hides the real size of demand, particularly when looking at net increases in population or housing stock. There is a lot of demand that is 'churning' in the housing market. It is looking at the whole of housing supply, where the majority is in fact existing housing stock. Planning for dwelling growth is only catering to one segment of demand and the larger segment (i.e. existing supply) is largely out of the control of government planning.

### i. Complexity

There are many factors that will influence the specific location that demand for housing will target, and there really aren't any 'rules' to how this demand manifests at the very small scale. The traditional life cycle of suburbs (greenfields development, young families, ageing, empty nesters, retirees, regeneration) is still at play, and is generally most strongly held up in areas that are going through their first cycle of urban development. However, once an area has been established for a few generations, we start to see each of these factors re-emerging in different locales - the timing of these factors is not necessarily linear and we can have many of these factors going at the same time. With this sort of complex urban development and redevelopment happening, it is difficult to predict the manifestation of demand at the micro level (i.e. small areas within towns, suburbs and LGAs).

We can analyse the demographic characteristic of a micro level area but the extent to which existing demographics is a predictor of the desirability of a very small area for future demand is largely unproven. All areas are subject to both influences of migration and ageing-in-place. Where in-migration is dominated by young households, an area may appear to be 'getting younger' and attractive to these young adults or families. However, from day one, the area is also ageing, and the families get older, attendances at kindergartens and primary schools is one of the best early indicators of this. So, after 10



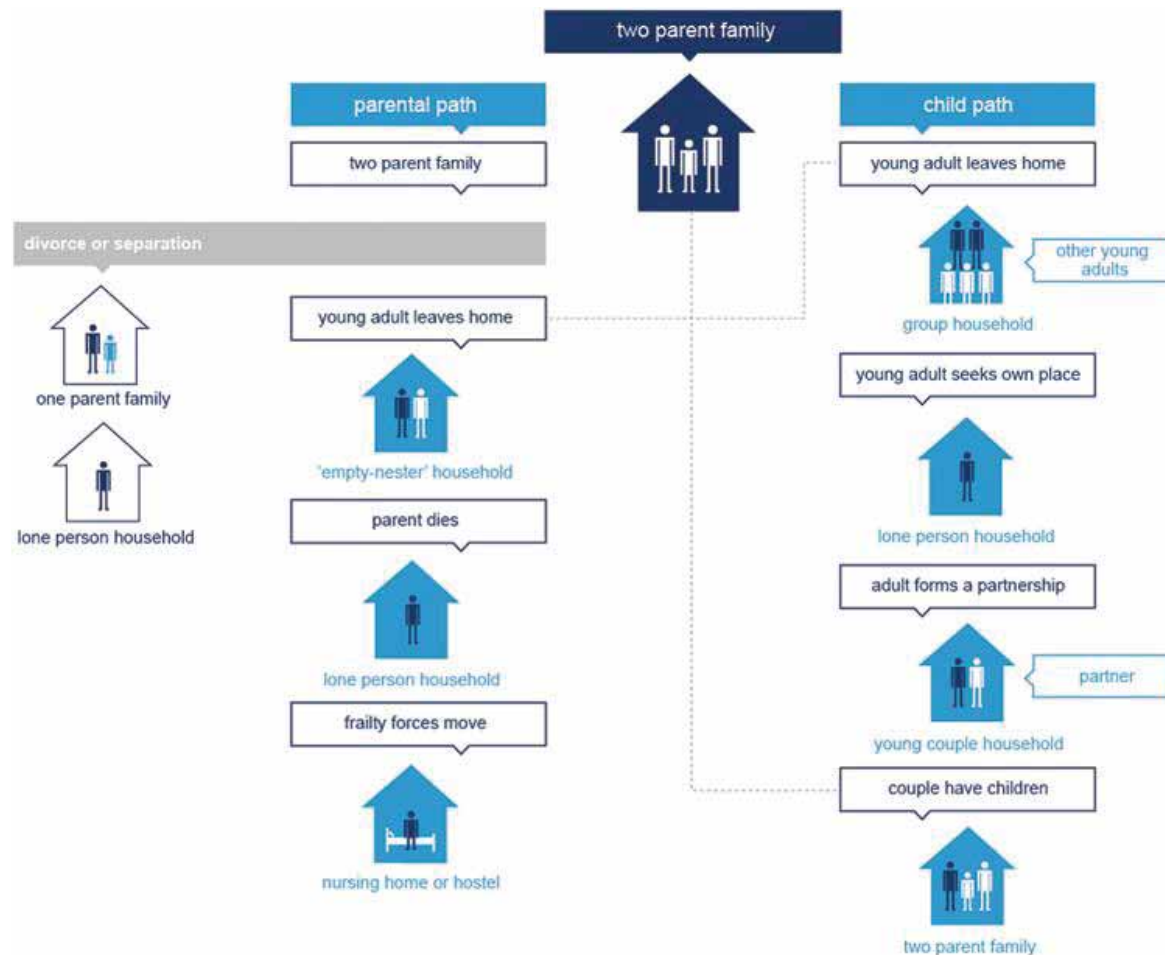
or 20 years, an area that attracted young families now has middle-aged families and empty-nesters - the future might look like this area is heading to be an 'old' suburb, but regeneration can occur, mixing up the demand once again.

Any area that has undergone regeneration is a mixture of young and old, established and new, working locally or commuting and so on. However, in an area like Bacchus Marsh with a relatively small long-established town and rapid suburban-style population growth occurring, there can be significant disparity between the patterns of demand within this area itself.

The implications for planning for this diverse demand is once again, not being focussed on trying to cater for every permutation of household demand, rather to focus on strategies and policies that encourage a mixture of development and redevelopment that allow the demand to 'sort itself out'. Providing a wide range of options in terms of dwelling type, affordability, accessibility is most likely to maintain and encourage diversity.

**Complexity - Household Life Cycles**

The type of households that people live in and changing preferences over time affects the way in which a population changes. As people grow from children to adults and into old age, they change the type of households that they live in. The traditional path has been to start as a child in a family household, move into a group or lone person household as a youth, becoming a part of a couple relationship within 5-10 years. Rearing of children is followed by an 'empty-nester' period and ultimately being a lone person, as partners die.



Understanding the changes that people make at different ages in their life, and the different types of housing they are likely to consume at those life stages is an important factor in forecasting future population and household types. The life stage which the majority of households in an area are going through gives an insight into its location in the suburb life-cycle (see below), and the likely life-path of those households in the future.<sup>1</sup>

### **Complexity - 'Suburb' Life Cycles**

The dominant household types present in a suburb or town - where the majority of the populations sit in the household life path - dictate in part the role and function of the area. This is shown by its place in the "suburb life cycle".

New ('greenfield') areas are typically settled by young households (young couples and young families, perhaps some mature families). As the families grow and mature, household size increases. After initial rapid development, most households "age in place", with slowly shifting demand for services, facilities and dwelling types.

As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family homes. Family breakups can also result in single parent families and lone person households. If a suburb can't attract young families back to the area, it slowly becomes populated by older couples whose children have left home and older lone persons whose partners have died, resulting in declining population for some time.

Alternatively, if a suburb is in a location close to economic drivers of change, it may be able to attract families to move back into the older dwellings in the area, increasing household size and population again. This will generally happen sooner, with less loss of services if the area has a diversity of housing options suiting a wide variety of household types. Empty nesters are likely to downsize into lower maintenance properties, freeing up larger format housing for families to move into, and continue the cycle again.

Generally, more diverse communities are more sustainable in the long term, as they are able to maintain a range of services and facilities useful to all age groups. Certain policy responses can influence the suburb life cycle in different directions.

### **ii. Limited Housing Choice**

While there is great complexity underlying the change in towns and suburbs over time, there has been a strong propensity in post-war housing development in Australia towards a predominantly simple solution: i.e. the (increasingly large), separate family house. In outer parts of Melbourne three quarters of the housing stock are separate dwellings. In the Growth Areas, this figure can climb into the mid-80%. In smaller towns and peri-urban areas this can be as high as 95% of all housing stock.

This limitation may not be an obvious problem and in some ways assuming housing is affordable and accessible, it is not. However, as the population ages and changes and suburbs and towns go through these life-cycles, this kind of built-form has limited capacity to cater for choice for anyone demanding a different kind of housing, e.g. single parents, divorcees, older empty nesters and older lone person households, all who may be looking for smaller, low maintenance housing in their existing town or area.

In an area with very few different dwelling type choices, there is a potential lack of supply of these types of dwellings now and into the future. Demand from all of these different household types may be affected due to this lack of choice. This could manifest in these households looking elsewhere for the

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<sup>1</sup> Source: "id. the population experts." <http://forecast.id.com.au/moorabool/household-suburb-life-cycles>





dwelling type they prefer or paying more than they would otherwise for a larger dwelling than they desire.

### **iii. Composition and availability**

Following on from the capacity of the somewhat homogenous existing housing stock (at least by type) to cater for different kinds of demand, is the issue of this stock becoming available or accessible and what the composition of this available stock is. The specific availability of certain types of supply, which may become available randomly, more or less at different times, can pull in demand from other possible locations or pull forward demand - i.e. creating new opportunities for household formation due to available supply or preventing another household from downsizing due to a lack of supply.

An example of this is when an older suburbs sees house prices dip below average, thus becoming more attractive for younger or lower income purchasers or renters. This can result in a boost to demand in this area, pulling in households from other relatively more expensive areas, or areas with less availability of supply and potentially encouraging new household formation, such as when adult child decides they can afford to move out on their own or in with a group of friends. Peri urban areas often see this price differential bringing demand from the relatively more expensive metropolitan areas.

### **iv. The Buffering Effect**

Areas in the peri-urban fringe may come under additional development pressure due to the policies affecting adjacent metropolitan areas. Demand in areas such as Bacchus Marsh, adjacent to two Growth Areas is heavily influenced by what happens in these areas. The largest amounts of in-migration are from these adjacent municipalities. However, the fact these are designated Growth Areas means they absorb large amounts and high rates of growth, buffering the peri-urban areas from the most intense greenfields development.

Where this fact becomes particularly critical to planning for housing demand is when existing land in a Growth Area is effectively exhausted, or becomes very limited (leading to significant rises in price) or alternatively if new (previously unplanned for) land is made available within the Growth Area. These changes can lead to rapid and difficult to plan for changes in the peri-urban area. Local government may be hit with demand levels they are not prepared for or equipped to deal with, or alternatively local land holders and developers may be left wondering when their buyers are going to show up.

Thus it is vital for areas such as this to closely monitor adjacent Growth Areas and long term policies affecting these areas to be sure to be as best-informed as possible for potentially dramatic changes in demand in relatively short spans of time.

### **v. Churn**

At the small area and micro levels of the housing market, there is considerable churn. That is, there are many houses being bought and sold and rented that do not result in a change in total housing stock. Demand for dwellings is constantly rearranging itself as stock becomes available; there is a large 'hidden' capacity for the market to sort itself out.

While the housing market is churning, so too is the composition of the population that is driving demand for dwellings. Some of this change within the population does not relate specifically to net changes in numbers of people or household, and so it may not look like changing demand for net housing stock, but it can result in a change in demand for different dwelling types.

This is evidenced by the number of rentals and sales that occur each year, compared to the net increase in households and dwellings. From 2006 to 2011, on an average annual basis in the Bacchus Marsh Study Area, there was a 197 new additional dwellings, 338 dwelling sales and 407 rental turnovers/additional rentals. As at 2011, this churn (excluding net dwelling change) represented 9% of



the dwelling stock, net addition to dwellings (new construction) represented 3.3% of the total dwelling stock.

It is important to highlight, that this level of churn is comparable to established municipal areas of Melbourne, such as Maroondah.

The issue of planning for net growth in dwellings needs to be viewed as *supplementing* the existing housing stock, not only as isolated additions to housing stock more commonly associated with greenfields development.

For example, in a given area, two single people may form a couple and want a larger home, here the number of households decreased by one, but there is demand for a different dwelling. Alternatively a couple may have a child or second or third child and similarly look for a different home without changing the number of dwellings needed. There is demand for a different dwelling but not necessarily an additional dwelling. Or an empty nester couple wants to downgrade to a lower-maintenance property. Once again a housing transition occurs without a net change in dwelling stock.

Caution should be exercised when looking at the connection between household types and dwelling types from the Census, particularly when drawing inference about 'expressed demand' or 'housing preference' and 'housing need'. There are two key issues that must be understood when considering household demand for particular dwelling types:

- As mentioned previously, the choices of the past have been somewhat limited due to the overwhelming majority of stock being only one type, namely separate houses on a large lots. While there are clear patterns of household size and type and dwelling size and type preferences, this data (usually from the Census) really tells us nothing of any unrealized demand for different dwelling types due to a lack of supply. While recent years have seen the necessary increase of medium and higher density housing forms these forms have not been popular in the past when cheap land and housing was readily available. Many housing markets around the world show that the large separate house is not necessarily the only way for families to live. But for the last 60 years or so, it has been almost exclusively what the market has offered across outer areas of Melbourne and the peri urban fringe.  
It is impossible to say what latent demand exists within the housing market for alternative types of dwellings, but it is important to recognize the potential for this demand and be careful not to restrict the market from providing alternative forms of supply;
- Secondly, the specific circumstances of each household, and thus the type of dwelling it demands, is not indicated by simply looking at the household type. Specific examples of this are small households that are in a larger dwelling. This might include an elderly couple or single person household who does not want to move for sentimental reasons, or cannot afford the transaction cost of downsizing. It might include a single parent whose children spend most of their time with the other parent, but additional space is required for visiting weekends. And it may include a young couple who are planning for a large family. Conversely there are social trends such as co-sleeping where young families choose to share a bedroom and a bed for years after when traditional demand would suggest they need extra bedrooms.

At the large scale level, these nuances are masked by the large numbers and general trends. However, at the local level this complexity and diversity mean that the numbers we have today, do not necessarily give a detailed picture of future demand.





### **Key Issues**

Population growth is the major determinant of overall household growth and therefore housing demand. Total housing demand within Bacchus Marsh will largely be influenced by macro level and regional population growth.

Housing demand in Bacchus Marsh will depend largely on the ongoing capacities and pricing of broadacre lots released within the Growth Areas of Melton and Wyndham to continue to cater for large scale demand. State and local government land use policies affecting the Growth Areas will significantly impact the future of Bacchus Marsh whether they are overtly recognizing this fact, or not.

Dwelling demand is not solely generated by additional household growth, it is a factor of household lifecycle changes, preferences and needs. Additional dwelling demand will be generated via down/up-sizing, changing tenure (i.e. rental to purchaser) and net intra-national migration.

As demand continues to diversify over time (social change and ageing of the population), it will be important not to rely solely on past trends of demand as a guide to the future. This will be particularly important in planning for a variety of dwelling type options, in terms of dwelling size, location, access to amenities/services and built-form.



### 3.0 HISTORICAL HOUSING DEMAND

The development of a housing strategy for any given local area carries the risk of missing vital drivers of demand and supply if that area is considered in isolation. This report, while focussed on the township of Bacchus Marsh, also considers the broader context around this area, including Melbourne as a whole, the Outer West Region of Melbourne and the Moorabool municipality.

#### 3.1 Metropolitan Context

The broad context for Metropolitan Melbourne is one of changing growth patterns over the past forty years. While the directions laid out by the MMBW in the 1954 Plan (the growth corridor approach) has established the pattern for growth, there has also been strong inner city revival and established suburb infill growth. Also the population growth rate has waxed and waned throughout this period, but has been marked by strong growth since the turn of the 21st century.

#### Population

Looking at the ABS Estimated Resident Population (ERP), Greater Melbourne grew strongly at a rate of 1.8% per annum between 2001 and 2011 and 2.0% per annum from 2012 to 2014<sup>2</sup> (preliminary figure). This strong growth, totalling nearly 800,000 people, was driven by both strong net overseas migration and a previously unanticipated rise in births. Interstate migration was fairly neutral with some years of net loss and some years of net gain.

During periods of high population growth across the metropolitan area, the majority of growth tends to manifest in demand for new dwellings firstly on the urban fringe (i.e. Growth Areas) and secondly redevelopment and infill housing particularly the inner city.

Similarly in the context of this strong population growth across metropolitan Melbourne, peri-urban municipalities similarly experienced strong growth rates, from 2004 to 2014, the average annual population growth rate for peri-urban municipalities included:

- Macedon Ranges – 1.5%;
- Bass Coast – 1.8%;
- Moorabool – 2.0% (2.7% p.a. since 2012);
- Baw Baw – 2.3%; and
- Mitchell – 2.6% (3.2% p.a. since 2012)

The long-standing pattern of 'greenfields' development in Melbourne has been in the growth corridors first laid out in the 1954 plan. With the exception of the east of Melbourne, all growth corridors have continued to identify new land supply opportunities and the demand for housing has usually been ahead of this process, with significant pressures being applied beyond the identified growth boundaries and into the peri-urban fringe.

#### Households and dwelling growth

Data on dwellings and households is not published annually, so our comparison data is from the Census period from 2001 to 2011. During this time in Melbourne grew by over 235,000<sup>3</sup> dwellings at a rate of 1.7% per annum, similarly the number of households grew at the same rate or an increase of 219,000 households. Average household size declined very slightly from 2.7 to 2.6 persons per household over this period.

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<sup>2</sup> ABS, Regional Population Growth, Australia, 2013-14 (cat. no. 3218.0)

<sup>3</sup> ABS, 2011 Census of Population and Housing, table T14



Understanding the detail of household formation as a driver of dwelling demand can quickly become complex. While a highly detailed analysis of changing trends in household numbers, their types and their dwelling preferences may not be worthwhile when considering dwelling demand. It is useful however, to understand the net changes in key household types and their implications for demand for different dwelling types. This is best explored at the regional and small area levels.

### 3.2 Historical Housing Demand – Outer Western Melbourne

Households rarely consider municipal boundaries when making decisions about where to live. At a broad scale locational choices are much more likely to be based on selection of a preferred sector of Melbourne (inner, north, south, east, west), then a region (inner, middle, outer, fringe) and then a specific suburb or town. Individual suburbs within a sector or a region are often fairly interchangeable or are chosen on the basis of a hierarchy of preferences. Few households would be expected to choose to live in 'Moorabool LGA' rather than outer 'Western Melbourne' or 'Melton' or 'Bacchus Marsh' or 'Ballan'.

Another way of looking at this is to say municipal boundaries are arbitrary when it comes to analysing both short and longer term housing demand. Therefore it is important to understand individual municipality demand forecasts within the context of the trends revealed by regional data. For the purposes of this report we are looking at four outer western municipalities (Brimbank, Melton, Moorabool and Wyndham). Based on our analysis of migration and journey to work patterns, we believe that housing demand in Bacchus Marsh will be heavily influenced by migration to and from and housing supply opportunities across all of these municipalities.

**Table 3.1:** Moorabool LGA, 5 year Migration: Top 10 LGAs ranked by net gain to the area, 2006 to 2011

	In migration	Out migration	Net migration
Wyndham (C)	707	200	507
Brimbank (C)	365	108	257
Melton (S)	877	628	249
Hobsons Bay (C)	200	85	115
Maribyrnong (C)	143	45	98
Hume (C)	133	41	92
Moreland (C)	117	53	64
Yarra Ranges (S)	55	10	45
Knox (C)	52	13	39
Darebin (C)	76	38	38

Source: ABS Census 2011

The table above shows that the largest net movements to Moorabool between 2006 and 2011 were from Wyndham, Melton and Brimbank. The largest net out- movements was to Ballarat (-359 people). In terms of housing demand driven by inward migration, the three LGAs in the Outer West of Melbourne as well as internal demand in Moorabool itself, contribute the bulk of demand.

#### Population Growth

During the period from 2004 to 2014, the four municipalities comprising Outer West Region grew by over 188,000 people<sup>4</sup>. This accounted for nearly a quarter (23.6%) of the total growth for Greater

<sup>4</sup> ABS, Regional Population Growth, Australia, 2013-14 (cat. no. 3218.0)

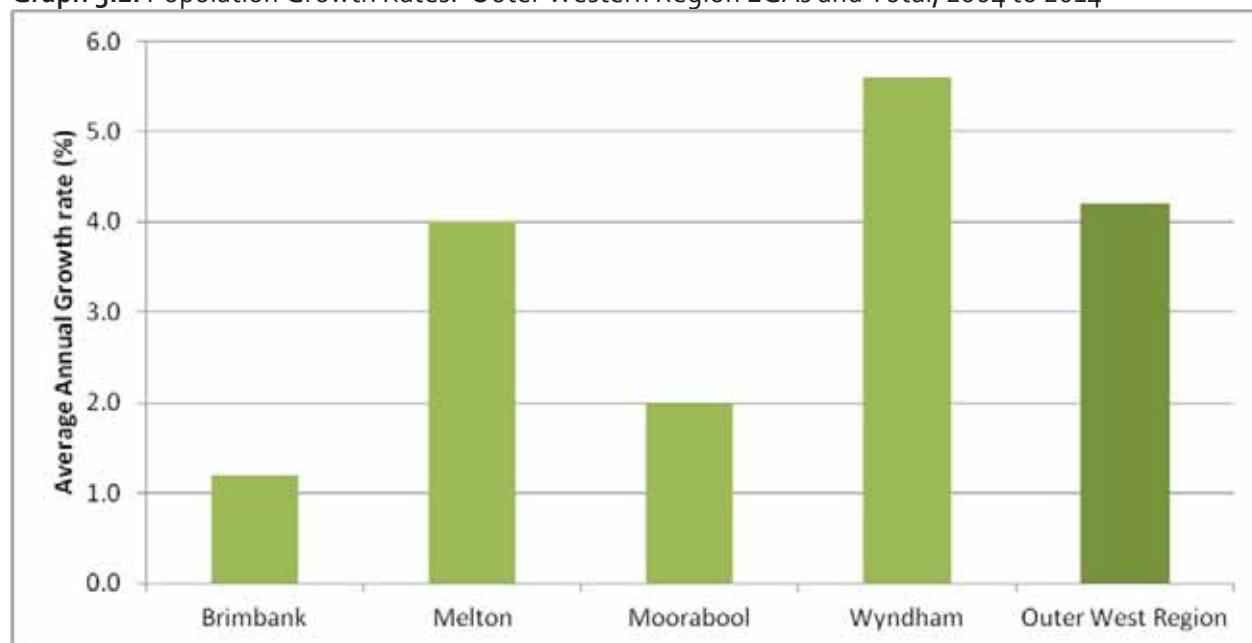


Melbourne and saw this area of Melbourne increase from 10.1% (2004) to 12.5% (2014) of the total population of Melbourne.

Over the past 10 years there has been a clear pattern of strong growth in the Outer West Region. Home to two designated Growth Areas, there have been multiple development fronts in each of Melton and Wyndham. The region as a whole has been growing at more than double the rate of Greater Melbourne over the 2004 to 2014 period.

Population growth in the Outer West Region between 2004 and 2014 averaged 4.2% per annum. Based on the average annual population growth rates over this period, within the region there were two apparent patterns of population growth, which were in fact three different patterns.

**Graph 3.1:** Population Growth Rates: Outer Western Region LGAs and Total, 2004 to 2014



Source: ABS, Regional Population Growth, Australia, 2013-14 (cat. no. 3218.0)

Wyndham and Melton have both experienced high population growth and rapid population growth rates. They are home to the majority of available broadhectare residential land in two of Melbourne's five designated Growth Areas. Wyndham has lead the charge, coming from around 100,000 people in 2004 it has nearly doubled in size by 2014. Melton, starting from a lower base has also grown rapidly.

Looking at the chart above, it might be assumed that Brimbank and Moorabool had similar patterns of growth over the last decade. However the average growth figures don't tell us that in fact two different trends have been developing. In 2004, Brimbank was by far the largest population municipality in the Outer West Region (interesting Wyndham has now surpassed its' total population). Brimbank's population growth has been lower than that of Melton and Wyndham because it has reached the end of its life as a major Growth Area and population growth is now finding housing opportunities mainly in remnant broadhectare sites, redevelopment sites and infill development.

Moorabool is almost the complete opposite. As a small (by population compared to the other three municipalities) peri-urban municipality it has always attracted a certain level of 'spill-over' growth from Melbourne and those seeking a peri-urban lifestyle within easy commuting distance to Melbourne. However, over the past decade, rising land prices and the continued outward push of the designated Growth Areas have seen population growth trending upwards. In particular in the areas closest to the



Urban Growth Boundary, namely Bacchus Marsh. Without pre-empting the population and household projections analysis too much, it is highly likely that population growth in Moorabool is likely to trend upwards, while growth in Brimbank will continue to moderate.

### Households

Household and family types are an indicator of the demand for different types of housing. While housing preferences vary, there are some key trends in household change across the Outer West Region which has formed the underlying demand for housing in the region.

The amount of household growth varied, particularly between the high growth LGAs of Wyndham and Melton and the lower growth LGAs of Brimbank and Moorabool. Across the Outer West Region the majority of growth (68.7%) came from family households. Of these, *Couple family with Children* grew by the largest amount, despite the fact that there was a decline of nearly 1,500 *Couple family with Children* in Brimbank and relatively low growth in Moorabool.

**Table 3.2:** Change in Households by type: LGAs and Outer Western Region, 2001-11<sup>5</sup>

	Couple family with no children	Couple family with children	One parent family	Total family*	Lone person households	Group households	Total*
Brimbank (C)	2,815	-1,484	2,279	<b>3,979</b>	3,084	885	<b>9,304</b>
Melton (S)	4,310	7,636	2,498	<b>14,672</b>	3,449	443	<b>19,513</b>
Moorabool (S)	714	173	282	<b>1,193</b>	712	82	<b>2,161</b>
Wyndham (C)	6,763	9,682	3,332	<b>20,119</b>	4,695	931	<b>27,216</b>
<b>Outer West Region</b>	<b>14,602</b>	<b>16,007</b>	<b>8,391</b>	<b>39,963</b>	<b>11,940</b>	<b>2,341</b>	<b>58,194</b>

Source: ABS Census 2011

\* Total includes *Other Family* and *Other Households* (not shown in table)

The large growth in *Couple family with Children* households in Wyndham and Melton is the result of the same trend (i.e. families moving to new housing and having children), while in Brimbank the large decline in *Couple family with Children households* and in Moorabool the relatively low growth are due mainly to children leaving the family home. In the case of Brimbank, this is part of the normal life cycle of older suburbs where children move out of home and often move further out, in search of cheaper housing opportunities. Whereas in Moorabool, the trend is more typical of regional town and rural areas where young people move to larger centres for education and job opportunities.

While family household growth dominated the region, there was also a significant growth in *lone person households*. More than 20 per cent of the population growth in the region was in *lone person households*. This is largely driven by the ageing population.

<sup>5</sup> ABS, 2011 Census of Population and Housing, table T14



## Dwellings

In looking at medium and high density housing trends it is important to note that there have been issues with dwelling type data from the Census. Dwelling type is classified by the individual Census collector and this has led to two issues:

- in 2001 there were relatively high numbers of 'dwelling type not stated' in the data. By 2011 dwelling type identification had improved. This leads to growth figures that may be artificially high with some of the 'growth' coming from better classification of dwellings i.e. villas versus separate houses; and
- there are also classification errors in distinguishing between the two categories of '*Semi-detached, row or terrace house, townhouse etc*' and '*Flat, unit or apartment*'. This remains an issue with the 2011 data.

As a result we have chosen to combine the Census data for the 'townhouse' and 'apartment' categories. The category of *separate houses* has some problems but is far more reliable.

In the Outer West Region, between 2001 and 2011, the vast majority of growth was in *separate houses*, with more than 85% of all additional dwellings being *separate houses*. The medium and high density housing (ABS categories *Semi-detached, row or terrace house, townhouse etc.* and *Flat, unit or apartment*) made up the remainder (around 15%) of additional dwellings. Proportionally this category saw the strongest growth in Brimbank with around 27% of additional dwelling being medium density and lowest growth was in Moorabool with just 6.5% of additional dwellings between 2001 and 2011.

This pattern of dwelling growth is typical of areas dominated by new suburbs, Growth Areas, the urban fringe and anywhere with relatively high amenity and accessibility and relatively low land prices. The Outer West Region of Melbourne displays all of these characteristics.

**Table 3.3:** Change in Dwellings by type: LGAs and Outer Western Region, 2001-11<sup>6</sup>

	Separate house	Semi-detached, row or terrace house, townhouse etc. and Flat, unit or apartment:	Total*
Brimbank (C)	7,077	2,571	9,304
Melton (S)	16,856	2,661	19,513
Moorabool (S)	2,068	143	2,161
Wyndham (C)	24,312	3,198	27,216
<b>Outer West Region</b>	<b>50,313</b>	<b>8,573</b>	<b>58,194</b>

Source: ABS Census 2011 \* Total excludes *Other Dwellings* and *Dwelling type not stated* (not shown in table). Also total include better classification of 'dwelling type not stated' from 2001 (ABD methodology improvement), therefore summing the categories shown will not add up to the total change

### 3.3 Historical Housing Demand – Moorabool

Over the period from 2004 to 2014 the population of Moorabool LGA increased from around 25,400 to 30,900 at an average annual rate of 2.0% per annum. It is crucial to understand the composition of this population change.

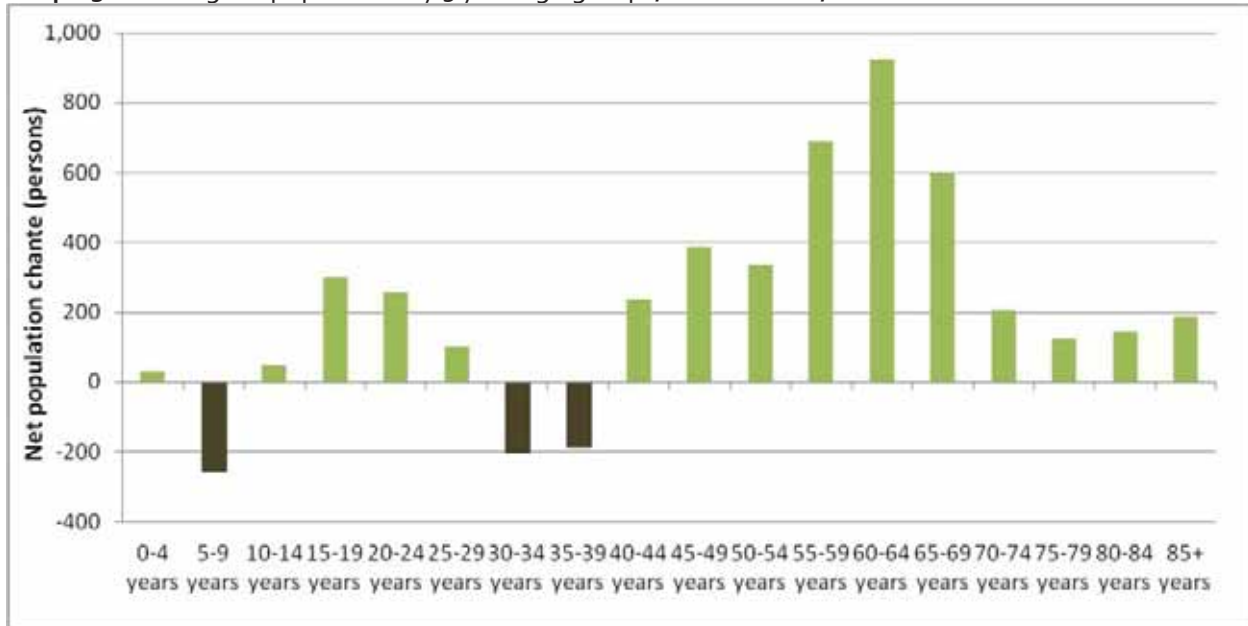
Census data, available (for 2001 to 2011) gives us deeper insights into the composition of population change in Moorabool.

<sup>6</sup> ABS, 2011 Census of Population and Housing



The majority of the population increase in Moorabool was people aged 40 years and over and particularly aged 55 to 69 years. There were also some gains in young people aged 15 to 24. This increase in young adults was offset by a loss in 5 to 9 year old, indicating a significant number of children aged in place over the 2001 to 2011 period. There were also declines in 30 to 39 year olds, which indicates, in fact, the losses of 20 to 29 year-olds (in 2001) from Moorabool.

**Graph 3.2:** Change in population by 5 year age groups, 2001 to 2011, Moorabool LGA



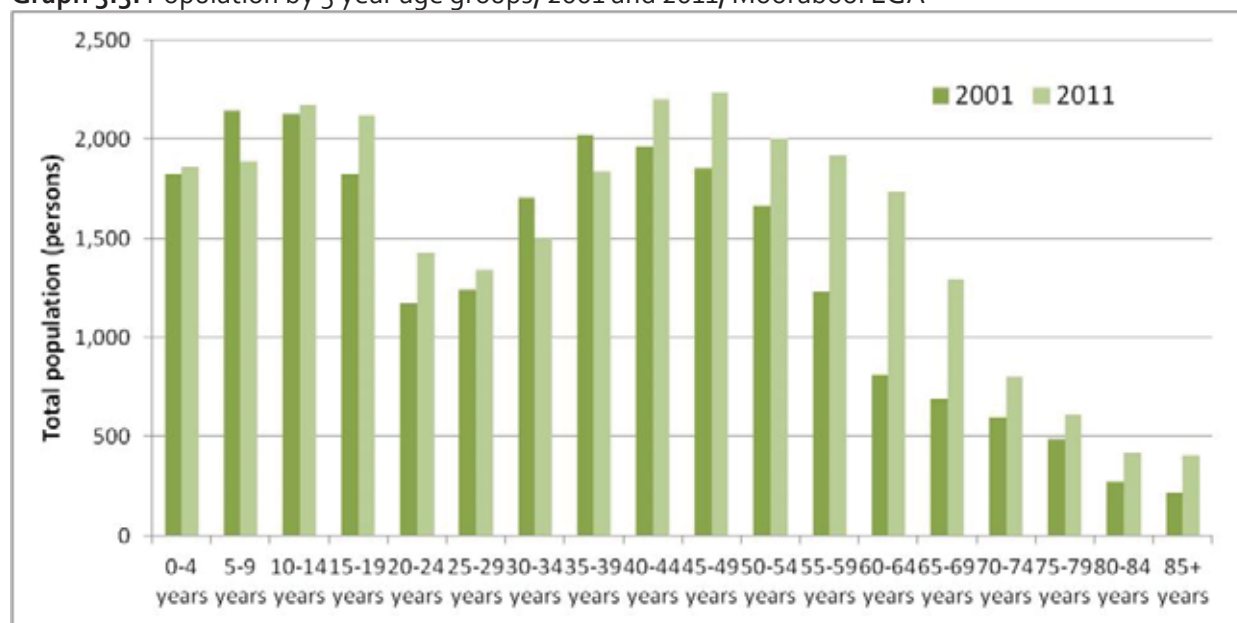
Source: ABS Census 2001, 2011

There are two key demographic trends evident from this data: The first is the ageing in place of middle aged people who are choosing to stay in the area; the second is the loss of young adults aged 20 to 29. Significant numbers of people in this age cohort moved out of the Moorabool Shire (migration data suggests the majority of these moved to adjacent LGAs of Ballarat or Melton), most likely for tertiary education or job opportunities.





**Graph 3.3:** Population by 5 year age groups, 2001 and 2011, Moorabool LGA



Source: ABS Census 2001, 2011

Looking at the overall age profile of Moorabool we see the 'hollowed out' young adult ages 20 to 29. Between 2001 and 2011, no age cohort declined dramatically, rather another key feature of data is the 'filling out' of the middle-aged (40 to 69 year old) population in Moorabool. There has been some change in the numbers of children in the various age cohorts, but there remain large numbers of young children, indicating Moorabool continues to retain and attract young families.

### Households

Moorabool grew from 8,300 (2001) to 10,450 (2011) households at an average annual rate of 2.3%. This rate of growth was faster than the population growth (1.5%) for the same period. However there are significant differences in the patterns of change between the various household types.

**Table 3.4:** Total household change by household type, Moorabool LGA, 2001 to 2011

	2001	2006	2011	Total Growth 2001-2011	Average annual growth rate 2001-2011
Couple family with no children	2,048	2,371	2,762	714	3.0%
Couple family with children	3,462	3,456	3,635	173	0.5%
One parent family	886	982	1,168	282	2.8%
<b>Family Total</b>	<b>6,454</b>	<b>6,885</b>	<b>7,647</b>	<b>1,193</b>	<b>1.7%</b>
Lone person households	1,502	1,754	2,214	712	4.0%
Group households	139	184	221	82	4.7%
<b>Total*</b>	<b>8,293</b>	<b>9,085</b>	<b>10,454</b>	<b>2161</b>	<b>2.3%</b>

Source: ABS Census 2011

\* Total includes *Other Family* and *Other Households* (not shown in table)





There were strong increases in both *lone person* households (up 700 at 4.0% per annum) and *couple family with no children* households (up 700 at 3.0% per annum). From the age profile change, we can surmise that the growth in *lone person* and *couple family with no children* households largely reflects a strong increase in older empty-nester and lone person households. *Couple family with children* households remained the largest household type but grew only at a modest rate of 0.5% per annum (a net increase of 173 households).

### Dwellings

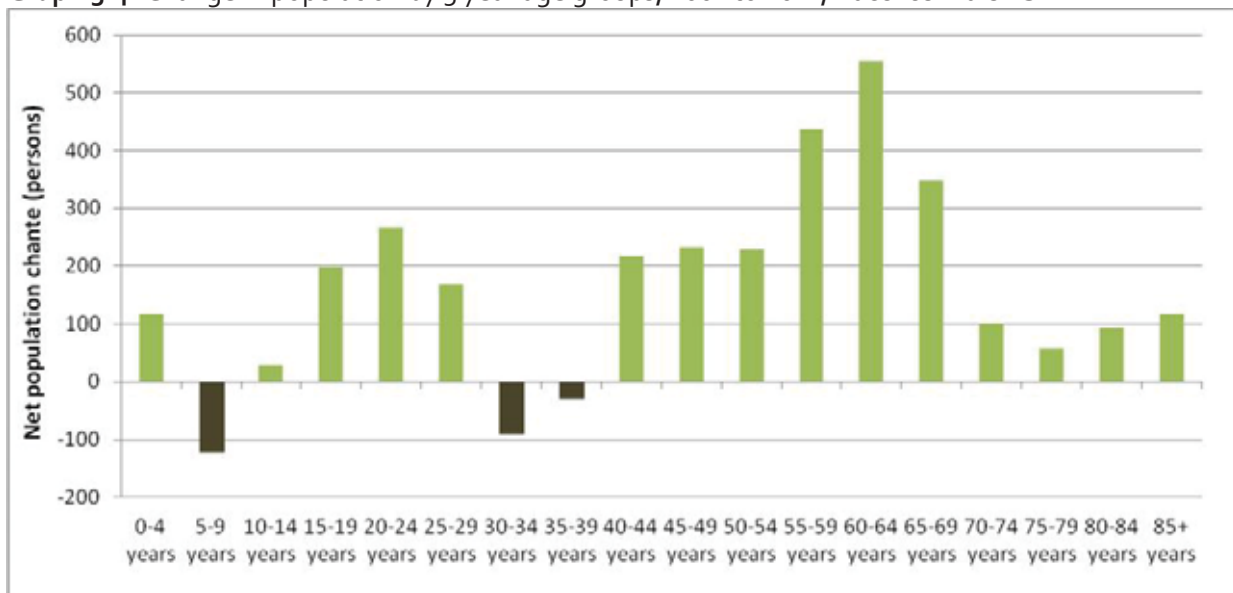
As stated previously the application of Census data distinction between *townhouses* (medium density) and *apartments* (high density) is not entirely consistent between Censuses. However if we combine these two categories the census data shows that between 2001 and 2011, *separate houses* increased by 2,100 at an average annual rate of 2.4% per annum. *Separate houses* dominate Moorabool, accounting for over 93% of the growth in dwellings between 2001 and 2011 and this type of dwellings represent more than 94% of the housing stock in Moorabool.

*Townhouses* and *apartment* type dwellings make up only a small proportion of housing in Moorabool and grew by just 140 dwellings over the 10 years from 2001 to 2011.

### 3.4 Historical Housing Demand – Bacchus Marsh

Focusing in on Bacchus Marsh we can use the ABS-defined SA2 area 'Bacchus Marsh'. Over the period from 2004 to 2014 the population of Bacchus Marsh increased from around 15,000 to 19,400 at an average annual rate of 2.6% per annum. This was faster than Moorabool as a whole and reflects its proximity to the Melton and Wyndham Growth Area and Greater Melbourne.

**Graph 3.4:** Change in population by 5 year age groups, 2001 to 2011, Bacchus Marsh SA2



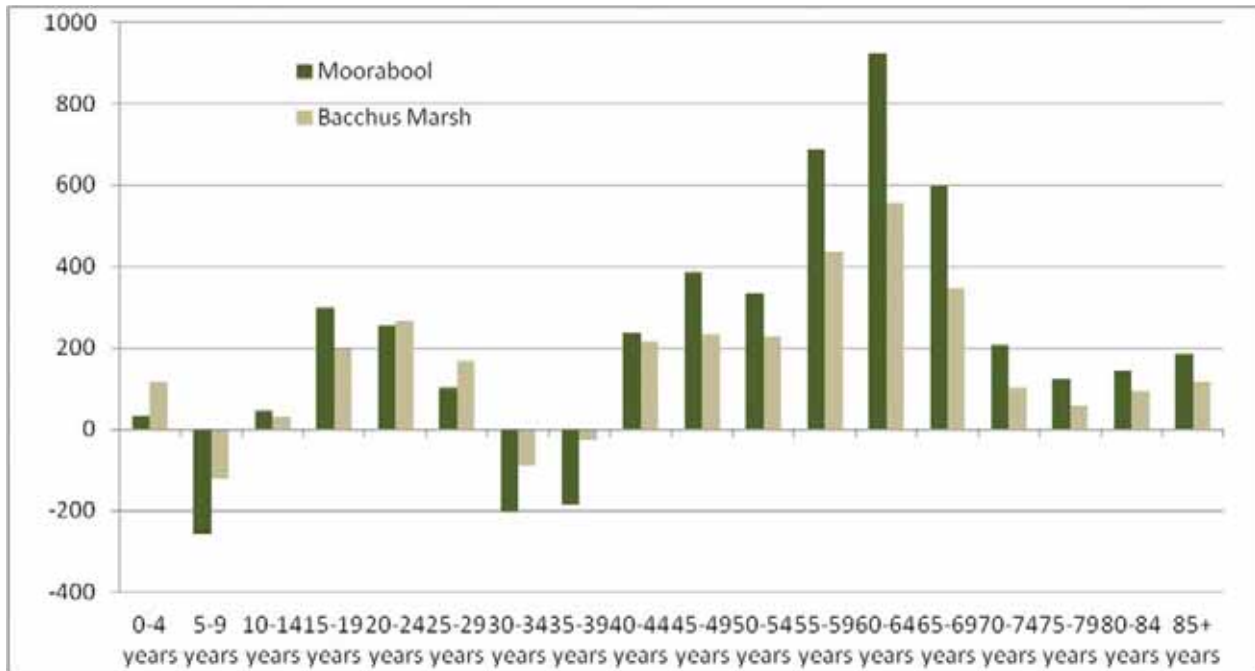
Source: ABS Census 2001 & 2011

The majority of the population increase in Bacchus Marsh SA2 was people aged 55 to 69 years. There were also strong gains in young people aged 15 to 29 and adults aged 40 to 54 years. There were losses of population in the 5-9 year category (indicating aging of children, not being replaced by as many babies) and small losses of 30 to 39 years (usually indicating some of the 20-29 year households in 2001 moved away by 2011).



These patterns of change, closely mirror Moorabool LGA as a whole, albeit at reduced numbers and with one minor difference in that Bacchus Marsh saw a much more significant net increase in 0-4 years on 2011 compared to Moorabool. This is likely due to Bacchus Marshes role increasing as a spill-over growth area and it points to likely increases in children of all ages in the future.

**Graph 3.5:** Change in population by 5 year age groups, 2001 to 2011, Moorabool LGA and Bacchus Marsh SA2

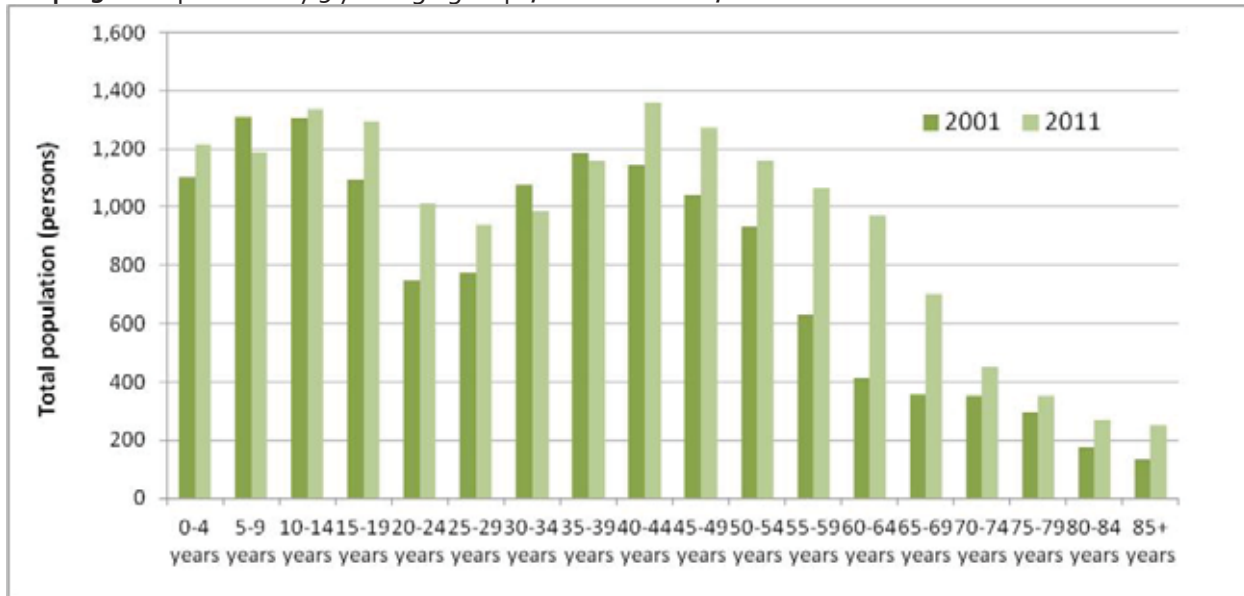


Source: ABS Census 2001, 2011

As with Moorabool as a whole, there are two key demographic trends evident from this data: The ageing in place of middle aged people who are choosing to stay in the area; and the second is the loss of young adults aged 20 to 29. Some people in this age cohort moved out of Bacchus Marsh, however the comparison of 2001 and 2011 age profiles suggests that this trend (quite normal in rural and regional areas) is less pronounced in 2011 than it was in 2001. The normal 'hollowed out' young adult ages 20 to 29 seen in Moorabool as whole is much less pronounced in Bacchus Marsh. In fact, between 2001 and 2011 there were strong gains in older children and young adults (15 to 29 year olds).



**Graph 3.6:** Population by 5 year age groups, 2001 and 2011, Bacchus Marsh



Source: ABS Census 2001, 2011

Overall, Bacchus Marsh is experiencing population growth both through ageing in place and the growth and addition of young families and children.

### Households

Bacchus Marsh grew from 4,850 (2001) to 6,300 (2011) households at an average annual rate of 2.6% (slightly ahead of Moorabool as a whole - 2.3% per annum). This rate of growth was faster than the population growth (1.9%) for the same period.

Similar to Moorabool as a whole, there were strong increases in both *lone person* households (up 470 at 4.4% per annum) and *couple family with no children* households (up 376 at 2.9% per annum). There was also rapid growth in *one parent family* households (up 200 at 3.1% per annum). Again, similarly to Moorabool as a whole, the growth in *lone person* and *couple family with no children* households largely reflects a strong increase in older empty-nester and lone person households. *Couple family with children* households remained the largest household type and grew 0.9% per annum (a net increase of 200 households), nearly double the rate of Moorabool LGA. *Family* households remain the dominant household type, in total making up over 75% of all (known) households in Bacchus Marsh. This is a slight decline from around 70% in 2001 and this is due almost solely to the rapid increase in *lone person* household.



**Table 3.5:** Total household change by Household and Family Composition, Moorabool LGA, 2001 to 2011<sup>7</sup>

	2001	2006	2011	Total Growth 2001-2011	Average annual growth rate 2001-2011
Couple family with no children	1,121	1,272	1,497	376	2.9%
Couple family with children	2,056	2,097	2,256	200	0.9%
One parent family	583	638	792	209	3.1%
<b>Family Total</b>	<b>3,796</b>	<b>4,048</b>	<b>4,604</b>	<b>808</b>	<b>1.9%</b>
Lone person households	877	1,008	1,345	468	4.4%
Group households	83	111	135	52	5.0%
<b>Total*</b>	<b>4,858</b>	<b>5,318</b>	<b>6,307</b>	<b>1,449</b>	<b>2.6%</b>

Source: ABS Census 2011

\* Total includes *Other Family* and *Other Households* (not shown in table)

### Dwellings

Between 2001 and 2011, *separate houses* increased by 1,350 at an average annual rate of 2.7% per annum. *Separate houses* dominate Bacchus Marsh, accounting for 92% of the growth in dwellings between 2001 and 2011 and this type of dwellings represent 92% of the housing stock in Bacchus Marsh, steady since 2001.

*Townhouses and apartment* type dwellings make up only a small proportion of housing in Bacchus Marsh and grew by just 110 dwellings over the 10 years from 2001 to 2011, but at about the same rate as *separate houses* (2.6% per annum)..

Combined with the large numbers of family household and the relatively affordable land, *separate houses* are likely to remain the dominant dwelling type for some time to come.

<sup>7</sup> ABS, 2011 Census of Population and Housing, table T14



### Key Issues

The Outer West Region has seen strong population, household and dwelling growth in the past decade. While one area of available broadhectare land has become exhausted over this period (Brimbank), Melton and Wyndham continue to be among the fastest and greatest growing areas in Victoria.

Moorabool Shire has in the past seen some population and household growth from those seeking more affordable housing options and semi-rural lifestyles in the peri-urban area around Melbourne.

However in the past decade, while coming from a lower population base and being outside the designated Growth Areas, Moorabool has begun to experience stronger demand for housing as prices and pressures grow, closer to Melbourne.

Bacchus Marsh has reflected the overall demand pressure facing Moorabool Shire, and being closer to Melbourne than other parts of the Shire, is likely to experience increasing demand into the future.

Historical housing demand within Moorabool and Bacchus Marsh are only guides to future demand. The demographic profile of demand is likely to be influenced by two key trends:

- The ageing of the population; and
- Demand from young families for affordable family housing.

These two major demand and supply issues will result in the need for additional supply opportunities to be realised, within in the context of a mostly one style only supply (i.e. separate dwellings).

Increasing growth-area style demand from families will continue to demand mainly *separate dwellings*. However the ageing population, who are happy ageing in place, may have higher propensities for alternative dwelling types – with lower maintenance options. Nevertheless, this demand is likely to remain small unless price pressures reduce the relative affordability of *separate dwellings*.

Housing demand within Bacchus Marsh is influenced by and influences its neighbouring municipalities within the region. Any opening or restriction of supply opportunities within specific parts of the region will see the transfer of demand between these municipalities. In particular the years of remaining supply in Wyndham and Melton and more particularly relative pricing of residential broadhectare lots will provide a strong forward indicator of further demand pressures in Bacchus Marsh.

Finally, the State-level policy around designated Growth Areas will also influence demand and will need to be well understood and changes monitored carefully i.e. permanent UGB, increased mandatory densities.



## 4.0 PROJECTIONS

### Key Findings

The long term (2011 to 2041) projections for the Greater Metropolitan Melbourne area are for steady growth of population (1.7% per annum), households (1.8% per annum) and dwellings (1.8% per annum).

In the Outer Western Region, growth will be more rapid, averaging 2.9% per annum for the population, 3.1% per annum for households and 2.9% per annum for dwellings.

This equates to 387,000 additional people, and 141,000 additional households and dwellings between 2011 and 2041 in the Outer West Region.

Between 2011 and 2041 Moorabool Shire will grow at slightly lower rates than the Outer West Region as a whole but the Bacchus Marsh area will largely match the growth rate for population (2.9% per annum), households (3.2% per annum) and dwellings (3.1% per annum).

From 2011 to 2041 Bacchus Marsh will experience its most rapid population growth in the older age categories (70 to 84 years) but its largest growing age ranges will be families and their children (30 to 39 and 0 to 14 years).

Bacchus Marsh will experience the strongest and most rapid growth in lone person households (3.0% per annum) and *couples without dependents* households (2.9% per annum). These smaller (one and two person) households will make up more than 60 per cent of the area's growth from 2011 to 2041. Large family household (*couples with dependents*) will continue to grow and comprise more than 30 per cent of households in 2041.

### 4.1 Population, household and dwelling projections

Population, household and dwelling projections form a central input to analysing possible future housing demand. When using them for strategic planning purposes it is important to understand how they are produced and thus should be interpreted and utilised.

Most population projections are produced at a large-scale (national or state) level using the *cohort component* method. This method basically takes the population variables, births, deaths and migration and applies specific assumptions regarding each of these variables to the existing population to get one year's growth (or decline). This process is repeated for each year of the projection. The cohorts are separated by age (usually individual years) and sex, as males and female have different death rates and only females give birth.

This macro-level projection is basically unconstrained - there is an assumption that whatever amount of population growth occurs, it will fit into the country, state or metropolitan area. However the next step, which is to break the population down into small areas (LGAs, suburbs and other statistical areas) is constrained by one key factor - that is the capacity of any given area to house additional population. So in order to break down the macro-level population spatially, projections employ a *household formation* (or *household propensity*) and a *housing unit* method.

These methods aggregate the existing and projected populations into *households* based on existing household patterns and assumptions about future household formation rates. These households are then allocated to *dwellings* (mostly private but some non-private) and an assumption made regarding the numbers of dwellings that area likely to remain vacant. The number of dwellings and households for each small area is known from the Census. The projected macro number of households can then be allocated to the small areas. The assumed number of dwellings in each area begins with the number



counted in the Census but is assumed to grow year by year according to the both specific planning knowledge about planned dwelling development and assumptions about each area's capacity to add additional housing stock.

Once the household and dwelling projections are balanced (usually across many small area in the case of State Government projections e.g. 79 LGAs in Victoria), the projected numbers are then broken back down by age and sex at the new smaller geographies. Balancing these projections in a sensible manner is a complex task and these processes can take many iterations.

#### **Relationship between a metropolitan projection and small area housing 'demand'**

Small area projections are the result of allocating large area demand. These projections are constrained by knowledge and assumptions about supply opportunities - or put another way: demand for dwellings is **driven** by the high level population projection and **constrained** by the assumed opportunity to provide supply at the local level.

In most established area there are realistic limits to the rate at which additional housing supply can be added. The key issue to understand when looking at projections as a source of information about dwelling demand is that the numbers themselves have been derived using a process that has already made use of existing knowledge and has made specific assumptions about future supply. **Thus it is important to be careful not to fall into the trap of believing the projection is the only possible future.** The process of strategic planning work provides an opportunity to change that future by impacting (whether positively or negatively) the ability of the housing market to produce the assumed housing supply over time. And similarly as knowledge of demand and development opportunities changes (e.g. new supply opportunities are found or macro-level demand goes up or down) projections need to be updated.

#### **4.1.1 Metropolitan population, household and dwelling projections**

The broad context for population growth is given by briefly looking at the greater metropolitan area of Melbourne. The headline is that strong and steady population growth is currently projected for Melbourne, through the projection period from 2011 to 2041.

Population projections for metropolitan Melbourne are available from the Victorian State Government (Department of Environment, Land, Water and Planning) 'Victoria in Future 2015' (VIF2015) projections. Melbourne is defined as the Greater Melbourne Capital City Statistical Area, a large area defined by the ABS that represents the functional metro area.

The VIF2015 projection has Melbourne growing by over 2.7 million people in the 30 years from 2011 to 2041 at an average rate of 1.7% per annum. This is considered strong growth by historical standards and reflects both strong natural increase and net overseas migration. Net interstate migration is projected to be slightly positive to Melbourne over this period. However, Melbourne is projected to lose significant numbers to regional Victoria over the projection period. Much of this latter movement is likely to be 'hopping the boundary' as people move into peri-urban areas and to the major regional centres within two hours travel from Melbourne.





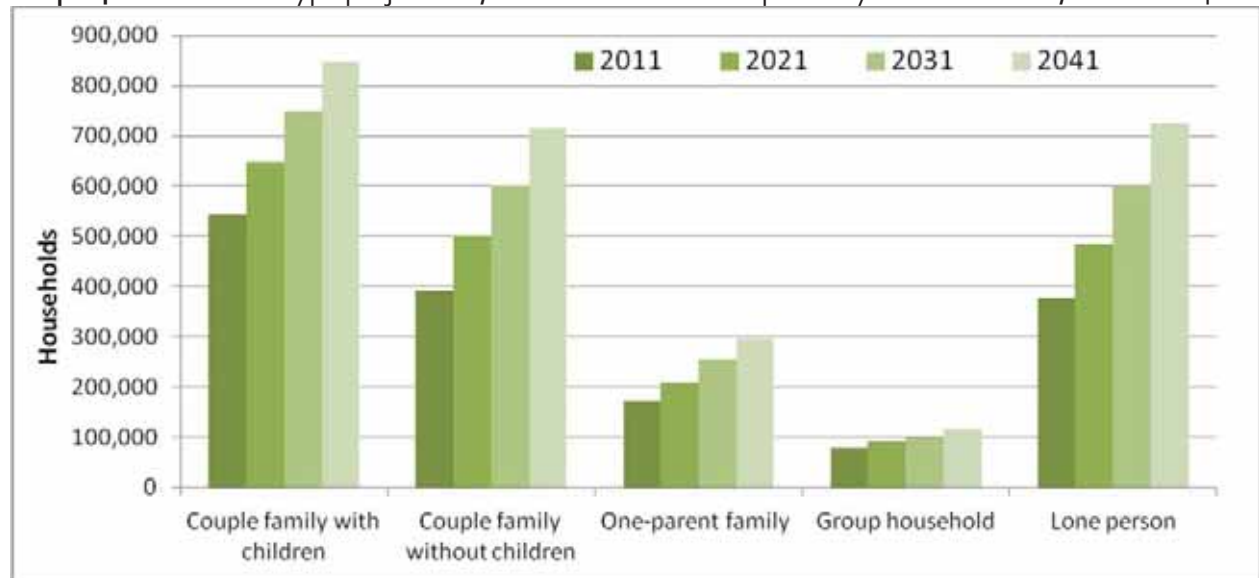
**Table 4.1:** Population, household and dwelling projections, Greater Melbourne Capital City Statistical Area, 2011 to 2041

	2011	2021	2031	2041	2011-41 change	2011-41 avg annual change %
<b>Population</b>						
Estimated Resident Population (ERP)	4,169,366	5,078,373	5,982,778	6,893,923	2,724,557	1.7%
<b>Households</b>						
Occupied Private Dwellings (OPD)	1,588,009	1,967,266	2,338,324	2,737,082	1,149,073	1.8%
<b>Average Household Size</b>	2.59	2.54	2.51	2.47	-0.12	n/a
<b>Dwellings</b>						
Structural Private Dwellings (SPD)	1,674,623	2,071,518	2,448,592	2,869,099	1,194,476	1.8%
<b>Occupancy Rate</b>	95%	95%	95%	95%	n/a	n/a

Source: DELWP: Victoria In Future 2015

In Melbourne, between 2011 and 2041, household numbers are projected to grow by 1,150,000 at a rate of 1.8% per annum. Total dwellings are assumed to increase at the same rate (1.8% per annum) but by an even larger amount, 1,190,000. As with population growth, these can be considered to be strong growth projections and will result in a significant challenge to Melbourne’s capacity to produce the required number of dwellings.

**Graph 4.1:** Household type projections, Greater Melbourne Capital City Statistical Area, 2011 to 2041



Source: DELWP: VIF2015





Demand for dwellings is driven by household growth. Looking at the change in numbers of different household types in Melbourne from 2011 to 2041 shows that there will be strong growth in each of the three largest household types *couple family with children, couple family without children and lone person* households. The fastest growth will be in *lone person* households (growing at 2.2% per annum) and *couple family without children* households (growing at 2.0% per annum). While not the fastest growing category, *couple family with children* households will grow strongly (at 1.5% per annum) and remain the largest single household type in 2041.

#### 4.1.2 Outer West Region population, household and dwelling projections

The main sources of demand for dwellings in Moorabool and Bacchus Marsh, comes from the Outer Western Region of Melbourne (Wyndham, Melton, Brimbank and Moorabool LGAs combined). State population and household projects (VIF2015) are only available to 2031.

**Table 4.2:** Population projections, Outer West Region, 2011 to 2031

	2011	2021	2031	2011-31 change	2011-31 avg annual change %
Brimbank	191,495	207,288	223,046	31,551	0.8%
Melton	112,643	169,922	258,903	146,260	4.2%
Moorabool	28,664	36,484	45,414	16,749	2.3%
Wyndham	166,698	266,458	359,542	192,844	3.9%
<b>Outer Western Region</b>	<b>499,501</b>	<b>680,153</b>	<b>886,905</b>	<b>387,404</b>	<b>2.9%</b>

Source: DELWP: VIF2015

Population growth in the Outer West Region will be faster than that of Melbourne as a whole throughout the period from 2011 to 2031. This is primarily due to the availability of substantial broadhectare residential land stocks in the designated Growth Areas attracting mainly family households. The region as whole is projected to grow by 387,000 people at an average annual rate of 2.9%. There are variations between the municipalities that comprise the region, particularly the rapid growth in the Growth Areas of Wyndham and Melton, strong growth in Moorabool but only modest population growth in Brimbank, where greenfield land is exhausted and new housing development opportunities are more limited.

**Table 4.3:** Household projections, Outer West Region, 2011 to 2031

	2011	2021	2031	2011-31 change	2011-31 avg annual change %
Brimbank	65,196	74,140	82,083	16,887	1.2%
Melton	37,810	57,185	88,266	50,456	4.3%
Moorabool	10,904	14,477	18,414	7,510	2.7%
Wyndham	57,655	90,785	124,440	66,785	3.9%
<b>Outer West Region</b>	<b>171,565</b>	<b>236,588</b>	<b>313,203</b>	<b>141,637</b>	<b>3.1%</b>

Source: DELWP: VIF2015



Projected household growth is at a slightly higher rate, compared to population growth for the Outer West Region, averaging 3.1% per annum from 2011 to 2031. This represents an additional 142,000 households, most of which will be in Wyndham and Melton.

**Table 4.4:** Dwelling projections, Outer West Region, 2011 to 2031

	2011	2021	2031	2011-31 change	2011-31 avg annual change %
Brimbank	67,189	75,762	83,632	16,443	1.1%
Melton	40,483	59,695	92,108	51,625	4.2%
Moorabool	11,636	15,311	19,368	7,732	2.6%
Wyndham	63,802	94,897	129,266	65,464	3.6%
<b>Outer West Region</b>	<b>183,110</b>	<b>245,665</b>	<b>324,374</b>	<b>141,263</b>	<b>2.9%</b>

Source: DELWP: VIF2015

Projected dwelling growth for the Outer West Region matches household growth almost exactly in total numbers (141,000 additional dwellings from 2011 to 2031). This reflects anticipated steady occupancy rates across the region.

This highlights a key issue in that it is well worth remembering that when projections are allocated to small areas, an assumption about dwelling supply is made (in fact many assumptions are made based on past trends and current data on local development intentions and strategic planning). Thus, given the strong demand from population growth at the metro level, the population, household and dwelling growth projections for the Outer West Region strongly reflect the assessments of those doing the projections on the **capacity** of this region to take/house this growth rather than a detailed assessment of the actual level of **demand in the region**.

Total demand is likely to be higher, but will, in part be pushed into other areas due to assumed limits on reasonable levels of supply provision. If supply is different to the projection, demand will change - it doesn't appear or disappear, it would come from, or go to another place. Therefore, if any of the municipalities in the Outer West Region have significant constraints on supply or relative land/housing price differentials, or are able to produce greater than the currently assumed/projected supply (i.e. mandated increased average densities), this will likely impact first on projected demand levels within Bacchus Marsh.

#### 4.2 Household type projections, Outer West Region, 2011 to 2031

We can also look at projected changes in household types for the Outer Western Region from the VIF2015 projections. The data gets complex when we start breaking the projections down into different household types, so for the purposes of this analysis we have presented some categories in aggregated form and only the total projected change in numbers and percentages of households from 2011 to 2031.

In the Outer West Region, the most prevalent household type is the *couple family with children*. While this household type will be the slowest growing household type in the region between 2011 and 2031 (2.6 per cent per annum), it will be the largest growing by number (+47,000 households) and will remain the largest household type in 2031.

*Lone person* households will grow at the fastest rate (3.7 per cent per annum), and will nearly double in number by 2031(+32,200 households). This category will be followed closely by *couple family without*



children households, growing at 4.3 per cent per annum and by 37,200 households between 2011 and 2031.

**Table 4.5:** Change in households by type (number), Outer West Region and LGAs, 2011 to 2031

	Couple family with children	Couple family without children	One-parent family	Other family	Group household	Lone person	All Household Types
Brimbank	3,549	4,997	2,527	155	214	5,444	16,887
Melton	18,787	12,096	7,283	565	1,076	10,649	50,456
Moorabool	1,898	2,372	776	61	145	2,259	7,510
Wyndham	22,819	17,774	9,372	919	2,014	13,887	66,785
<b>Outer West Region</b>	<b>47,053</b>	<b>37,238</b>	<b>19,959</b>	<b>1,700</b>	<b>3,450</b>	<b>32,238</b>	<b>141,637</b>

Source: DELWP: VIF2015

While all municipalities in the region will see growth in these household types, there are significant variations between municipalities in the Region. Wyndham and Melton will see strong household growth in all household types, whereas Brimbank will see moderate growth in *lone person* and *couple family without children* households, but only slow growth in *couple family with children* households. Again this pattern reflects the more fully developed nature of Brimbank compared to the designated Growth Areas of Wyndham and Melton. Household growth in Moorabool will be slightly below the region-wide average indicating strong projected growth across the board, but not at the rates of the metro growth areas.

**Table 4.6:** Change in households by type (average annual per cent change), Outer Western Region and LGAs, 2011 to 2031

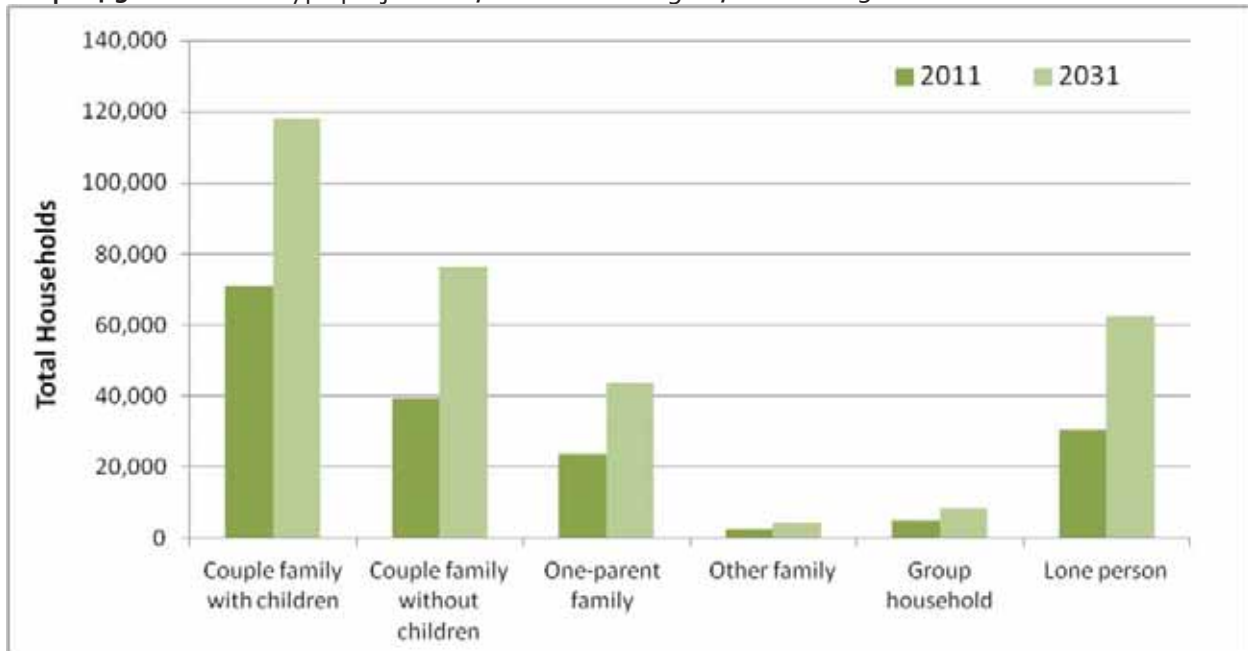
	Couple family with children	Couple family without children	One-parent family	Other family	Group household	Lone person	All Household Types
Brimbank	0.6%	1.5%	1.1%	0.6%	0.5%	1.9%	1.2%
Melton	3.8%	4.6%	4.6%	4.2%	4.1%	5.1%	4.3%
Moorabool	2.0%	3.0%	2.4%	2.7%	2.3%	3.3%	2.7%
Wyndham	3.4%	4.3%	4.2%	4.1%	4.0%	4.5%	3.9%
<b>Outer West Region</b>	<b>2.6%</b>	<b>3.4%</b>	<b>3.1%</b>	<b>2.6%</b>	<b>2.7%</b>	<b>3.7%</b>	<b>3.1%</b>

Source: DELWP: VIF2015

For the projection period of 2011 to 2031, while there will be strong growth across the Outer West Region, the majority of households will still be family households, with the largest group remaining *couple family with children* households.



Graph 4.3: Household type projections, Outer West Region, 2011 to 2031



Source: DELWP: VIF2015

#### 4.3 Description and analysis of Moorabool LGA and Bacchus Marsh Statistical Area Projections: VIF and id

The two main projections available for Moorabool and small-areas within Moorabool are the Victorian State Government 'Victoria in Future 2015' (VIF2015) projections released in August 2014 and 'forecast.id' produced by 'id Consultants (id), released in September 2015.

Both of these projections are based on mostly the same data, in particular 2011 Census, 2013 revised and 2014 preliminary ABS ERPs and ABS data on fertility and mortality rates and migration data. We can presume both projections have slightly different assumptions about dwelling supply and thus there are slight differences in the projections. However, they are both very close to one another and will have similar confidence limits/potential for error. For the purposes of strategic planning either projection would suffice. The key advantage of the id projection is that it is publicly available beyond 2031, and is thus more useful for this analysis through to 2041.

For the Study Area of Bacchus Marsh, the geographies vary between VIF and id. The VIF projection uses statistical areas (VIFSAs) constructed by the State Government (Department of Environment, Land, Water and Planning). Id use smaller regions and to create a similar area we have aggregated the population for the 'small areas' called Bacchus Marsh, Darley and Maddingley to approximate the full Study Area (Bacchus Marsh).

It is useful to think of difference in the projection as not so much a difference in the amount of people, households or dwellings at any given year, but rather a difference in the *timing* in which those people households or dwellings will arrive or be constructed.



#### 4.3.1 Moorabool LGA projections: VIF and id

For the projected population, the main difference between VIF and id is that the id projection has Moorabool growing slower in the later period between 2021 and 2031, whereas the VIF projection has more growth in this later period. The id projection has Moorabool growing by the largest 10-year amount in the period from 2031 to 2041, albeit at a slowing growth rate. Both projections have the population growth rate slowing over the projection period and both cases this is likely due to overall population growth (State-wide) remaining strong, but the pace of growth moderating somewhat over the next 20 to 30 years.

By 2031 the difference of 1,000 people is equivalent to about 15 months population growth in either projection.

**Table 4.7:** Moorabool population projections - VIF compared to id

Population	2011	2021	2031	2011-31	2041	2011-41
Victoria in Future 2015	28,664	36,484	45,414	16,749	n/a	n/a
id the population experts	28,680	36,457	44,403	15,723	53,270	24,590
<b>Difference</b>	-16	27	1,011	1,026	n/a	n/a

Source: VIF2015, forecast.id

For households, there is a small difference between VIF and id from the base year. This is likely due to the need to reconcile ERP (Estimated Resident Population) data and Census-based dwelling and household counts and shows that there must be a slight difference in the base-year assumption. This difference is likely to influence the projection but we can see from the numbers that the id projection again has a slightly lower rate than the VIF projection. By 2031, the net difference of around 700 households is equivalent to around 2 years of growth. That is that the VIF projection suggests slightly higher demand, earlier than the id projection.

**Table 4.8:** Moorabool household projections - VIF compared to id

Households	2011	2021	2031	2011-31	2041	2011-41
Victoria in Future 2015	10,904	14,477	18,414	7,510	n/a	n/a
id the population experts	10,704	13,997	17,485	6,781	21,251	10,547
<b>Difference</b>	200	480	929	729	n/a	n/a

Source: VIF2015, forecast.id

As with the population numbers the id projection sees the largest growth in the 2031-41 period and both projections see declining rates of growth but increasing amounts of growth. This contrast in rates and amounts is due to the increasing base-line numbers. So both projections have continued strong growth, but it is not accelerating in either projection period.

**Table 4.9:** Moorabool Dwelling Projections - VIF compared to id

Dwellings	2011	2021	2031	2011-31	2041	2011-41
Victoria in Future 2015	11,636	15,311	19,368	7,732	n/a	n/a
id the population experts	11,682	15,032	18,495	6,813	22,337	10,655
<b>Difference</b>	-46	279	873	919	n/a	n/a

Source: VIF2015, forecast.id



The dwelling projections reflect the exact same patterns as the population and household growth numbers: VIF has slightly higher and faster growth but both projections see rates of growth moderating over the projection period, but strong increases in dwellings continuing throughout the projection periods.

#### 4.3.2 Study Area projections: VIF and id

Looking at the Bacchus Marsh statistical area, it is important to note that the areas are not directly comparable (however they are practically identical with exception on one rural residential estate). Therefore direct comparisons of the amounts of population growth are not necessarily as helpful as a comparison of projected growth rates.

**Table 4.10:** Bacchus Marsh population projections - VIF compared to id

Population	2011	2021	2031	2011-31	2041	2011-41
Victoria in Future 2015	17,488	23,833	31,085	13,597	n/a	n/a
<i>VIF growth rates</i>	-	3.1%	2.7%	2.9%	n/a	n/a
id the population experts	15,742	21,662	26,223	10,481	30,519	14,777
<i>id growth rates</i>	-	3.2%	1.9%	2.6%	-	2.2%
<b>Difference</b>	1,746	2,171	4,862	3,116	n/a	n/a

Source: VIF2015, forecast.id

In Bacchus Marsh, id and VIF project similar rates of population growth in the 2011 to 2021 period (3.2 per cent and 3.1 per cent respectively). However in the 2021 to 2031 period, there is a noticeable difference with VIF maintaining stronger growth (2.7% per annum) and id projecting a decline in growth to 1.9% per annum). The id forecast sees the population growth rate in Moorabool drop further to 1.5% per annum between 2031 and 2041, (averaging 2.2% per annum for whole the 2011-41 period).

We can take into account the 1,700 difference in population at the base year, and extrapolate forward this number by the population growth rate. This gives us an estimate 3,100 difference at 2031, due to the difference in defined areas. Thus, the net difference in population changing between VIF and id, is in the order of 1,750 more population growth, according to VIF.

When faced with different projections such as these, what at first may feel confusing can best be understood again as being a *range* of potential futures that we need to plan for. Thus, considering both id and VIF, we are expecting projected population growth in the order of 11,800 to 13,600 between 2021 and 2031 and around 14,500 (at least) by 2041.

**Table 4.11:** Bacchus Marsh household projections - VIF compared to id

Households	2011	2021	2031	2011-31	2041	2011-41
Victoria in Future 2015	6,581	9,309	12,370	5,789	n/a	n/a
id the population experts	5,892	8,296	10,359	4,467	12,306	6,414
<b>Difference</b>	689	1,013	2,011	1,322	n/a	n/a

Source: VIF2015, forecast.id

For households, the difference in the base year of around 700 would likely grow to around 1,300 by 2031. Thus the difference in growth of 1,300 households from 2011 to 2031 is more likely around 600 households higher in the VIF projection. Applying the same estimates to projected dwellings, the difference would be around 500 additional dwellings projected by VIF.



These differences of 600 households and 500 dwellings over the 20 years to 2031 equate to around 2 years of growth. That is to say VIF is projecting more rapid growth than id, but by 2033 the id projection would be reaching the VIF projection for 2031 (adjusting for the difference in statistical areas).

**Table 4.12:** Bacchus Marsh dwelling projections - VIF compared to id

Dwellings	2011	2021	2031	2011-31	2041	2011-41
Victoria in Future 2015	6,745	9,454	12,520	5,775	n/a	n/a
id the population experts	6,209	8,674	10,757	4,548	12,749	6,540
<b>Difference</b>	536	780	1,763	1,227	n/a	n/a

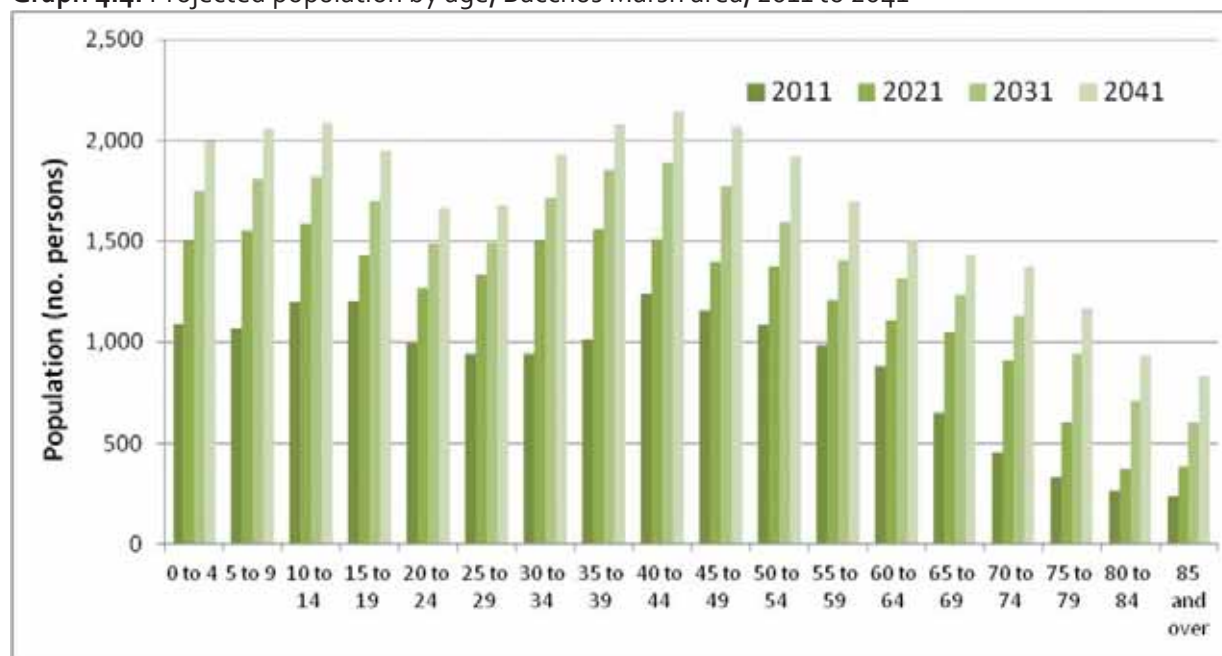
Source: VIF2015, forecast.id

All of these somewhat complex comparisons are useful only to a certain extent. If we want to better understand the nature of housing demand, it is best to move on from comparing difference projections for slightly different geographical area and focus on one projection that give us insight into the composition of the projected growth and hence, demand. For this we will move forward using the id projection for Bacchus Marsh, which comprises their Bacchus Marsh, Darley and Maddingley 'small areas'.

#### 4.4 Population age structure projections – Study Area

The forecast.id projections give us detailed information on the projected population by age for Bacchus Marsh area. For all age groups, there will be population growth. However the fastest population growth will be in the 70 to 84 year age group, averaging around 4.3% per annum. This growth will be driven largely by ageing in place, although some net in-migration will contribute to demand as well. Coming from a relatively low base in 2011, this will mean that the older population in Bacchus Marsh will *more than triple* in numbers over the 30 years to 2041.

**Graph 4.4:** Projected population by age, Bacchus Marsh area, 2011 to 2041



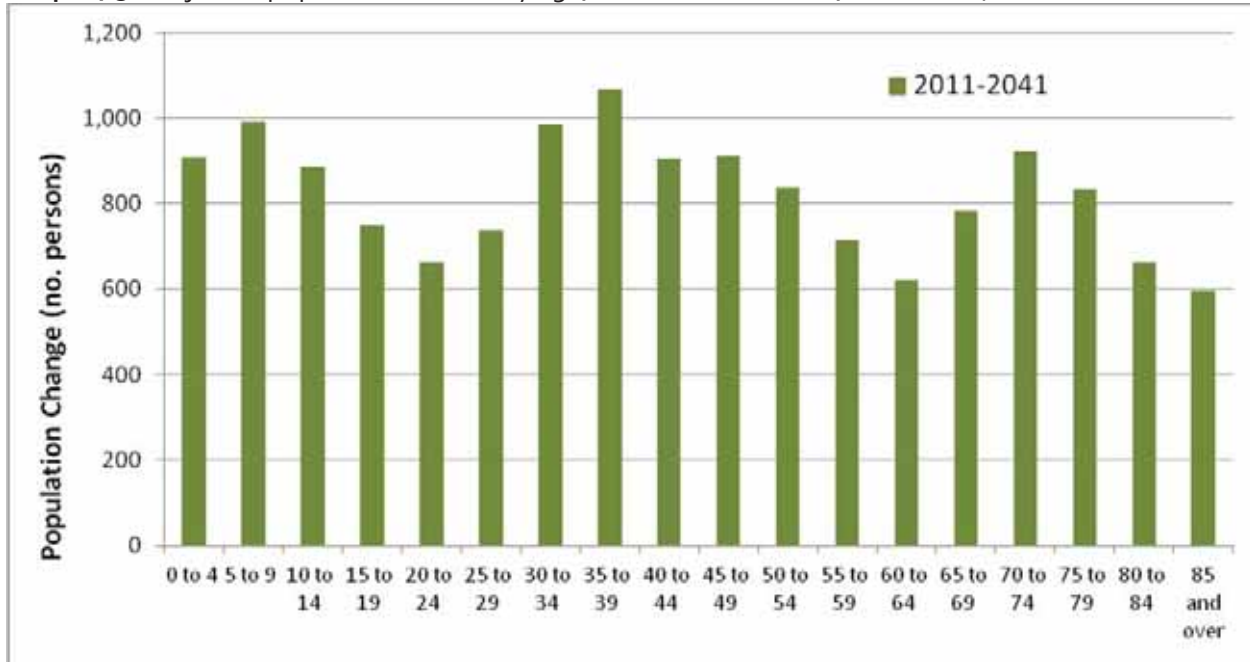
Source: forecast.id





The largest growing age ranges by amount will be in the 30 to 39 year old age ranges, the 0 to 14 year age ranges and in the 40 to 54 age ranges and 70 to 79 year age ranges. These numbers suggest that together with the ageing-in-place of older residents, there will be strong growth from adults in family households and their children. While the young adult age ranges grow by relatively lower amounts, the fact that they are growing show a different pattern to typical rural and regional areas which struggle to retain young adults who leave for the bigger regional and metropolitan centres.

**Graph 4.5:** Projected population Growth by age, Bacchus Marsh area, 2011 to 2041



Source: forecast.id

#### 4.5 Household Type Projections – Study Area

Projections by household type are also available for Bacchus Marsh from 'forecast.id'. I use the term 'dependents' rather than 'children' to denote persons living in the household that are dependent on the adults in the household (usually, but not always parents of children).

**Table 4.13:** Projected households by type, Bacchus Marsh, 2011 to 2041

	2021	2021	2031	2041	2011-41	Avg Ann.
Couple families with dependents	2,070	2,763	3,266	3,731	1,661	2.0%
Couples without dependents	1,446	2,208	2,815	3,368	1,922	2.9%
One parent family	765	999	1,221	1,432	667	2.1%
Other families	112	146	168	188	76	1.7%
Group households	130	177	214	252	122	2.2%
Lone person households	1,369	2,003	2,675	3,335	1,966	3.0%
<b>Total households</b>	<b>5,892</b>	<b>8,296</b>	<b>10,359</b>	<b>12,306</b>	<b>6,414</b>	<b>2.5%</b>

Source: forecast.id





The largest and fastest growth in households in the Bacchus Marsh area will be *lone person* households, growing by nearly 2,000 between 2011 and 2041 at an average annual rate of 3.0%. This will be closely followed by *couples without dependents*, growing by 1,900 at an average annual rate of 2.9%. *Couple family with dependents* is the largest household type and is projected to grow strongly (1,650 households at 2.0% per annum) and remain the most prevalent household type in 2041.

This data indicates that around 61 per cent of household growth in Bacchus Marsh from 2011 to 2041 will be in smaller one or two person households (*lone person* and *couples without dependents*). While much of this is likely to be empty nesters, it will also in part be due to households that have not yet had children or never will.

While there is not an available projection for dwellings by type for Bacchus Marsh, it is likely that the overwhelming majority of demand will be for *separate houses*, rather than medium or higher density dwellings. However, looking at the growth in smaller households, there may be some opportunity for smaller dwellings (even if they are smaller separate houses) to be offered for the growing and ageing population.

### **Key Issues**

Population, household and dwelling projections are a central input to analysing possible future housing demand. When using them for strategic planning purposes it is important to understand that they are 'projections' and are based on the most recent data/trends/information available – and are developed through a set of comprehensive assumptions. These assumptions will inevitably change in the future. It is critical that any projections are routinely and continually monitored and updated as major demographic trends, and therefore assumptions change.

Caution is highlighted in using all projections. Any formulation and subsequent implementation of planning/policy/strategy projects should consider both upper and lower growth ranges to a presented set of demand projections to encompass a range of possible future growth outcomes.

The rate of growth in housing demand within Bacchus Marsh will, to a large degree, be dependent on macro level demand, i.e. national, state, metropolitan and regional population growth. Housing demand within Bacchus Marsh will not be independent of population growth at higher order geographic areas.

Two major population, household and dwelling projections were assessed, namely id Consulting 'forecast.id' and the State Government's – *Victoria in Future 2015*. Both of these projections are highly regarded within the land use planning industry and related.

### **Population Projections**

The rate of growth in Bacchus Marsh is projected to be slightly faster than recent historical growth. This suggests that the rate of growth in demand for dwellings will increase, particularly in the coming 20 years.

### **Age Projections**

The population in Bacchus Marsh is ageing. That is, the proportion of older residents is increasing the most, with the fastest population growth of all age categories being in the 70 to 84 year age group, averaging around 4.3% per annum. This has implications in terms of ageing in place, service delivery, the potential 'churn' of housing stock i.e. downsizing of dwellings and the need for aged care housing (both independent and dependent housing/accommodation).

However there will be significant, large amounts of growth of family aged adults, children and empty nesters. These households will likely demand and consume traditional separate dwellings.



### **Household/Dwelling Projections**

These are formed from allocating large area demand and are constrained by realistic assumptions about opportunities to supply additional housing. If the constraints on supply are eased or restricted then the household projection can and will change (sometimes dramatically).

Household and dwelling projections are largely a function of population growth, changes to population growth at a national, state, metropolitan and regional level will impact population growth rates within Bacchus Marsh, and therefore household/dwelling projections.

During the projection period, households and dwellings in Bacchus Marsh are projected to grow at rates a little higher than recent historical growth rates. However the capacity and pricing points of the designated Growth Areas of Wyndham and Melton will largely impact the demand in Bacchus Marsh. Significant constraints, or major new land opportunities and price/product differential in these areas will impact the current projections for Bacchus Marsh.

### **Household Type Projections**

All household types will grow strongly particularly *lone person* and *couples without dependents* households. Additionally there will be steady strong growth in *couple family with dependents* households, which will remain the most prevalent household type.

The significant rate of growth of smaller one and two person households (*lone person* and *couples without dependents*) households may have some impact on dwelling type demand. Together with the ageing population, smaller, affordable and low-maintenance dwellings may see increasing demand, although this demand is likely to remain for separate houses or semi-detached units.



## 5.0 HOUSING AFFORDABILITY

### Key Findings

Housing affordability is a complex issue with a myriad of views on the causes and appropriate responses. In recent years it is well documented that housing affordability has diminished and that the proportion of household income required to purchase or rent the average house has increased substantially.

### Residential Dwelling Sales Value/Pricing Trends

The median price for a house in 2014 in Bacchus Marsh Study Area was \$343,000; slightly less than the Outer West Region of Wyndham, Melton, Brimbank and Moorabool of \$381,000.

House prices for the Bacchus Marsh Study Area have stayed relatively stable compared to house prices in Wyndham and Melton consistently being around 5-10% cheaper for the 2004-2014 period. Since 2004, housing prices have increased by 4.7% and 4.7% in Maddingley and Darley respectively compared to a growth rate of 3.8% in Bacchus Marsh. It is clear that Bacchus Marsh is now heavily influenced by metropolitan prices, in particular the adjoining growth area of Melton. In Melton the price of vacant land has stagnated compared to the rest of Melbourne and Bacchus Marsh. Vacant land price growth in Melton was only 2.3% over the 10 year period to 2014. Vacant land prices have grown at 5.8% for Wyndham and 5.4% for the Bacchus Marsh Study Area.

However, looking at house price growth over this period shows that Melton and Bacchus Marsh Study Area have had similar growth rates of 4.5% and 4.4% respectively. Land prices are essentially the same in Bacchus Marsh as Melton however the median lot size is considerably larger in Bacchus Marsh than Melton. In Bacchus Marsh the recent median lot constructed is 686 sqm compared to 437 sqm in Melton. Per square metre for land, this equates to \$220 per sqm for land in Bacchus Marsh compared to \$340 per sqm in Melton. For the same price in Bacchus Marsh the buyer is purchasing 50% more land.

This analysis suggests that Bacchus Marsh has become part of the metropolitan housing market and needs to consider decisions in relation to the market in the Outer West Region of Melbourne, in particular the growth areas of Melton. It is important to continue to monitor the trends and land supply in Melton and Wyndham as any significant changes in these areas may have significant impacts on the demand for housing in Bacchus Marsh.

### Housing Affordability – Middle Income Earners

A residual income approach to analysing housing affordability was employed to assess the number of affordable dwelling sales available from 2004 to 2014 for middle household income earners across Bacchus Marsh. Middle income households are defined from as including the 4<sup>th</sup> to 6<sup>th</sup> income decile range (middle income earners).

The results of this analysis show wide variability in affordability for the different household categories and across the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> deciles. The variability reflected differences in the median incomes of categories of household in Bacchus Marsh.

At the bottom end of the scale if you are from a *single person* household on the 4<sup>th</sup> or 5<sup>th</sup> income decile it is unlikely that the household will be able to purchase a dwelling. Conversely, Couples with Children in the 6<sup>th</sup> decile were able to afford nearly twice the median house price.



### **Housing Affordability – Low Income Earners**

The most widely accepted indicator of housing stress is the 30:40 rule. This is where a household is considered to be in financial housing stress if the household's housing costs exceed 30% of their income and the household is in the bottom 40 % of household income distribution.

For the Bacchus Marsh area, 11.3% of all households can be deemed to be in housing stress i.e. paying more than 30% of household income in either rent or mortgage repayments.

Melton has the highest level of housing stress with the Bacchus Marsh Study Area close to the Metropolitan Melbourne average of 11%. The Outer West Region has a high level of housing stress at 15% reflecting the high number of first home buyers. Darley has the highest level of housing stress of the three suburbs followed by Maddingley and Bacchus Marsh.

### **Stock of Affordable Rentals – (Low income Households)**

In the March quarter 2015, only 8.3% of all new lettings across Melbourne were affordable to lower income households. Over the five years from 2006 to 2011 the availability of affordable housing in metropolitan Melbourne declined markedly - from over 32% in mid-2006 to a low of 7.4% in the March quarter 2011.

Relative to metropolitan Melbourne, the Bacchus Marsh Study Area has a significantly higher proportion of affordable new rental leases, as at the March quarter 2015, 65% of new leases were affordable for low income in the Study Area. It is important to highlight that even though within the Study Area has a relatively high proportion of affordable new residential leases, this does not mean that the supply of affordable rental stock is meeting the demand as there are a high percentage of low income rental households experiencing rental housing cost stress.

### **Future demand for social housing**

While the private housing market will account for the vast bulk of future housing provision in the Study Area there are, and in future will continue to be, some individuals and households who are unable to find housing they can afford in the private market.

Up to the present time the bulk of social housing in Bacchus Marsh has been provided by the State Government through the Department of Health and Human Service (DHHS). DHHS has a total stock of only **218 dwellings in Bacchus Marsh**. A further **28** affordable dwellings were managed by the community housing sector as at 2011.

There is little point in seeking to forecast social and specialist housing needs using a demographic/household formation methodology of the type set out in the preceding sections. The provision of and access to social and special needs housing is effectively supply not demand limited – that is the demand for such housing is far in excess of the supply and the key determinant of the quantum of such housing developed is not demand, but the level of funding available to providers to construct additional housing.

Victoria has the lowest percentage (3.4%) of social housing of all Australian states and territories. The State Government of Victoria (through DHHS) manages a total stock of approximately 65,000 properties. This compares with a public housing waiting list of 35,000<sup>8</sup> households of whom approximately 10,000 are in the highest priority category. It was identified through discussion with social housing providers that, for those who do not meet the eligibility criteria to go on the priority waiting list there is in effect an indefinite waiting period.

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<sup>8</sup> Department of Human Services



### 5.1 Housing Affordability Macro Issues

Housing affordability is a complex issue with a myriad of views on the causes. In recent years it is well documented that housing affordability has diminished and that the proportion of household income required to purchase the average house has increased substantially. In other words house prices have consistently outpaced household income growth in recent years.

Two major factors have changed the ability of households to borrow more, hence increasing the price of housing. These are structurally lower interest rates and financial deregulation. In the early 1990's Australia moved to a low inflation environment that saw the cost of borrowing consistently lower than the previous two decades. Importantly the move to a low inflation environment has been permanent and borrowers' expectations are that interest rates will not scale the heights of 1991 when interest rates hit 17%. This drop in interest rates and the corresponding expectations means that households are willing to borrow more.

This willingness to borrow was matched by the financial system being de-regulated in the 1980's and lenders were prepared and able to lend a significant larger amount for housing. These two factors largely led to a once-off structural change that occurred over the decade from 1996-2006 and led to significantly higher housing prices. The repayments required by households easily outstripped the increase in household income.

Other structural factors have also contributed to the continuing increase in house prices affecting housing affordability. On the demand side there have been a number of factors. Households have been prepared to commit substantially more of their weekly income to household costs as household real disposable income has increased. There has also been a significant increase in two household income families as women have moved into the workforce increasing households' ability to borrow money.

Household formation through changing age structure and social norms has meant that households have got smaller, meaning there has been more demand for housing given the same population. Different household structures have risen in recent years including the increase in one parent families and lone households. These households have a lesser ability (on average) to afford housing.

Further there has been high immigration in recent years corresponding to an increased demand for housing.

The recent fall in interest rates in recent years has highlighted the effects of the tax system and the role of investors in housing affordability. Without discussing the relative merits and consequences, the existing tax system is having an effect on housing affordability through the redistribution of wealth. Lower interest rates have seen further increases in housing prices in recent times particularly in Sydney and Melbourne.

On the supply side, Australia has significant problems in keeping up with a sufficient amount of housing to meet demand. There is no doubt that across Australia there is a continual struggle to meet housing demand in preferred locations. A large percentage of new housing has historically occurred on the fringes of the major cities however this model is stretching infrastructure and every new development is further from the respective Central Business Districts.

Australia is dominated by large cities notably Melbourne and Sydney. Large cities have higher housing prices all other things equal as there are greater employment opportunities amongst other factors. The initial fabric of our urban cities where housing blocks were in the 600-800 sqm range means that large tracts of the urban area are occupied by existing low density housing. This form means that densification is difficult in existing established areas and that in recent years nearly all densification has occurred in commercial or industrial areas or on large residential lots. This outcome has changed



recently with the implementation of the new Residential Growth Zones that attempt to provide a location for medium density housing often in existing residential areas close to activity centres.

New housing needs to be well-located and viewed on life cycle basis that takes into account other costs such as transport and commuting time. This leads to the need to supply a diversity of housing wherever possible within the existing established urban area. This diversity will help satisfy the increase in demand for alternative forms of housing or where the demand is prepared to trade-off housing choice for locational advantages such as access to work, transport and amenities.

Other issues cited in the restriction of supply include planning delays at the State and Local Council levels. It is argued that these delays add to the holding costs of developments and these costs are passed directly onto the buyers. In the same vein, it is often cited that construction costs are high particularly for medium/high density construction. It is more expensive per square metre to build a high rise building than costs in the cottage industry. These extra costs add to the cost of alternative forms of housing such as apartments.

Government taxes and developer contributions also add to the cost of housing construction and hence the price of housing. There is an increasing trend for Councils and State Government to target new construction to recoup costs incurred for infrastructure. These extra costs may add to the cost of new housing. A combination of these factors has contributed to Australia having some of the highest housing prices in the world.

With the exception of planning processes and local developer contribution charges, these forces are beyond the power of local councils to significantly influence except through lobbying State and Federal Government.

## 5.2 Residential Dwelling Sales Value/Pricing Trends

The following provides a brief overview of residential dwelling pricing trends for Bacchus Marsh and Moorabool, the Outer West Sub-Region and metropolitan Melbourne as background information for the assessment of relative affordability in Bacchus Marsh.

The median price for a house in 2014 in the Bacchus Marsh Study Area was \$342,700 well below the Melbourne metropolitan average of \$550,000. House prices in Bacchus Marsh Study Area have grown at 4.5% over the 10 year period compared to 5.9% for metropolitan Melbourne. This is a significant difference: if Bacchus Marsh Study Area prices had grown at the metropolitan rate, then the current house price in Bacchus Marsh Study Area would be \$395,100 rather than the current \$342,700. Graphs 5.1 and 5.2 show house prices for the period 2004-2014 for selected locations.



**Table 5.1** House and Unit Prices and Growth Rates 2004-2014

	Houses			Units		
	2004	2014	% Annual Growth	2004	2014	% Annual Growth
<i>Bacchus Marsh</i>	240000	347500	3.8	209000	296500	3.6
<i>Darley</i>	225000	360500	4.8	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<i>Maddingley</i>	203000	320000	4.7	142500	205000	3.7
<b>Bacchus Marsh Study Area</b>	<b>222700</b>	<b>342700</b>	<b>4.4</b>	<b>175750</b>	<b>250750</b>	<b>3.6</b>
Moorabool	219000	337750	4.4	197250	283000	3.7
Wyndham	230000	375000	5.0	196500	280000	3.6
Melton	240000	372000	4.5	220000	285000	2.6
Brimbank	240000	405000	5.4	200000	311250	4.5
<b>Outer West Region</b>	<b>235400</b>	<b>381000</b>	<b>4.9</b>	<b>203500</b>	<b>289750</b>	<b>3.6</b>
<b>Metro Melbourne</b>	<b>310000</b>	<b>550000</b>	<b>5.9</b>	<b>275000</b>	<b>432000</b>	<b>4.6</b>

Source: Valuer Generals sales price reporting

Table 5.1 shows the house and unit prices and growth rates for selected areas for the period 2004-2014. Bacchus Marsh Study Area house prices have grown at a rate less than for the Outer West Region as a whole with growth rates higher the closer to the centre of Melbourne. The suburb of Darley has the highest median at \$360,000 as of 2014. Of the three suburbs of Bacchus Marsh, Darley and Maddingley, Bacchus Marsh has had the lowest growth rate for houses of 3.8% over this period. This has seen a convergence of prices between Bacchus Marsh and Maddingley and Darley. In 2004 the median house price in Bacchus Marsh was higher than in Darley. By 2014 this relativity had reversed with the median house price higher in Darley rather than Bacchus Marsh.

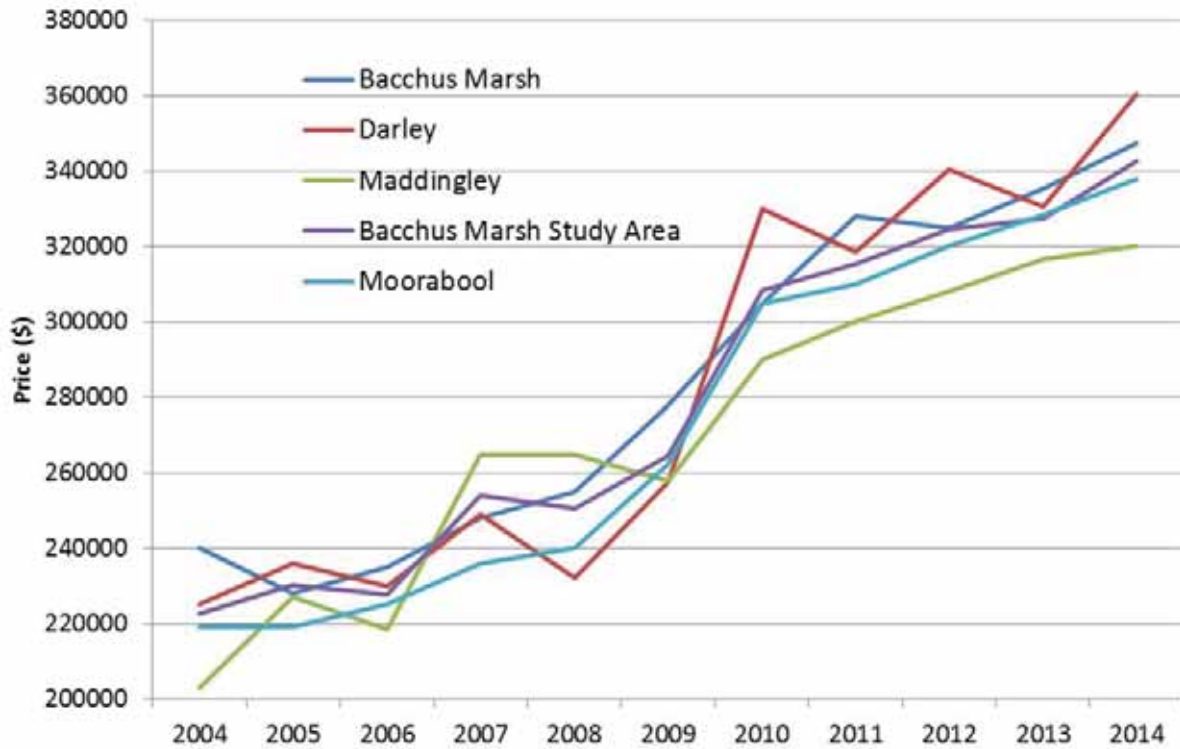
Unit prices have not grown at the same pace as house prices in all areas. This market is more affordable than separate houses reflecting the style of development. Units tend to be on small lots dispersed within the established area with future development likely to continue to occur opportunistically as small developers subdivide existing lots.

House prices for the Bacchus Marsh Study Area have stayed relatively stable compared to house prices in Wyndham and Melton consistently being around 5-10% cheaper for the 2004-2014 period. Brimbank prices have grown at a faster rate than Melton, Wyndham or Moorabool.



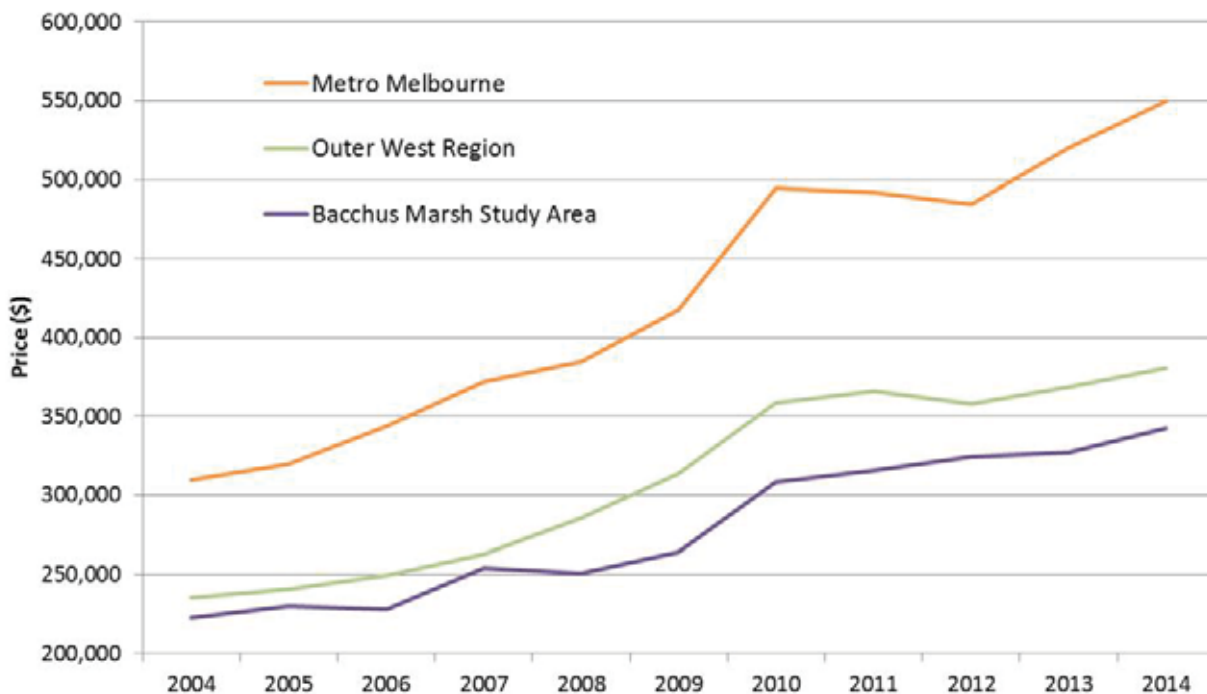


**Graph 5.1:** Median House Sales Prices for Bacchus Marsh Study Area, Maddingley, Darley and Bacchus Marsh: 2004-2014



Source: Valuer Generals sales price reporting

**Graph 5.2** Median House Sales Prices for Bacchus Marsh Study Area, Outer West Region and Metropolitan Melbourne: 2004-2014



Source: Valuer Generals sales price reporting





Table 5.2 shows the vacant land prices for the suburbs comprising Bacchus Marsh, Bacchus Marsh Study Area and the LGAs comprising the Outer West Region. It is clear that Bacchus Marsh is now heavily influenced by metropolitan prices, in particular the adjoining growth area of Melton (Graph 5.3). In Melton the price of vacant land has stagnated compared to the rest of Melbourne and Bacchus Marsh. Vacant land price growth in Melton was only 2.3% over the 10 year period to 2014. Vacant land prices have grown at 5.8% for Wyndham and 5.4% for the Bacchus Marsh Study Area.

However, looking at house price growth over this period shows that Melton and Bacchus Marsh Study Area have had similar growth rates of 4.5% and 4.4% respectively. Land prices are essentially the same in Bacchus Marsh as Melton however the median lot size is considerably larger in Bacchus Marsh than Melton. In Bacchus Marsh the recent median lot constructed is 686 sqm compared to 437 sqm in Melton. Per square metre for land, this equates to \$220 per sqm for land in Bacchus Marsh compared to \$340 per sqm in Melton. For the same price in Bacchus Marsh the buyer is purchasing 50% more land.

Even with the smaller lots, Melton is delivering higher value housing product as the imputed house price (house prices minus land prices) is around 10% higher than in Bacchus Marsh.

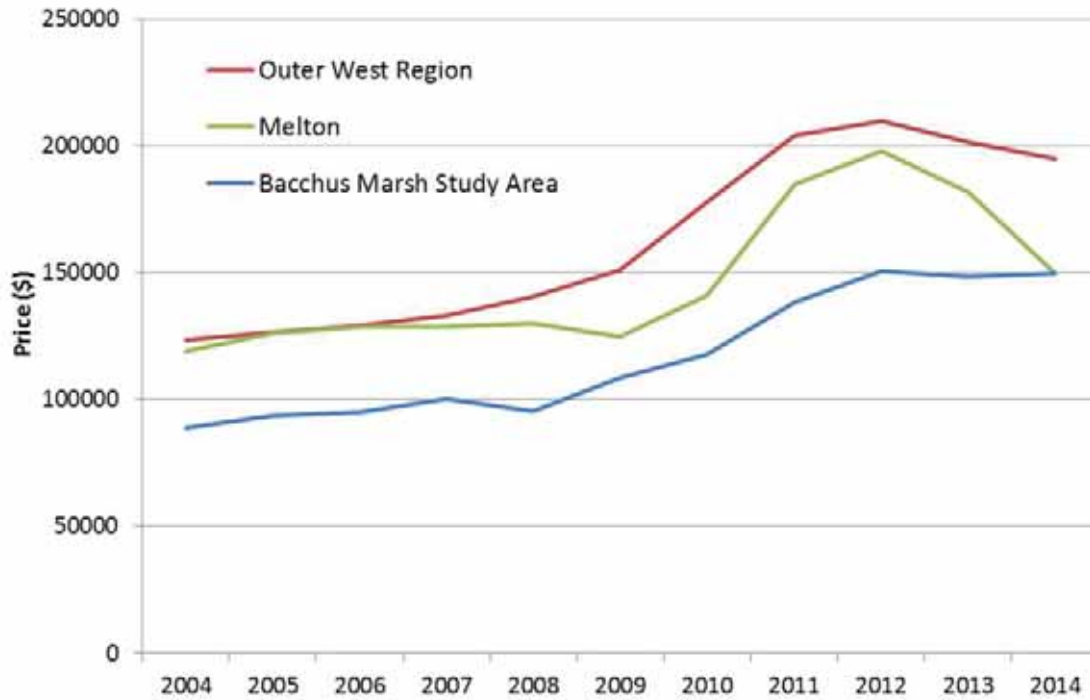
**Table 5.2** Vacant Land Prices and growth rates 2004-2014

	2004	2014	% Annual Growth
<i>Bacchus Marsh</i>	87500	150000	5.5
<i>Darley</i>	98000	150000	4.3
<i>Maddingley</i>	81000	149000	6.3
<b>Bacchus Marsh Study Area</b>	<b>88800</b>	<b>149700</b>	<b>5.4</b>
Moorabool	90000	140000	4.5
Wyndham	125000	220000	5.8
Melton	119000	150000	2.3
Brimbank	145000	300000	7.5
<b>Outer West Region</b>	<b>123500</b>	<b>195100</b>	<b>4.7</b>
<b>Metropolitan Melbourne</b>	<b>135000</b>	<b>210000</b>	<b>4.5</b>

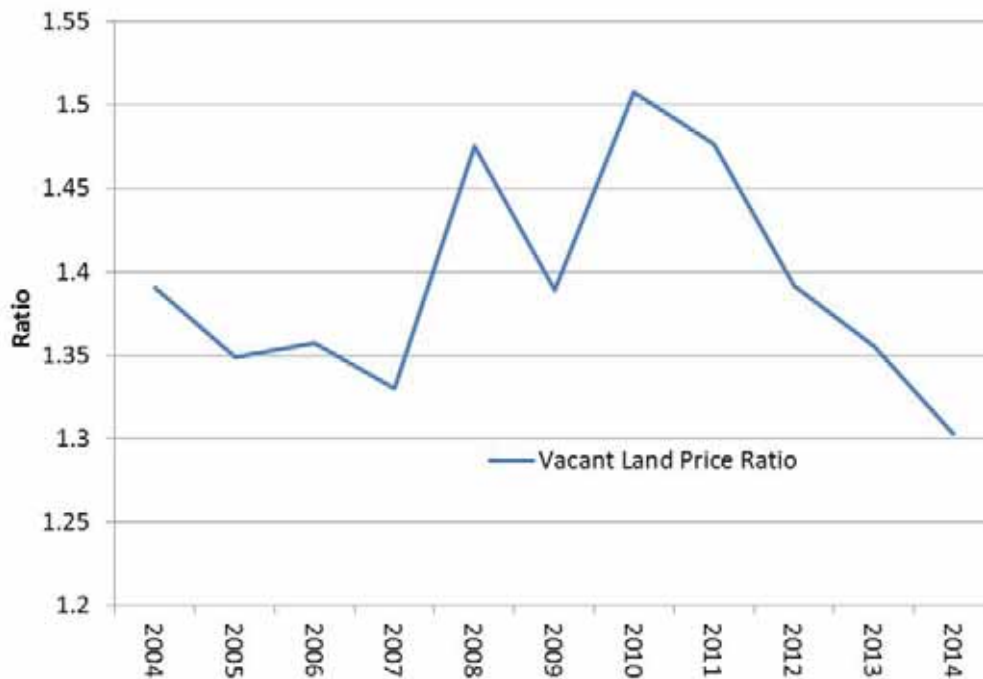
Source: Valuer Generals sales price reporting



Graph 5.3 Vacant Land Prices for Bacchus Marsh Study Area, Melton and Outer West Region 2004-2014



Graph 5.4 Relative Vacant Land Prices for Bacchus Marsh Study Area and Outer West Region 2004-2014



Graph 5.4 shows the relative price ratio of vacant land between the Outer West region and Bacchus Marsh Study Area. Land was relatively most affordable in Bacchus Marsh in 2010; however there has



been a steady downward trend since then with land prices for Bacchus Marsh and the growth areas of Wyndham, Brimbank and Melton slowly converging.

This analysis suggests that Bacchus Marsh has become part of the metropolitan housing market and needs to consider decisions in relation to the market in the Outer West Region of Melbourne, in particular the growth areas of Melton. It is important to continue to monitor the trends and land supply in Melton and Wyndham as any significant changes in these areas may have significant impacts on the demand for housing in Bacchus Marsh.

### 5.3 Rental Stock – An Overview

In 2011, the housing tenure of households in the Bacchus Marsh Study Area included:

- 31% who owned dwelling outright;
- 46% who owned a dwelling with a mortgage;
- 21% or 1,300 households who rented – of which;
  - 12% or 685 households rented privately;
  - 4% of households (247) rented from a social housing service provider.

The most accurate and detailed information regarding rental costs is sourced from the Department of Human Services. Table 5.3 details the median weekly rental value of new leases in the Bacchus Marsh Study Area by dwelling type and number of bedrooms. Data for 2014 indicates the median rental value by dwelling type and number of bedrooms varies. In terms of flats, the median value ranges from \$175 per week for a one bedroom to \$265 for a three bedroom flat. Whereas, a two bedroom house was \$243 per week, increasing to \$336 per week for a four bedroom house.

**Table 5.3:** Bacchus Marsh (Study Area) - Median Weekly Rental Value (\$) of New Leases, 2006 to 2014

	2006	2007	2008	2009	2010	2011	2012	2013	2014
1 bdrm Flat	95	338	251	143	143	158	180	175	175
2 bdrm Flat	151	160	175	187	205	209	228	224	228
3 bdrm Flat	n.a.	n.a.	n.a.	n.a.	253	270	284	287	265
2 bdrm House	175	165	175	199	248	231	246	238	243
3 bdrm House	192	205	230	243	257	280	285	285	290
4 bdrm House	238	254	300	310	332	328	331	338	336

Source: Department of Human Services.

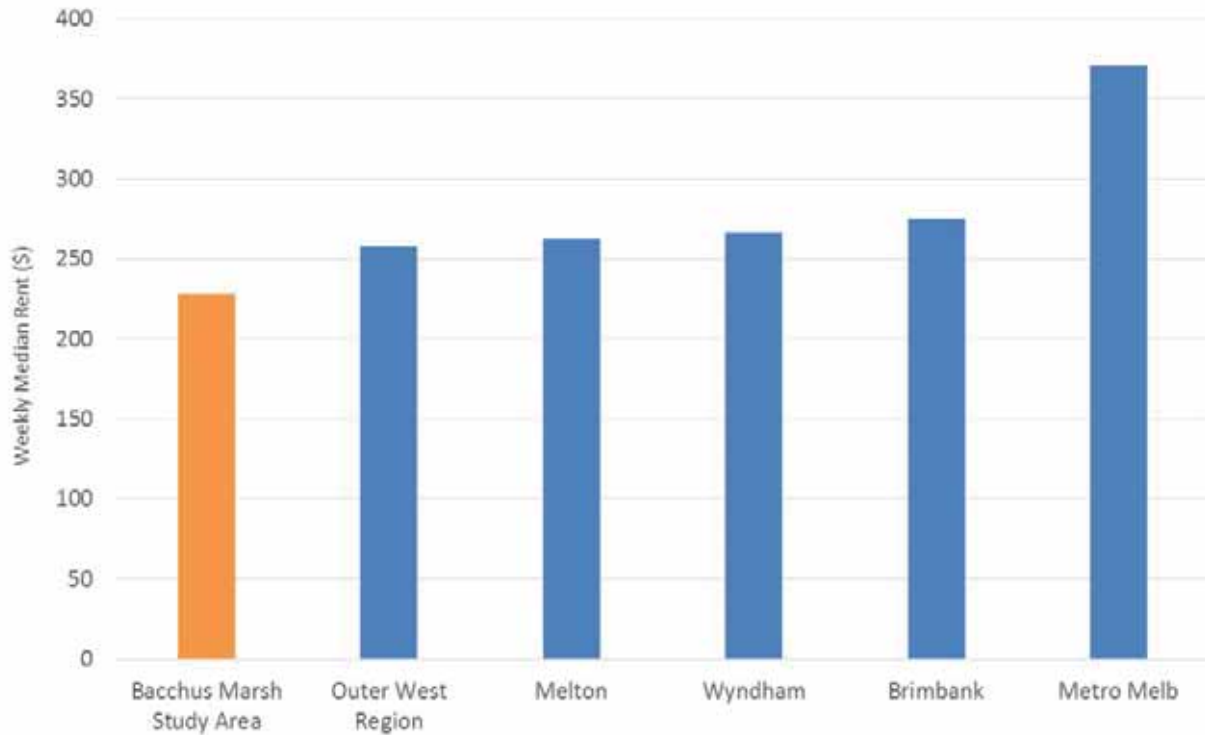
The median value of new residential leases within the Bacchus Marsh Study Area by the number of bedrooms and dwelling type as measured from 2006 to 2014 has increased consistently by around 4 to 5% per annum. In 2014, the rental values of a two bedroom flat and house are comparable.

Graphs 5.5 and 5.6 summarise the median rental value of new leases at 2014 for the Bacchus Marsh Study Area relative to the composite Outer Western Region municipalities and metropolitan Melbourne for both a two bedroom unit and a three bedroom separate house.

For a two bedroom unit, the median rental value in 2014 for the Bacchus Marsh Study Area is 12% less expensive than the median for the Outer West Region at \$228 per week compared to \$258. Melton, Wyndham and Brimbank have more expensive median weekly rent ranging from \$262 in Melton to \$275 per week in Brimbank. A two bedroom flat in the Study Area compared to metropolitan Melbourne is 38% less expensive.

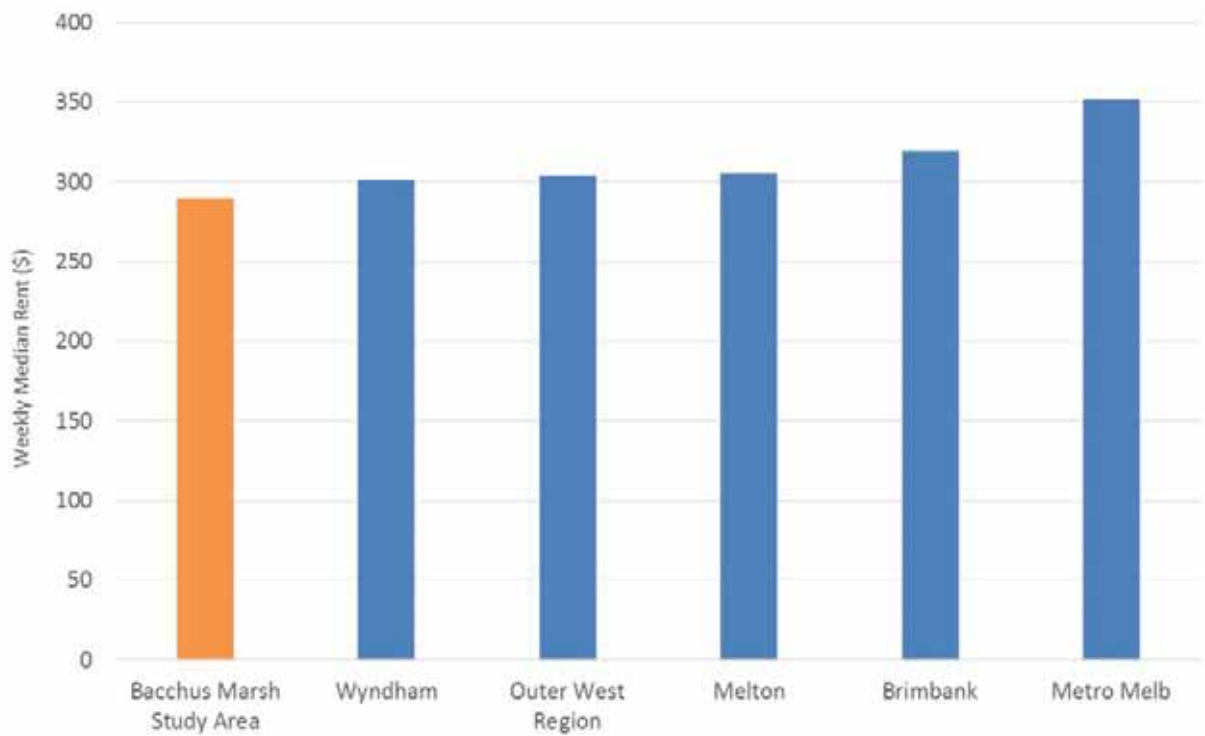


**Graph 5.5:** Median Weekly Rental Value (\$) of New Leases of 2 Bedroom Flats/Units/Apartments, 2014



Source: Department of Human Services.

**Graph 5.6:** Median Weekly Rental Value (\$) of New Leases of 3 Bedroom Houses, 2014



Source: Department of Human Services.



Whereas, a three bedroom house is 18% cheaper to rent in the Bacchus Marsh Study Area compared to the metropolitan median at \$352 per week rent. Rental values compared to the Outer West Region are comparable at \$290 and \$303 respectively.

#### 5.4 Residual Income or Budget Standard Housing Affordability (Housing Affordability Middle Income Earners)

The most commonly used approach to housing affordability is 30-40 rule. That is anyone on the 40th percentile income (4th decile) paying more than 30 per cent of their household income on rent or a mortgage, is said to be in 'housing stress'.

While this method is commonly used, there are significant limitations with its application to real-world situations and small-area data. In particular:

- there is a need to consider the different purchasing (or rental) power of households on different incomes, not just those at the 40th percentile;
- to consider the different living costs of different household types. This is sometimes referred to as residual income referring to the residual income, after housing costs and comparing that with calculated living-cost benchmarks; and
- it is also useful to consider the difference between renter and purchaser households as they have different housing costs, in particular insurance, local taxes (rates) and maintenance for home-buyers.

There are other, finer nuances to the affordability story, including rent assistance for low income pensioners, variations to income over time, variations to housing cost over time, variability of household size, and hence income required to maintain a living standard over time, non-income or hidden capacity to pay (e.g. sub-let renters) and differences in the asset to debt ratio for home purchases. All these factors play a part, but are difficult to obtain more than anecdotal or case-specific data on. Thus we will focus on including the three main points listed above in our affordability analysis.

In various publications<sup>9</sup> produced by Michael Stone from the University of Massachusetts and Terry Burke and Liss Ralston from Swinburne University, the Residual Income Approach to housing affordability is discussed and analysed. Among their findings is "the usefulness of the residual income method as a basis for more informed decision-making around affordability issues and for more detailed analysis of the implications." (AHURI Final Report No. 176, p5).

Taking this approach to housing affordability, Spatial Economics has followed the Burke et al method, looking at household budget standard for four household types. Current data on budget standards does not exist, therefore data we have used the Reserve Bank of Australia's (RBA) published figures inflated the data published to 2015 values. We have used the 'modest' budget standard as we believe it better reflects Australian lifestyle balance, whereas the 'low' budget standard, reflecting near poverty line living standards, is not what we aspire to. We have also inflated Census income to 2015 using the same RBA data.

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<sup>9</sup> *What is Housing Affordability? The Case for the Residual Income Approach*, Stone 2006

*The Residual Income Approach to Housing Affordability: The Theory and the Practice*, Stone, Burke, Ralston, 2011  
AHURI Final Report No. 176 *The residual income method: a new lens on housing affordability and market behaviour*  
Burke, Stone, Ralston, 2011

AHURI Research and Policy Bulletin 153: *What does the residual income method tell us about housing affordability in Australia?* Stone, Burke, Ralston, 2012



We have selected four key household types: Couple with no children, Couple with two Children, Single Parent with one Child and Lone Person Household. The budget standard data from 2010 is available for a wider range of household but we have matched these four categories<sup>10</sup>.

**Table 5.4** Weekly budget (\$) for non-housing essential by selected deciles (3rd to 6th) by household type, 2015.

	Couple with no Children	Couple with two Children	Single Parent with one Child	Lone person
<b>Modest budget</b>	680	1068	639	418
<b>Low Budget</b>	443	668	369	292

Source: SPRC Budget Standard, Burke et al, RBA, Spatial Economics modelling

Census income data is available for household type, so we have created income deciles for each of these household types. Of particular interest in housing affordability are households in the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> income deciles (middle income earners).

Table 5.4 shows the range of expenditure for the different households and for a low budget and a modest budget. The essential costs range from \$292 for a lone person on a low budget to \$1,068 for a couple with two children on a modest budget.

**Table 5.5** Weekly Incomes (\$) by selected deciles (4<sup>th</sup> to 6<sup>th</sup>) by household type, 2015.

	Couple with no Children	Couple with two Children	Single Parent with one Child	Lone person
<b>4<sup>th</sup> decile</b>	1,010	1,950	709	461
<b>5<sup>th</sup> decile</b>	1,201	1,986	794	567
<b>6<sup>th</sup> decile</b>	1,532	2,356	985	774

Source: ABS Census, RBA, Spatial Economics modelling

Table 5.5 is the estimated weekly income for these household groups for the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> decile. A couple with no children in the Bacchus Marsh has a range of \$1,010 to \$1,532 between the 4<sup>th</sup> and 6<sup>th</sup> decile income range. This compares to the incomes of lone person households of between \$461 and \$774 per week.

When we put these data together, we can calculate the percentage of residual income household would have for housing.<sup>11</sup> If household at these income deciles are paying higher than these thresholds, they may be said to be in housing stress. That is they would have to reduce their budget below this modest level in order to afford their housing.

<sup>10</sup> For Couple with no children and Lone Person households, the budget standard data distinguishes between under and over 65 year old household due to different taxation and benefits based on age (or retirement status). For this exercise we have used the under 65 year-old households.

<sup>11</sup> "...the residual income method calculates how much is left over for housing rents or mortgage *after* relevant expenditure items for different household types have been taken into account. If there is insufficient left for rents and mortgages after meeting this budget standard, a household has an affordability problem. The basis for formulating such a measure for Australia was enabled by the development of indicative budget standards by the Social Policy Research Centre (SPRC) at the University of New South Wales (Saunders et al. 1998). They established a low cost budget standard (LCBS) and a modest cost budget standard (MCBS); the former might be seen as a minimum level of consumption in contemporary Australia, while the latter allows for a comfortable but far from luxurious lifestyle." (AHURI Final Report No. 176, P1)



Using this data we have the weekly income that each household group for the 3 deciles can afford to commit to housing. This is shown in Table 5.6 and provides the basis of calculating the price at which each household type can afford to buy. This calculation is based on disposable income (after income tax is applied). The higher expenses incurred by the couple with children household is counter acted by the significantly higher incomes that this group earn in Bacchus Marsh. After modest expenses the Couple with Children household can afford to spend between \$837 and \$1,288 whereas a Lone Person household is only able to afford between \$43 and \$356.

**Table: 5.6** Residual income available for housing by household type, 2015

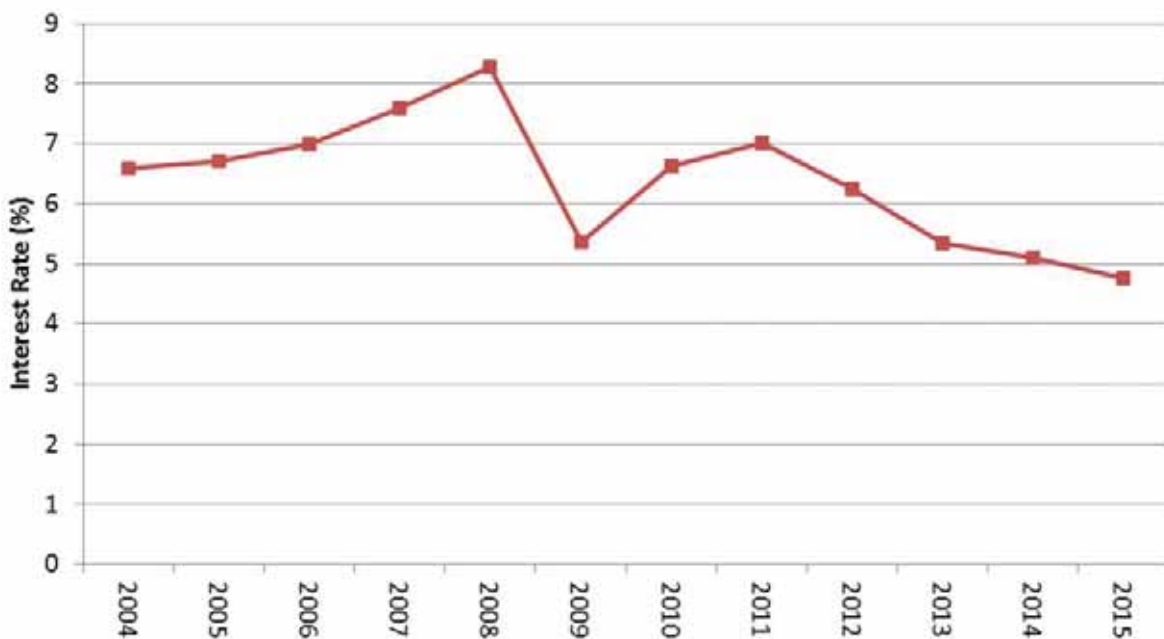
	Couple with no Children	Couple with two Children	Single Parent with one Child	Lone person
4th decile	330	837	70	43
5th decile	521	918	155	149
6th decile	852	1,288	346	356

Source: ABS Census, RBA, Spatial Economics modelling

Given this level of incomes we have calculated for the years 2004 – 2014, the amount each household for the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> deciles can afford to buy. We have used standard loan requirements of 10% deposit and 30 year loan repayment period. Over this period mortgage rates have varied so we have used annual averages of the standard mortgage rate as reported by the Reserve Bank of Australia. Banks build in a factor to allow for an increase in mortgage rates.

The movement in mortgage rates is shown in Graph 5.7. The rate averaged 6.6% in 2004 reaching 8.3% in 2008 before the sharp fall in interest rates due to the Great Financial Crisis. By 2009 mortgage rates on average for the year were 5.3%. After rising again through 2010 and 2011, interest rates have steadily fallen to around 4.75% in 2015.

**Graph 5.7** Average Yearly Mortgage Rates (%) 2004 – 2015



Source: RBA

Using these interest rates and the loan assumptions, the borrowing capacity and hence the amount each household group can spend on a dwelling. This is illustrated in Table 5.7 that show that Couples





with children in the 6<sup>th</sup> decile can afford to buy a dwelling up to the value of \$1,189,000 based on the weekly income and modest essential expenditure. This assumes that the household has a 10% deposit available to make the purchase. The price points vary greatly within each household group and across the three decile ranges.

**Table 5.7** Dwelling Affordability Price Point for each Household Type at 4th, 5th and 6th Decile - 2015

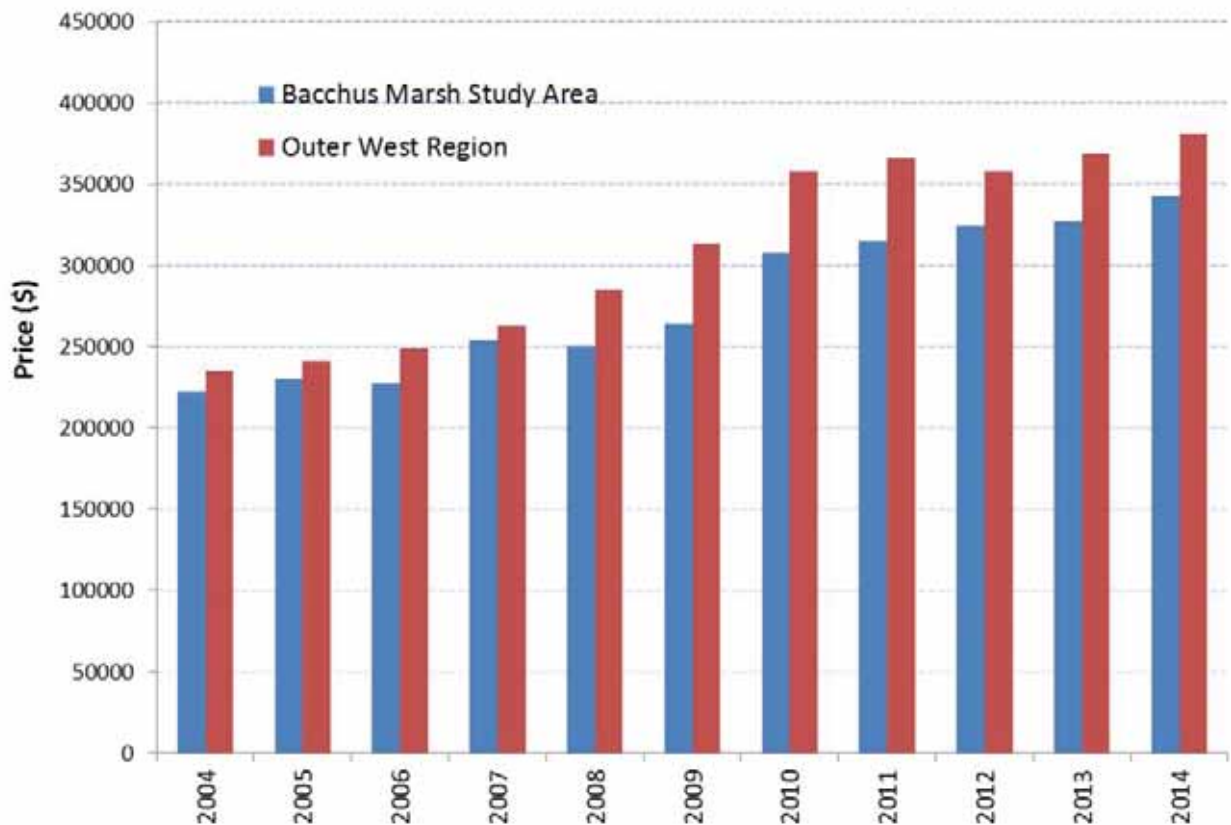
Decile	Couples No Children	Couples with Children	One Parent Family	Single
4th	\$211,400	\$386,100	\$25,600	\$39,500
5th	\$281,100	\$407,400	\$99,500	\$137,900
6th	\$503,700	\$623,500	\$228,500	\$328,600

Source: ABS, RBA Spatial Economics, Valuer General

These price points have been calculated for all the years from 2004 – 2014 using the deflated income series and applying the historical average of mortgage rates. Using this series of dwelling price points we can compare each year’s median price to calculate the ratio of the median that each group can afford. This calculation becomes an outcome from three factors; the level of income available for housing, the prevailing interest rate and dwelling prices.

The final part of the affordability calculation is housing prices. Using yearly sales data, the median price for housing is displayed in Graph 5.8

**Graph 5.8** Median Annual House Prices for Bacchus Marsh and Outer West Region



Source: Valuer General





There has been a steady growth in house prices in the Outer West Region up until 2010 where prices have flattened and only grew again in 2014. The median price in Bacchus Marsh is consistently below the median price for Outer West Region for the entire period.

Using the median house prices for Bacchus Marsh and the price points for each household group results in the proportion of the median price that each household group is able to afford for each year by the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> decile.

**Table 5.8** Proportion of the Median House Price that each Household Group is able to afford for the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> Deciles in 2014

Income Decile	Couples No Children	Couples with Children	One Parent Family	Single
4th	58%	107%	7%	11%
5th	78%	113%	27%	38%
6th	139%	172%	63%	91%

Source: ABS, RBA Spatial Economics, Valuer General

The results in Table 5.8 show the wide variability for the household groups and across the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> deciles. At the bottom end of the scale if you are from a single person household, the proportion of the median house price was 11% for a single person in the 4<sup>th</sup> income decile. Realistically, households in the 4<sup>th</sup> and 5<sup>th</sup> decile in the household groups One Parent Family and Single could not afford a house in Bacchus Marsh.

Couple households with children can afford the most houses and have the highest income in this comparison. This is because a large proportion of the families with children will have two incomes. In contrast the single households and couples with no children categories will comprise a higher proportion of households that are either retired or on welfare.

Bacchus Marsh's housing supply to a large extent of separate housing on substantial blocks. This type of housing is highly desirable to families and combined with the affordable level of housing in the area means that there is a self-selection process to the types of households that make up the households in Bacchus Marsh. The change in household composition and change in household preferences will affect the type of housing that is required in Bacchus Marsh.

Over time the affordability of housing in Bacchus Marsh varies. The main factor affecting this affordability has been the interest rate with changes in income and changes in house prices also having an effect on affordability over time. For example Table 5.9 shows the comparable affordability percentages for the period 2004-2014. There is considerable variation in the ability of certain households at different decile levels to afford a dwelling. For example for the Couples with no Children group at the 5<sup>th</sup> decile in 2014, they could afford 78% of the median price whereas in 2008 this cohort could only afford 58% of the median price. For One Parent families in the 6th decile, they could afford 91% of the median price in 2014 whereas this cohort could afford only 68% of the median price in Bacchus Marsh in 2008.



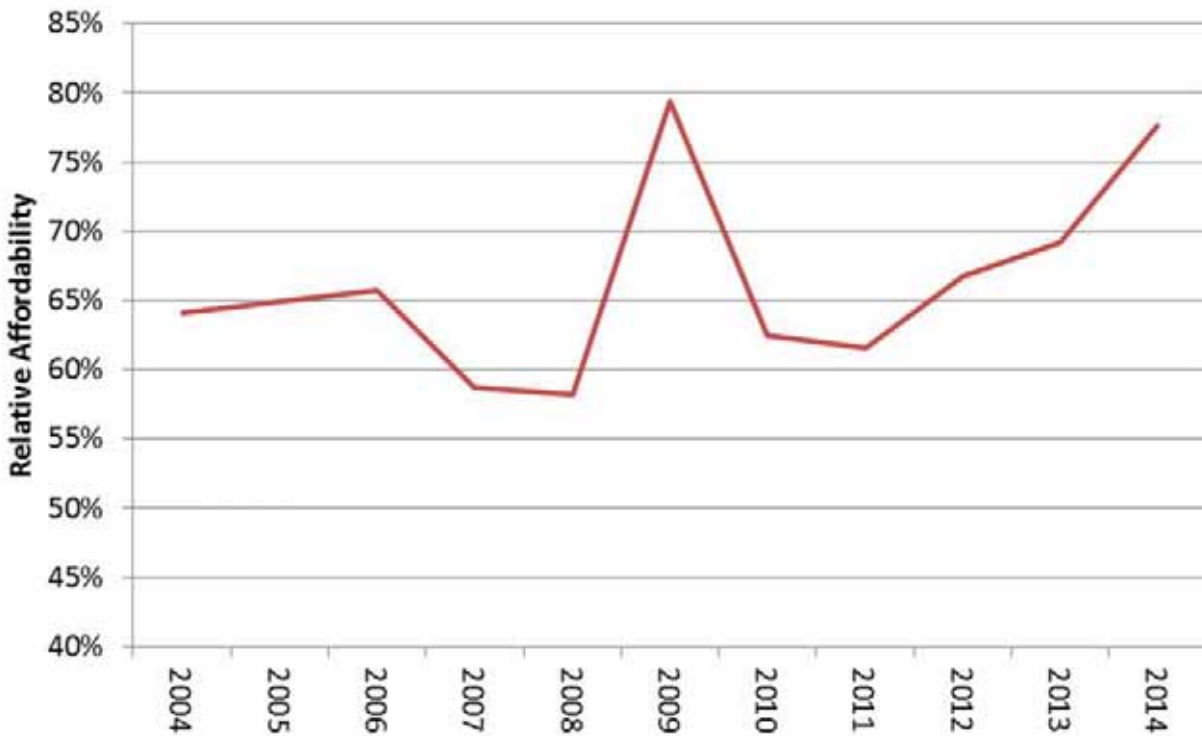
**Table 5.9** Percentage of Available Income as a Ratio to Median Price for 2004 - 2014

	Decile	Couples No Children	Couples with Children	One Parent Family	Single
2014	4th	58%	107%	7%	11%
	5th	78%	113%	27%	38%
	6th	139%	172%	63%	91%
2013	4th	52%	95%	6%	10%
	5th	69%	100%	24%	34%
	6th	124%	153%	56%	81%
2012	4th	50%	92%	6%	9%
	5th	67%	97%	24%	33%
	6th	120%	148%	54%	78%
2011	4th	46%	85%	6%	9%
	5th	62%	89%	22%	30%
	6th	110%	137%	50%	72%
2010	4th	47%	86%	6%	9%
	5th	63%	91%	22%	31%
	6th	112%	139%	51%	73%
2009	4th	60%	109%	7%	11%
	5th	79%	115%	28%	39%
	6th	142%	176%	65%	93%
2008	4th	44%	80%	5%	8%
	5th	58%	84%	21%	29%
	6th	104%	129%	47%	68%
2007	4th	46%	81%	5%	8%
	5th	64%	93%	23%	31%
	6th	105%	130%	48%	69%
2006	4th	49%	90%	6%	9%
	5th	66%	95%	23%	32%
	6th	118%	146%	53%	77%
2005	4th	49%	89%	6%	6%
	5th	65%	94%	23%	32%
	6th	105%	129%	47%	68%
2004	4th	48%	88%	6%	9%
	5th	64%	93%	23%	31%
	6th	115%	142%	52%	75%

Source: ABS, RBA Spatial Economics, Valuer General

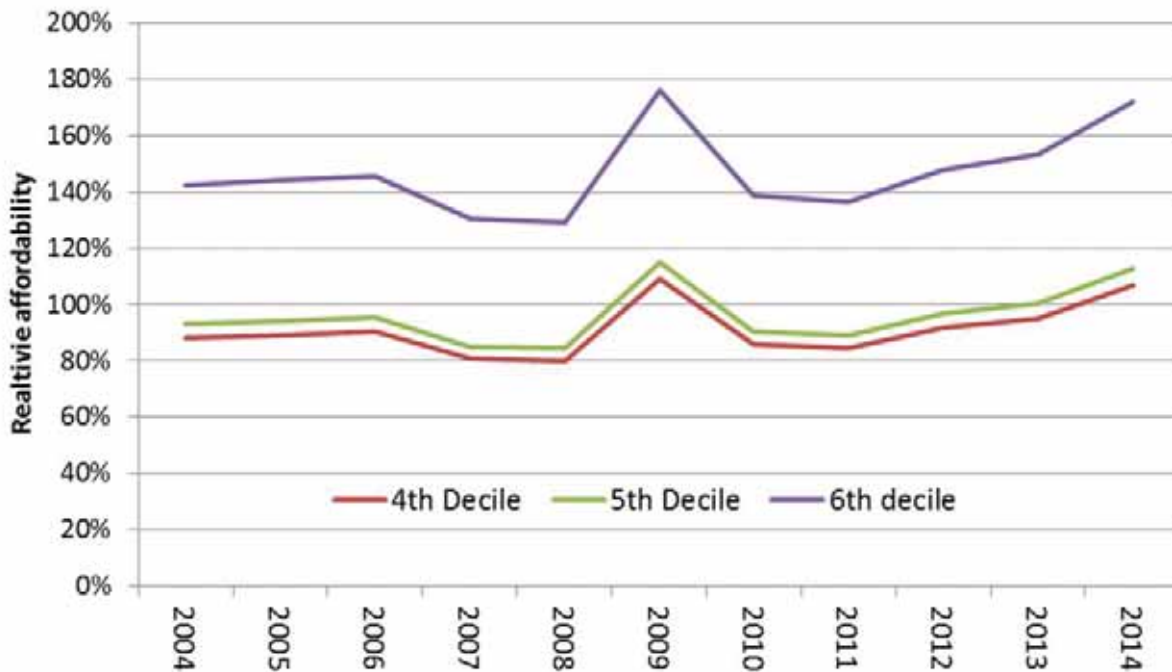


Graph 5.9 Couples No Children for the 5<sup>th</sup> Decile 2004 - 2014



Source: ABS, RBA Spatial Economics, Valuer General

Graph 5.10 Couples with Children, 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> Deciles 2004 - 2014



Source: ABS, RBA Spatial Economics, Valuer General

The variation in affordability for certain cohorts is high In Graph 5.9 the variability for Couples with no children in the 5th decile is quite significant as the factors affecting affordability change. The proportion



of the median house that this cohort could afford varies over time with the most affordable time occurring in 2009 and in 2014 due mainly to low interest rates.

This trend is again shown in Graph 5.10 which shows the trends over time for the three deciles for Couples with Children. There is significant variability over the different deciles with the variability increasing for the lower 4<sup>th</sup> decile.

### 5.5 Housing Affordability – Low Income Earners (Home Purchase)

The most widely accepted indicator of housing stress is the 30:40 rule. This is where a household is considered to be in financial housing stress if the household’s housing costs exceed 30% of their income and the household is in the bottom 40 per cent of household incomes. The 30:40 rule splits the population into two distinct groups: those households that earn above 40% of average household income and those that earn less than 40% of average household income. Under this measure those who are in the above 40% income group cannot be considered in housing stress no matter their individual situation. Conversely only those earning below 40% of average household income can be considered in housing stress.

Clearly there will be households in the upper income segment above 40% of average income that are in household stress, however this measure has been reviewed and critiqued extensively and given the individual nature of every household’s situation provides a reasonable guide to housing stress.

It should be recognised that the 30:40 rule is an aggregate measure and does not reflect individual choices/decisions and only measures financial stress. The 30:40 rule also provides a good indicator of relative stress across different geographic areas as the criteria is consistent for all areas. In this sense the 30:40 rule is reasonably accurate at highlighting areas where households are more stressed than others.

Table 5.10 lists the percentage of households in household stress for Bacchus Marsh Study Area, the suburbs of Bacchus Marsh, Darley and Maddingley as well as the LGAs of Wyndham, Moorabool, Melton and Brimbank.

**Table 5.10** Low Income Households in Mortgage Stress for Selected Areas, 2011

Housing Market/LGA	No. of HHs	% of HHs
<i>Bacchus Marsh</i>	228	8.7
<i>Darley</i>	363	13.7
<i>Maddingley</i>	110	12
<b>Bacchus Marsh Study Area</b>	<b>701</b>	<b>11.3</b>
Moorabool	1353	11.7
Wyndham	9115	15.4
Melton	6970	18
Brimbank	8041	12.3
<b>Outer West Region</b>	<b>25478</b>	<b>14.6</b>
<b>Metro Melbourne</b>	<b>179978</b>	<b>11</b>

Source: Australian Bureau of Statistics and Spatial Economics Pty Ltd

Melton has the highest level of housing stress with the Bacchus Marsh Study Area close to the Metropolitan Melbourne average of 11%. The Outer West Region has a high level of housing stress at 15% reflecting the high number of first home buyers. Darley has the highest level of housing stress of the three suburbs followed by Maddingley and Bacchus Marsh.



There are 701 households in mortgage stress in the Bacchus Marsh Study Area.

### 5.6 Housing Affordability – Low Income Earners (Rental)

Of the households renting a dwelling in the Bacchus Marsh Study Area 470 low income households are deemed to be in rental stress, representing 7.6% of total households.

The percentage of low income households in rental stress in Bacchus Marsh is similar to that for the Outer West Region and slightly below the average for metropolitan Melbourne.

**Table 5.11:** Low Income Households in Rental Stress for Selected Areas, 2011

Housing Market/LGA	No. of HHs	% of HHs
<i>Bacchus Marsh</i>	268	10.2
<i>Darley</i>	124	4.7
<i>Maddingley</i>	78	8.5
<b>Bacchus Marsh Study Area</b>	<b>470</b>	<b>7.6</b>
Moorabool	636	5.5
Wyndham	4913	8.3
Melton	2788	7.2
Brimbank	5753	8.8
<b>Outer West Region</b>	<b>14089</b>	<b>8.1</b>
<b>Metro Melbourne</b>	<b>158708</b>	<b>9.7</b>

Source: Australian Bureau of Statistics and Spatial Economics Pty Ltd

### 5.7 Stock of Affordable Rentals – (Low Income Households)

The following provides a summary of the affordability of rental housing for lower income households compared to municipalities in the Outer East Region and metropolitan Melbourne as a total.

The method used in this section measures the supply of affordable new lettings based on the Rental Tenancy Board data. The affordability benchmark used is that no more than 30% of gross income is spent on rent. Lower income households are defined as those receiving Centrelink incomes.

The table below summarises the Centrelink payments (excluding rent assistance) and indicative affordable rent levels by household. It assumes an appropriate dwelling type for each category of household.

**Table 5.12:** Rental affordability by indicative households on Centrelink incomes

Household type	Singles on Newstart	Single Parent with 1 child	Couple on Newstart with 2 children	Couple on Newstart with 4 children
Assumed property size	1 bdrm	2 bdrm	3 bdrm	4+ bdrm
Weekly income (net of RA)	\$246	\$510	\$724	\$933
Affordable weekly rent	\$135	\$225	\$290	\$365

Source: Department of Human Services



For a single parent with one child on Centrelink income, only 2.3% of new residential leases for two bedroom dwellings across Melbourne were affordable as at the March Quarter 2015 or 372 properties. For larger families, the supply of affordable three and four bedroom dwellings is better and reflects the predominance of this size of dwelling in outer suburban locations such as the Bacchus Marsh Study Area. A couple on Newstart with four dependent children could afford 31.5% of four bedroom new lettings in Melbourne in the March quarter 2015 down from almost 33.4% in the previous quarter.

In metropolitan Melbourne, the availability of affordable rental lettings varies between different types of households. Due to a limited supply of affordable one bedroom dwellings, low income single person households face the most difficulties in accessing affordable rental housing. Across Melbourne, just 0.3% of one bedroom dwellings let in the March quarter 2015 were affordable to low income singles (28 properties).

In the March quarter 2015, only 8.3% of all new lettings across Melbourne were affordable to lower income households. Over the five years from 2006 to 2011 the availability of affordable housing in metropolitan Melbourne declined markedly - from over 32% in mid-2006 to a low of 7.4% in the March quarter 2011.

Graph 5.11 summarises the proportion of new affordable lettings by number of bedrooms in the Bacchus Marsh Study Area. Measured from 2006, the proportion of total affordable new lettings has dramatically declined from a total of around 92%, to 69% in 2014. In 2011 and 2012, the level of affordable new rental leases was at its lowest at around 61% respectively. The proportion of new affordable rental leases has increased in 2013 and further increasing in 2014.

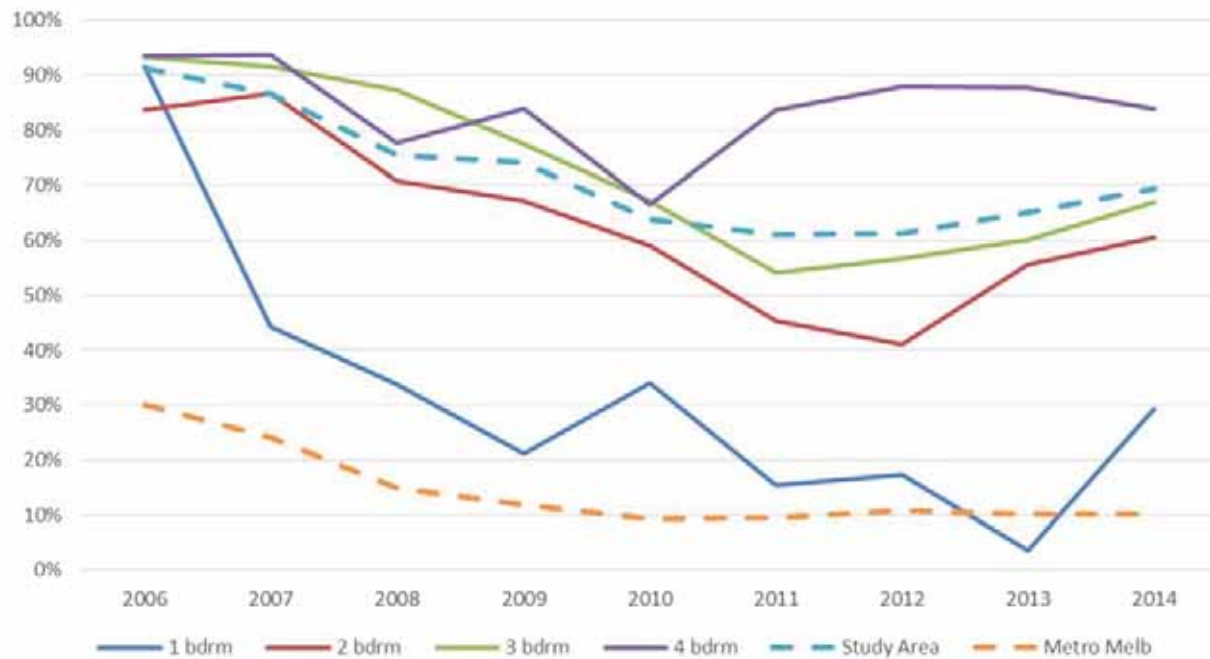
Relative to metropolitan Melbourne, the Bacchus Marsh Study Area has a significantly higher proportion of affordable new rental leases, as at the March quarter 2015, 8.3% of new leases were affordable for low income houses across metropolitan Melbourne compared to 65% in the Study Area. It is important to highlight that even though within the Study Area has a relatively high proportion of affordable new residential leases, this does not mean that the supply of affordable rental stock is meeting the demand, as illustrated previously by the number of low income rental households experiencing rental housing cost stress.

The number of new affordable rentals that became available in the Bacchus Marsh Study Area in 2014 (calendar year) is summarised below:

- 1 bedroom, total 7 lettings, 2 affordable – 29%;
- 2 bedroom, total 1,119 lettings, 61 affordable – 61%;
- 3 bedroom, total 1,121 lettings, 191 affordable – 67%; and
- 4 bedroom, total 268 lettings, 148 affordable – 84%.



**Graph 5.11:** Proportion of New Affordable Rental Dwellings by No. of Bedrooms, Bacchus Marsh Study Area



Source: Department of Human Services

Table 5.13 and 5.14 summarise the number and proportion of affordable rental lettings for the calendar year of 2014 for the Bacchus Marsh Study Area, composite Outer Western Region municipalities and metropolitan Melbourne. Relative to metropolitan Melbourne, the proportion of affordable new rental lettings is considerably more across all dwellings by number of bedrooms.

The Bacchus Marsh Study Area relative to the Outer West Region and composite municipalities has higher proportions of affordable rental dwelling stock.

**Table 5.13:** Number of Affordable New Lettings by LGA/Region, 2014

	1 bdrm	2 bdrm	3 bdrm	4 bdrm	Total
Bacchus Marsh Study Area	7	61	191	148	<b>407</b>
Wyndham	0	97	1,439	1,429	<b>2,965</b>
Melton	0	96	1,040	772	<b>1,908</b>
Brimbank	2	170	891	386	<b>1,449</b>
<b>Outer West Region</b>	9	424	3,561	2,735	<b>6,729</b>
<b>Metro Melbourne</b>	<b>106</b>	<b>1,665</b>	<b>8,454</b>	<b>6,175</b>	<b>16,400</b>

Source: Department of Human Services





**Table 5.14:** Proportion of Affordable New Lettings by LGA/Region, 2014

	<b>1 bdrm</b>	<b>2 bdrm</b>	<b>3 bdrm</b>	<b>4 bdrm</b>	<b>Total</b>
Bacchus Marsh Study Area	29%	61%	67%	84%	<b>60%</b>
Wyndham	0%	14%	50%	65%	<b>51%</b>
Melton	0%	27%	49%	66%	<b>52%</b>
Brimbank	1%	19%	31%	53%	<b>31%</b>
<b>Outer West Region</b>	8%	30%	50%	67%	<b>45%</b>
<b>Metro Melbourne</b>	<b>0%</b>	<b>3%</b>	<b>16%</b>	<b>33%</b>	<b>10%</b>

Source: Department of Human Services

### 5.8 Social and Special Needs Housing In Bacchus Marsh – An Overview

A component of this report focuses on housing needs that are expected to be met through the operation of the private market. The report uses the term 'effective demand' when presenting forecasts of the likely scale of additional housing, both sale and rental, that will need to be provided in the Study Area through the private market.

While the private housing market will account for the vast bulk of future housing provision in Bacchus Marsh there are, and in future will continue to be, some individuals and households who are unable to find housing they can afford in the private market. For these individuals and households the available housing options are limited and involve either accessing some form of social housing, moving out of Bacchus Marsh to a more affordable location or slipping into homelessness.

Preceding sections of the report outlined the extent of households experiencing significant problems with housing affordability in Bacchus Marsh. This section seeks to present an overview of the scale of the housing need in the Study Area that will not be met through the private market.

We emphasise that these findings are indicative – good data is hard to find especially in relation to homelessness. Even where data is available there are significant issues in interpreting its significance for Council's housing planning and policy making.

It is important to understand both the contribution of and limitations on social housing provision as it relates to Bacchus Marsh's future housing needs.

In terms of its contribution there is no doubt that, for those who struggle to continue to meet the cost of private housing (either purchase or rental), accessing social housing represents a preferable alternative. Social housing includes both 'public housing' provided directly by state government (DHHS) and housing provided at sub-market rentals by community housing associations. In addition there are specialist organisation (most often charities) providing for the housing needs of aged, disabled and other special needs groups who cannot access suitable housing through the private market.

Among Australian states and territories Victoria has the lowest percentage of its total housing stock provided as social housing. A 2013 analysis by Terry Burke of Swinburne University showed the percentage of social housing in Victoria at 3.4%. This compared to an Australian average of close to 5% (4.8%) and a comparable figure of 5.2% for NSW. The Victorian average, although the lowest in Australia, may tend to understate the extent of the problem faced by many low income households in accessing social housing in their local area as it hides significant variations from area to area across the state. In Bacchus Marsh at 2011 census social housing as a percentage of the total housing stock was 4.6%.





Up to the present time the bulk of social housing in the Study Area has been provided by the State Government through the Department of Health and Human Service (DHHS). DHHS has a total stock of approximately 65,000<sup>12</sup> dwellings across the state but only 218 are in Bacchus Marsh. A further 28 were managed by the community housing sector as at 2011<sup>13</sup>.

For the purposes of this report we have been unable to obtain any information from DHHS regarding the Department's future intentions in relation to the public housing stock in Bacchus Marsh. However, on the basis of the increasingly difficult financial position faced by public housing agencies not just in Victoria but across Australia, it would be wise to assume no significant future increase in the DHHS housing stock within the Study Area.

DHHS completed a major redevelopment of ageing 1960's public Housing in Bacchus Marsh at 44 Young Street. It was built for low income public housing residents aged over 55. The new accommodation was purpose built for older people with 1.5 bedroom apartments that include a flexi room to be used as a carer's temporary accommodation or storage area. The development maintains affordable housing for older people in Bacchus Marsh, so that local people can remain close to their community as they age.



New public housing at Young Street



The original Young Street housing

Over recent years a number of community housing providers have established a presence in Bacchus Marsh – including Community Housing Ltd, Community Equity Housing Ltd, Catholic Homes and Uniting Care (Ballarat). These entities provide social/community housing for low to moderate income earners. Child and Family Services (CAFS) has been in Bacchus Marsh since 1995, they offer a number of programs, however specifically in regard to housing offers transitional and crisis support services to young people, families, single parents and individuals, who are either homeless or are at risk of becoming homeless. Their program aims to assist people to achieve the maximum level of self-reliance and independence by:

- Assisting them to resolve crisis;
- Re-establishing family links where appropriate;

<sup>12</sup> Department of Human Services

<sup>13</sup> Australian Bureau of Statistics. 2011 Population and Housing Census.



- Improving their access to a range of social supports, education and employment opportunities; and
- Securing long term affordable housing.

CAS representatives highlighted that in Bacchus Marsh there is an extreme need for additional emergency accommodation for the region's homeless – demand being greater than they are able to provide. It was highlighted that anyone could experience homelessness. Factors which impact upon a person becoming homeless are: family violence, relationship breakdown, family conflict, housing affordability, loss of employment, gambling, financial issues, mental health issues, health issues, drug and alcohol dependencies. The "faces of homelessness can be a child, a single parent, an elderly person/couple, a person with a disability."

In the course of preparation of this report we spoke to both Community Equity Housing Ltd and Community Housing Ltd (as a community housing associations currently involved in Bacchus Marsh) and also the Community Housing Federation of Victoria (the peak organisation for the community housing sector in this state). On the basis of these discussions it is apparent that the involvement of the sector in meeting housing need in Bacchus Marsh had been somewhat 'opportunistic' rather than as part of a deliberate strategy. This primarily reflects the severe resource constraints faced by the community housing sector.

As a significant housing provider the community housing sector is relatively recent in Australia. As with public housing agencies, the community housing sector is facing demand much greater than its current capacity to grow its housing stock. Over recent years its growth to be a significant but still very much constrained housing supplier was enabled primarily by a combination of transfers of public housing stock by state governments together with funding for new social housing construction provided by the former Commonwealth Government under the National Rental Affordability Scheme and the Social Housing Initiative under the Nation Building program. These two programs funded the provision of nearly 4,600 additional social housing units in Victoria. Of these 2,432 are owned and managed by housing associations, 811 are owned by DHHS but managed by housing associations and 1,349 are both owned and managed by DHHS.

A condition of this Commonwealth funding was a requirement that the funded housing associations provide 25% of the construction cost of funded projects.

A by-product of this funding requirement has been that many community housing associations are now carrying significant debt that they will take years to pay down. As a result they are now expecting to go through what the Federation describes as a period of slow 'organic' growth (averaging perhaps 1% to at most 2% a year).

In this environment, and with housing associations facing a backlog of unmet demand across most areas of Victoria, the sector has little option but to take an opportunistic rather than strategic or targeted approach to the location of future expansion of its housing stocks. That is community housing associations are unlikely to set specific targets or commit to an ongoing program for investment in new housing stock in Bacchus Marsh or the sub-region. Instead they will respond to specific opportunities when and if they arise and any proposed new investment will need to at least break even financially from the associations point of view.

The only potential for change to this situation would arise if the State Government chose to transfer title to additional public housing stock to housing associations. Such a transfer could possibly enable the recipient associations to 'leverage' the value of the transferred properties in order to support additional capital investment in additional housing projects. The former State Government had



committed to transfer an additional 12,000 public housing units to the community housing sector (in the context of COAG having set a target of moving to 35% of total social housing stocks to be controlled by the community housing sector). The intentions of the current government in relation to such stock transfers are unknown.

In this context the Moorabool Shire will need to actively promote and facilitate local development by the community housing sector if it wishes to see an increase in social housing provision in the local area, as part of its revised Housing Strategy. This could, for instance, involve following the example of a number of inner city Councils in making council land available at a discounted price as sites for community housing projects (in some instances this has involved transferring surplus land holdings or even making available rights for development over council car parks). It could also involve Council committing to an accelerated approval process for community housing projects and lobbying the State Government in relation to the importance of encouraging the continuing growth of the community housing sector.

### **Cultural and linguistic diversity (CALD)**

Cultural and linguistic diversity (CALD) is a very broad concept and encompasses the differences that exist between people, such as language, dress, traditions, food, societal structures, art and religion. Recently arrived CALD/refugee families need special support due to poor language proficiency, unique housing needs of large families and difficulties understanding the requirements of the housing market.

Among the housing-related concerns identified by a literature review include:

- the challenges newly arrived refugees have in finding housing, with a lack of rental history in Australia and language barriers being significant obstacles when competing for a limited number of affordable rental properties;
- the financial burden of the high cost of housing on people on low incomes;
- the importance of support and advice to newly-arrived refugees who have a limited understanding of rental processes or their rights as tenants or the expectations of landlords; and
- the additional challenges faced by larger families.

In the Study Area, according to the 2011 Census, 17% of the total population was born overseas. This compares with 33% of the total population born overseas across metropolitan Melbourne. In 2011, 5% of people in the Study Area, came from countries where English was not their first language. The main non-English speaking countries of origin include Italy, Malta and India. The migrants have come through both the skilled migration and humanitarian streams.

The Study Area has recently experienced growth in Indian and Chinese settlers through family or skills based migration streams.

### **Aged Persons**

The population in the Study Area is becoming older and this trend will continue in the future. Although older residents in Bacchus Marsh are currently more likely to own their own homes than any other age group, the proportion of older people who are renting or still paying off a mortgage is rising and this trend is likely to continue and be exacerbated in the future. Within the Study Area, it is projected from 2016 to 2041 there will be a 157% increase (an additional 2,633 persons) aged over 70.

Housing is essential to safety and wellbeing. A secure home is a source of personal confidence and financial security. The World Health Organization (WHO) reinforced the impact of appropriate housing



and access to community and social services on people's quality of life and level of independence<sup>14</sup>. Older people strongly value housing and support that allows them to age comfortably and safely within a community where they feel a sense of belonging. The demand for seniors housing is expected to increase significantly in line with the ageing of the population over the coming decades. Broad changes to the housing situations of older people and the household structures in which they live have significant implications for successful ageing. To ensure the wellbeing of older Australians, policy and planning for age friendly housing needs to consider the design, demand, affordability, supply and location of housing solutions for this age group.

The demand for new housing specifically targeting older Australians is not only being driven by the ageing of the population, but also by the age/amenity/condition of many of the existing housing options. Old stock is not just problematic because it requires maintenance, but also because it fails to meet the design standards and lifestyle expectations for older Australians today, let alone into the future.

There is a common perception that older Australians remaining in large family homes as 'empty nesters' are distorting the dwelling market. However, research has found that many retired couples make good use of the space in their home for leisure and productive activities.

'Ageing in place' means being able to continue to live independently in the community but not necessarily in the family home. It can also mean in a downsized home, rented home (whether public or privately rented) or in alternative accommodation such as a caravan park or boarding house. The desire to 'stay put' can depend more upon attachment to location rather than emotional attachment to the family home.<sup>15</sup>

For ageing in place to be successful, it must build link to relevant community care, specialist equipment, support and health care infrastructure and services.

### **Future demand for social housing and related services**

As part of this project we were asked to address not just housing needs provided through the normal market mechanisms but also the need for social and special needs housing. These paragraphs seek to briefly address the way in which Council might approach addressing such specialised housing needs in its revised housing strategy.

There is little point in seeking to forecast social and specialist housing needs using a demographic/household formation methodology of the type set out in the preceding sections. The provision of and access to social and special needs housing is effectively supply not demand limited – that is the demand for much housing is far in excess of the supply and the key determinant of the quantum of such housing developed is not demand but the level of funding available to providers to construct additional housing.

While this is the case Australia wide it is especially so in Victoria given that (as pointed out earlier in this report) this state has the lowest percentage (3.4%) of social housing of all Australian states and territories.

For example across Victoria DHHS manages a total stock of approximately 65,000 properties. This compares with a public housing waiting list of 35,000 households of whom approximately 10,000 are in the highest priority category. It was identified through peak social housing body providers that, for those who do not meet the eligibility criteria to go on the priority waiting list there is in effect an

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<sup>14</sup> WHO Library Cataloguing-in-Publication Data Global age-friendly cities: A guide, 2007.

<sup>15</sup> Associate Professor Diana Olsberg PhD FAICD University of New South Wales



indefinite waiting period. Similarly some community housing associations have experienced demand that is so far in excess of their capacity to provide additional housing that they have closed their waiting lists. It is understood that DHHS public housing waiting list time estimates are not published or publicly available for Bacchus Marsh and or the western region of Melbourne.

A similar situation exists in relationship to services to the most housing disadvantaged group in the community – the homeless. In Bacchus Marsh, Child and Family Services (CAFS) is the key provider of homelessness services. As with the community housing agencies it is experiencing growing financial pressures on its ability to provide services and has been forced to prioritise the groups it can assist in such a way that some categories of homeless persons are not able to be assisted.

In this context producing demand projections based upon forecasts of demographic and socio-economic factors is pointless. Indeed it could be argued that it may even be counterproductive in that it may lead to a conclusion that the gap between demand and supply is so great as to be unbridgeable.

Instead we suggest that for the purposes of its revised housing strategy Council should consider adopting a goal of advocating for and working towards a target of having social housing comprise a designated percentage of the total housing stock within the Study Area. For example to at least reach the national average (approximately 5%) in terms of social housing as a percentage of total housing stock.

#### **Key Issues**

The Bacchus Marsh Study Area is now part of the Melbourne metropolitan area and has become closely connected to the western growth areas of Melbourne. Hence Bacchus Marsh can now be considered to be part of the Outer West Region comprising Wyndham, Brimbank, Melton and Moorabool. In particular, Bacchus Marsh is closely connected to Melton and the price movements and land supply that occur in Melton closely affect Bacchus Marsh.

House prices have consistently remained 5-10% less than in the growth areas of Wyndham and Melton. Land prices are essentially the same in Bacchus Marsh as Melton however the median lot size is considerably larger in Bacchus Marsh than Melton. In Bacchus Marsh the recent median lot constructed is 686 sqm compared to 437 sqm in Melton. Per square metre for land, this equates to \$220 per sqm for land in Bacchus Marsh compared to \$340 per sqm in Melton. For the same price in Bacchus Marsh the buyer is purchasing 50% more land. The difference between Melton and Bacchus Marsh is of quality rather than price. Consumers are prepared to pay similar prices for land as in Melton but expect more bang for their buck.

For middle income families (Couples with children) there is a reasonable ability to purchase a home. However for other family types on middle incomes there is less ability to purchase a home. An increase in the availability of units within the established area will help these households purchase a home.

Housing stress in growth areas is relatively high – compared to metropolitan Melbourne – as first home buyers commit heavily to purchasing their first house. The housing stress rate in Bacchus Marsh is less than the growth areas but this may rise due to the compositional change in buyers.

Although there is a relatively high proportion of new leases that are affordable low income earners in the area, this does not mean that demand is being met as illustrated by the high proportion of low-income earners facing rental stress.

Among Australian states and territories Victoria has the lowest percentage of its total housing stock provided as social housing. A 2013 analysis by Terry Burke of Swinburne University showed the percentage of social housing in Victoria at 3.4%. This compared to an Australian average of close to





5%. While the private housing market will account for the vast bulk of future housing provision in Bacchus Marsh there are, and in future will continue to be, some individuals and households who are unable to find housing they can afford in the private market.

In this context the Moorabool Shire will need to actively promote and facilitate local development by the community housing sector if it wishes to see an increase in social housing provision in the local area, as part of its revised Housing Strategy. This could, for instance, involve following the example of a number of inner city Councils in making council land available at a discounted price as sites for community housing projects (in some instances this has involved transferring surplus land holdings or even making available rights for development over council car parks). It could also involve Council committing to an accelerated approval process for community housing projects and lobbying the State Government in relation to the importance of encouraging the continuing growth of the community housing sector.

The provision of and access to social and special needs housing is effectively supply not demand limited. Social housing supply in the Study Area had been somewhat 'opportunistic' rather than as part of a deliberate strategy. This primarily reflects the severe resource constraints faced by the public and community housing sectors.

Spatial Economics suggest that for the purposes of its revised housing strategy Council may wish to consider adopting a goal of advocating for and working towards a target of having social housing comprise a designated percentage of the total housing stock within Bacchus Marsh. For example to at least reach the national average (approximately 5%) in terms of social housing as a percentage of total housing stock.

Council's ability to directly influence achievement of this goal is limited. However there are actions it can undertake to advance achievement of the goal. For example it could:

- explicitly recognise the critical role of the social and special needs housing sectors in its housing strategy;
- advocate to the State and Commonwealth Governments in relation to the importance of social and special needs housing and the need to increase funding to service providers;
- follow the example set by some inner city councils and look at opportunities to use Council land holdings to facilitate the construction of additional social and special needs housing. This might involve the sale of surplus sites to community housing associations or other service providers at less than market prices, or more novel options such as making available 'air rights' above council car parks etc, where this would make it viable for providers to construct additional social or special needs housing;
- commit to facilitating community consultation on and planning approvals for social or special needs housing projects;
- consider the use of techniques such as 'inclusionary zoning' to encourage the inclusion of a component of social or special needs housing when the rezoning of significant sites is expected to result in a substantial uplift in land values; and
- consider options to assist providers of services to the homeless meet escalating costs (such as through considering the provision of Council owned or supported premises to assist the provision of such services) and work with the service providers to facilitate meeting the critical day to day needs of local homeless people.

Finally and very importantly Council could, through its revised housing strategy, seek to reduce the ongoing demand pressures on the social housing sector by ensuring that its planning policies do not



unnecessarily limit the scope for provision of lower cost options (such as studio apartments) through the private housing market.

## 6.0 URBAN FORM

### Key Findings

The urban footprint of the Bacchus Marsh Study Area has greatly expanded over-time. From a small regional town occupying 47 hectares in 1940, it now covers 885 hectares and growing at an increasing rate.

The Bacchus Marsh Study Area is fulfilling two main roles. Its traditional role is the centre of a thriving market garden area and recently as a dormitory suburb servicing metropolitan Melbourne. Bacchus Marsh is now part of metropolitan Melbourne and functions within the Outer West Growth Region comprising Moorabool, Melton, Wyndham and Brimbank.

There are approximately 6,840 dwellings within the Bacchus Marsh Study Area as at September 2015. Median dwelling density is 763 sqm compared to 568 sqm in Melton and 546 sqm in Wyndham. Most dwellings (77%) are situated on lots sized over 600 sqm.

Separate houses dominate Bacchus Marsh with 92% of the growth in dwellings in recent years being separate house.

Of the 6,840 residential dwellings within the Study Area, the majority (58%) are suburban density dwellings i.e. a separate house with a density ranging from 500 to 1,000 sqm. Low density suburban represents 22% of the dwelling stock i.e. separate houses on land zoned GRZ, RGZ, NRZ with densities of greater than 1,000sqm. Of the higher density dwelling stock i.e. flats, units, apartments and separate houses on lots sized less than 500 sqm – represents 18% of all dwellings.

This section discusses the urban form of the Bacchus Marsh Study Area. This includes an analysis of the urban footprint which follows the growth and development of Bacchus Marsh over time. A detailed assessment of each lot was undertaken to determine dwelling densities. Housing typologies were broken into 6 categories across the Study Area and mapped and analysed.

### 6.1 Urban Footprint

Detailed analysis of all existing urban uses on a lot by lot basis has been undertaken to establish the urban footprint overtime within the Bacchus Marsh Study Area, dating pre 1940 to September 2015. All urban uses have been identified, ranging from schools, parks, industrial, commercial, residential and public uses that have a significant element of built form. The analysis measures only the allotments and therefore excludes any roads, footpaths and easements. It is also highlighted and acknowledged that previous uses replaced with a more recent use, the most recent development date is recorded. The analysis excludes farms, golf courses, quarries, roads, caravan parks, easements and uses that are predominantly land based as opposed to capital.

Results from the analysis allow the visualisation of the urban footprint over time, associated land consumption, development patterns and physical urban structure of Bacchus Marsh (Study Area).

Map 6.1 below illustrates the urban footprint for the Bacchus Marsh Study Area over time.

The Bacchus Marsh Study Area covers the urban centre of Bacchus Marsh, which is comprised of three major localities and distinct urban areas. Namely, Bacchus Marsh (suburb) where its core commercial area is centred along Main Street between Bennett Street to the north, Grant Street/Gisborne Road to the west, Young/Lord Streets to the east and Waddell/Simpson Streets to the south. Darley, north of



the suburb of Bacchus Marsh which is separated by the Western Freeway and Maddingley which is south of the Bacchus Marsh suburb and south of the Werribee River – it is also the location of the Bacchus Marsh railway station.

Bacchus Marsh, was and still is a market garden area, producing a large amount of the region's fruit and vegetables. An irrigation scheme laid the basis for dairying, market gardening and orchards. In recent decades it has transformed into the main commuter town on the Melbourne-Ballarat corridor due to its relative level of affordable housing. The Bacchus Marsh township was bypassed in 1972, and effectively splits the urban form of the Study Area, separating Darley to the north of the original township. The Maddingley brown coal open-cut mine (1932) is two kilometres south of the railway station and the sand quarry mines is located six kilometres north of the township.

Economic functions such as the coal and sand quarries, the irrigation district – environmental conservation areas such as the Werribee Gorge State Park, Lerderderg State Park, Long Forest Conservation Reserve – transport infrastructure such as rail, Western Freeway and geographical features such as the Pentland Hills, all have a major influence on the geographic spread of the historic, existing and future urban form.

Pre 1940, Bacchus Marsh (Study Area) was largely focussed in and around the existing commercial district of the Bacchus Marsh suburb i.e. south of the existing Western Freeway and north of the Werribee River. Bacchus Marsh and the surrounding suburbs currently occupy 885 hectares. In contrast the original town prior to 1940 only occupied 47 hectares or 5% of the current urban footprint.

The map and graph below illustrates the urban footprint over time for the Study Area. By 1960 the urban footprint had increased to 68 hectares (or 7% of the current urban footprint). From 1960, the Bacchus Marsh Study Area started to expand at a greater rate. In the period 1960 to 1980 the urban footprint of the Study Area increased by 87 hectares more than doubling the size of the town. By this stage the town covered 155 hectares and by 1990 the urban footprint had nearly doubled again to 296 hectares. This trend has continued to recent times with the last five years resulting in the addition of 290 hectares meaning that the urban area of the Bacchus Marsh Study Area has increased by over 40% in the last five years.

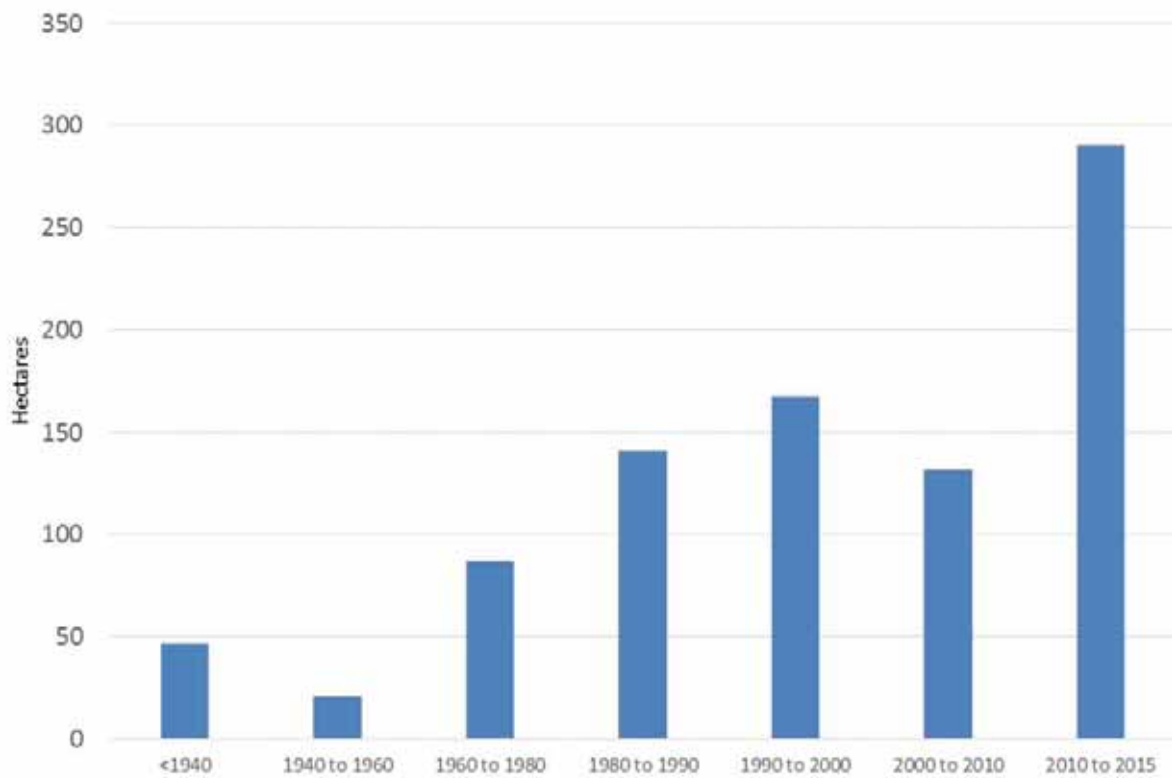
This is a dramatic change for once what was a small regional town. Bacchus Marsh is now officially part of the Melbourne metropolitan area and is now functioning both as a regional centre and a residential growth area (in terms of broadhectare land supply). The Bacchus Marsh Study Area can now be considered as part of the Outer West Regional Area which consists of the municipalities of Moorabool, Brimbank, Wyndham and Melton.

This rapid expansion has had the effect of creating a trichotomy within the Study Area. It is still an important agricultural centre and services the surrounding farmland/orchards/market gardens, a regional centre within the Central Highlands providing regional retail, commercial, health and education services, but is now also an important source of broadhectare residential land supply and is increasingly functioning as a dormitory suburb for metropolitan Melbourne. This leads to the multiple roles that the Study Area is fulfilling.





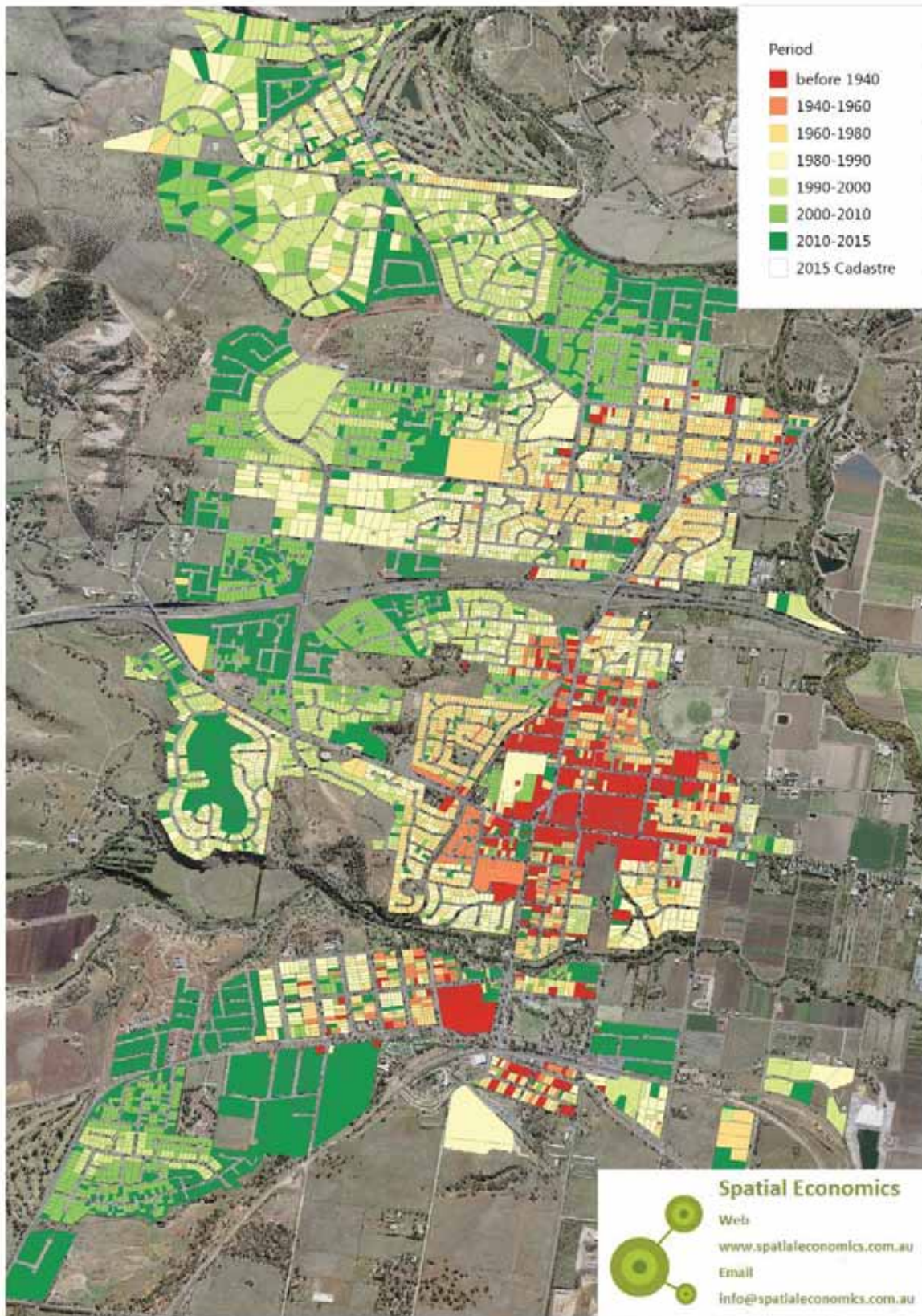
**Graph 6.1:** Net Change in Area (hectares) of the Urban Footprint Over-Time, Bacchus Marsh Study Area



Source: Spatial Economics Pty Ltd



Map 6.1: Urban Footprint – Bacchus Marsh Study Area



In particular, given the small size of the older/established area of the Study Area, there are competing uses for this limited area, this completion will be exacerbated with projected future population growth. There will be an overarching need for jobs, in particular higher order white collar jobs within the old commercial area as well as increased demand for retail and local service requirements as Bacchus Marsh continues to grow strongly as well as a higher demand for medium/high density housing. As well as these roles, the older/established centre will be expected to continue to fulfil its community based role and also to service the surrounding market gardens and farm districts.

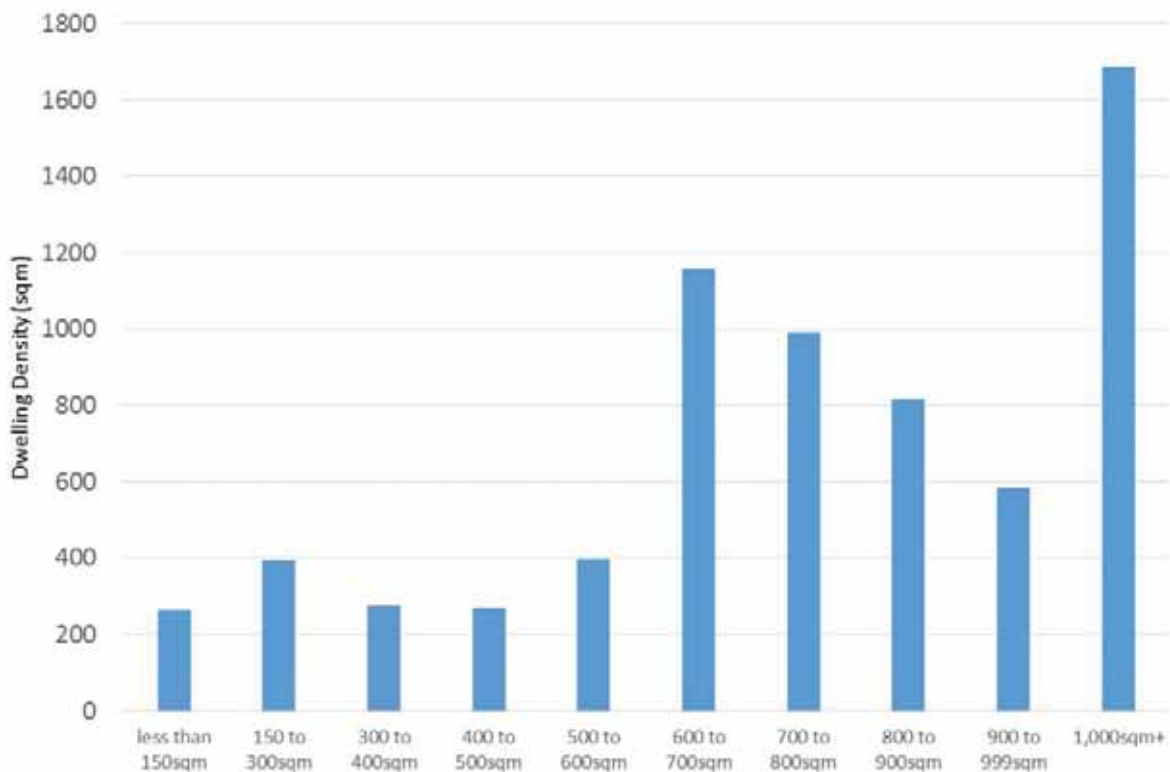
With only a relatively small older established urban area, the 'competition' for this space will require careful and detailed land use planning solutions to accommodate the differing roles and functions within the existing urban area and future planned undeveloped urban areas.

### 6.2 Housing Density

A detailed assessment has been undertaken to determine the existing residential dwelling densities of all dwelling stock within the Study Area as at September 2015. The measurement is actual density, not a measure of lot size. For example, three dwellings located on one lot is measured by allocating the specific lot size for that dwelling and an equal share of the driveways or shared space is allocated to each dwelling – therefore proving an accurate measure of residential dwelling densities.

The graph and map below illustrate the current residential dwelling densities as at September 2015 across the Study Area

**Graph 6.2:** Dwelling Density Size Distribution – Bacchus Marsh Study Area, September 2015

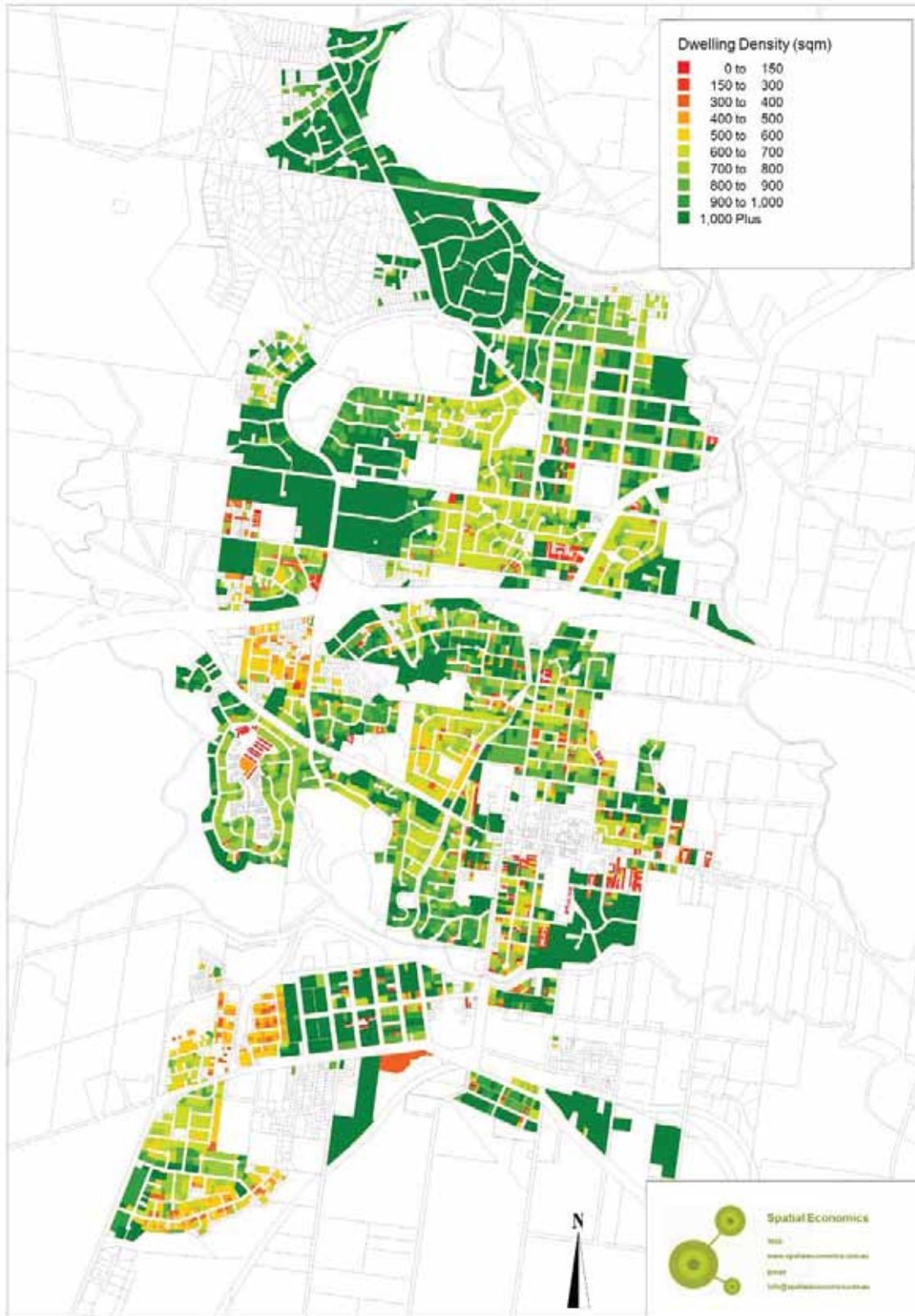


Source: Spatial Economics Pty Ltd





Map 6.2: Existing Residential Dwelling Density, September 2015



As at September 2015, it is estimated that there were approximately 6,840 residential dwellings within the Bacchus Marsh Study Area. The median residential dwelling density was 763 sqm, this compares to Melton at 588 sqm, Wyndham at 546 sqm and Brimbank at 571 sqm.

Across the Bacchus Marsh Study Area there is a wide range of residential dwelling densities, however, there is a concentration of lower density dwellings, 77% of the existing dwelling stock is sized over 600 sqm. Whereas, 10% or 660 dwellings have densities of 300 sqm or less. The relatively low density of the existing dwelling stock does represent current and future opportunities for infill housing redevelopment. However, it is recognised that the value of existing dwellings and the development feasibility relative to the cost/value of broadhectare lot supply will influence the timing and yield of such opportunities.

### 6.3 Housing Typologies

Further analysis was undertaken to determine the existing housing types across the Bacchus Marsh Study Area as at September 2015. The dwelling typologies are defined as:

- Medium density dwellings (including flats, villas, apartments and separate houses) where the individual dwelling density is less than 300 sqm;
- Compact suburban dwellings includes separate houses where the individual dwelling density is between 300 sqm to 500 sqm;
- Suburban dwellings includes separate houses where the individual dwelling density is between 500 sqm to 1,000 sqm;
- Low density (suburban) includes separate houses on normal residential zoning where the individual dwelling density is greater than 1,000sqm
- Rural residential, includes all dwellings located on land that is zoned Low Density Residential (LDRZ) or Rural Living (RLZ); and
- Farm – dwellings located on land zoned farm (FZ).

Between 2001 and 2011, separate houses increased by 1,350 at an average annual rate of 2.7% per annum. Separate houses dominate Bacchus Marsh, accounting for 92% of the growth in dwellings between 2001 and 2011 and this type of dwellings represent 92% of the housing stock in the Bacchus Marsh Study Area, steady since 2001.

Townhouses and apartment type dwellings make up only a small proportion of housing in Bacchus Marsh and grew by just 110 dwellings over the 10 years from 2001 to 2011, but at about the same rate as separate houses (2.6% per annum).

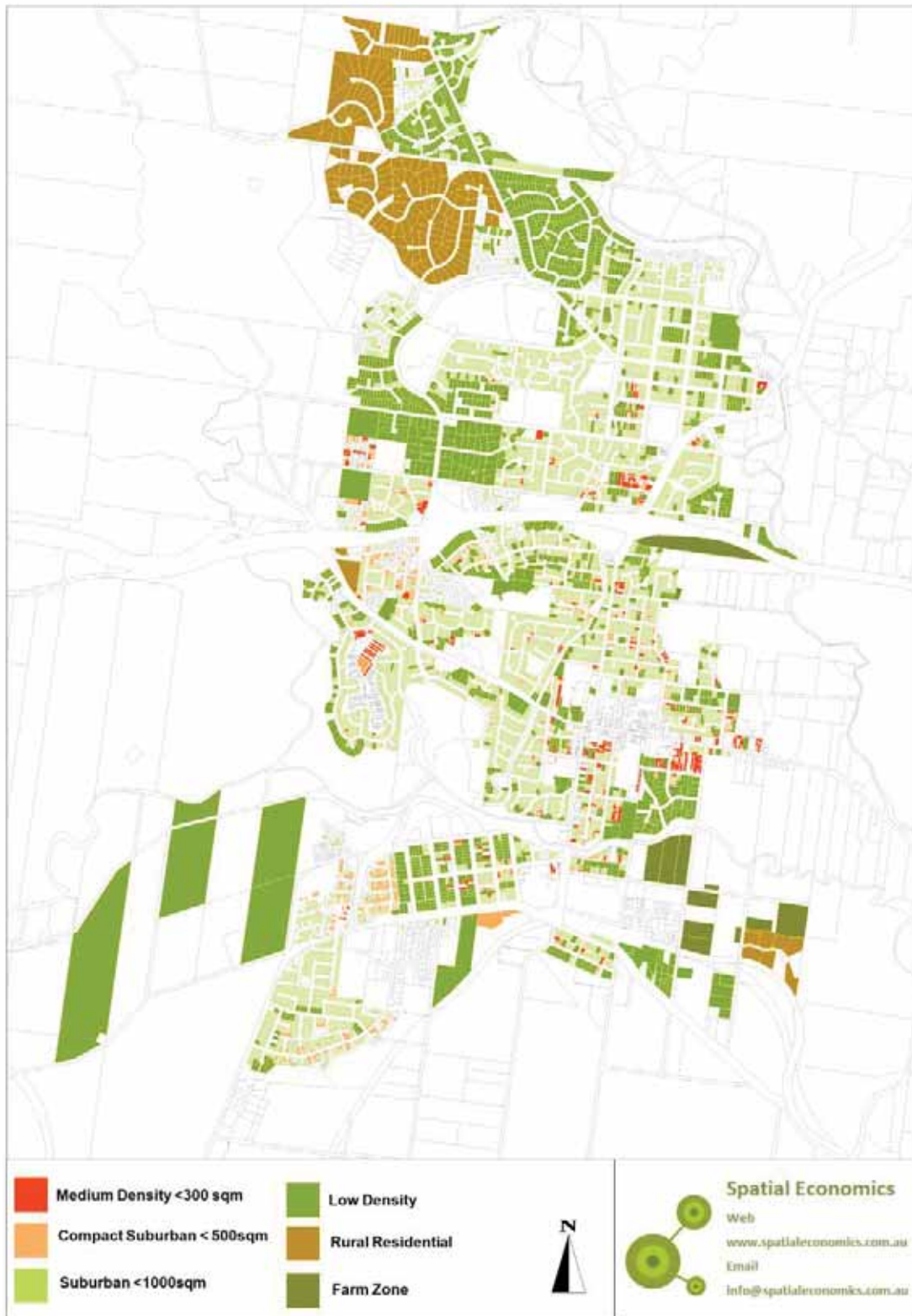
Combined with the large numbers of family households (existing and projected) and the relatively affordable land, separate houses are likely to remain the dominant dwelling type for some time to come. The graph and map below illustrate the distribution of dwelling typologies as at September 2015 across the Bacchus Marsh Study Area.

Of the 6,840 residential dwellings within the Study Area, the majority (58%) are suburban density dwellings i.e. a separate house with a density ranging from 500 to 1,000 sqm. Low density suburban represents 22% of the dwelling stock i.e. separate houses on land zoned GRZ, RGZ, NRZ with densities of greater than 1,000sqm. Of the higher density dwelling stock i.e. flats, units, apartments and separate houses on lots sized less than 500 sqm – represents 18% of all dwellings.

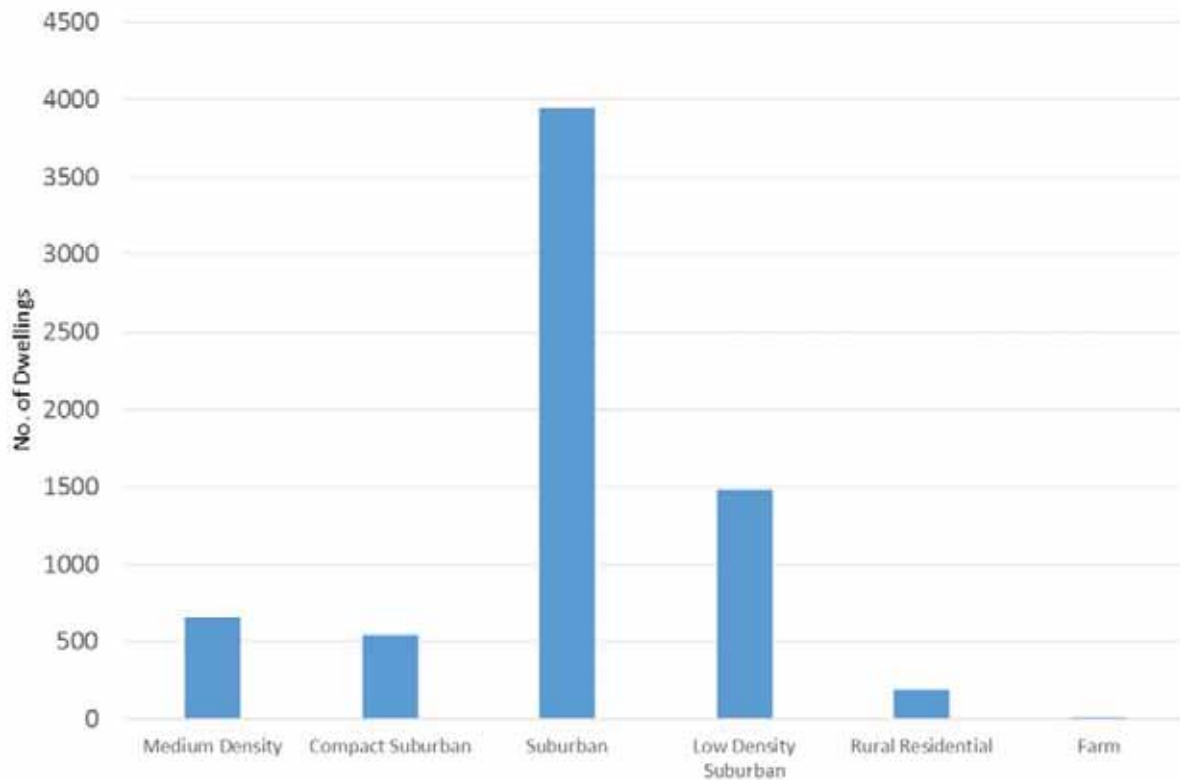
There are 204 dwellings located on land zoned Low Density Residential (LDRZ) and Farm (FZ) within the Study Area.



Map 6.3: Existing Residential Dwelling Typologies, September 2015



**Graph 6.3:** Residential Dwelling Typologies, Bacchus Marsh Study Area, September 2015



Source: Spatial Economics Pty Ltd

### Key Issues

The Bacchus Marsh Study Area has competing roles to fulfil as regional centre within the Central Highlands; servicing its' district (agriculture industry and local communities/settlements) and as a dormitory suburb for Melbourne. The Bacchus Marsh Study Area is emerging as a key regional service hub, particularly in terms of retail, education, health and services). This means that there are many competing land use requirements for the existing established urban area – medium/higher density housing, jobs, community facilities and commercial - for a relatively small established core commercial area and surrounding catchment.

The dual role of the Bacchus Marsh Study Area Age is reflected (outlined previously) by two key demographic trends 1) ageing population; and 2) growing number of families with children. This presents two differing demands for specific housing policy responses.

The majority of the existing lot stock in the Bacchus Marsh Study Area are greater than 600 sqm in size. This relatively low density of existing stock provides current and future opportunities for infill re-development.

The continued production of 'low density' separate houses means that there is limited diversity of housing types available and the continued rapid expansion of the urban footprint. This is potentially a problem for residents ageing in place and people looking for smaller (land component) and affordable housing product.

Similarly, the continued production of 'low density' separate houses will be the key driver of a rapidly increasing urban footprint. There are physical limits to the Bacchus Marsh Study Area in terms of the reliance on 'low density residential broadhectare development.



The outcome of larger newly created residential lots (compared competing growth area municipalities in the Outer West Region) at similar land prices is a major factor that is contributing to existing and projected demand levels. Potentially, significant changes to the existing residential land product relative to the competing growth areas, will likely impact on future expressed demand levels.





## 7.0 RESIDENTIAL LAND & HOUSING CONSTRUCTION

### Key Findings

From July 2008 to July 2015 residential building approvals averaged 291 per annum. This compares to 275 lots per annum that were constructed (the difference is that not all building approvals are constructed). Of the lots constructed in the period, 86% were broadhectare, 11% dispersed with remainder aged care and rural residential.

Residential lot activity was divided between Darley (117 lots per annum – 45%), Bacchus Marsh (33% or 91 lots pa) and Maddingley (24% - 67 lots pa). Dispersed infill lot construction averaged 30 per annum.

The majority of dispersed infill projects resulted in 1 or 2 net additional dwellings. Since July 2008, 67% of dispersed infill were constructed on parent lot sizes less than 1200 sqm. Across the Study Area typical density pre-development was 933 sqm and post- development 368 sqm.

Broadhectare lot construction for the same period average 236 lots per annum. This represents 86% of all lot construction. The lots were located in Darley (100 lots pa), Bacchus Marsh (74), and Maddingley (61).

Median lot sizes of the respective years have varied from 509 sqm to 784 sqm with lot sizes typically 37% larger than broadhectare lots constructed in Melton. However there is a diverse range of sizes being produced. In terms of broadhectare lot construction, there is significant variance in terms of the typical lot size achieved as measured across the three localities of the Study Area.

From July 2008 to September 2015 the typical broadhectare lot was sized around 590 sqm, by locality, typical broadhectare lot sizes range from:

- 384 sqm in Bacchus Marsh;
- 538 sqm in Maddingley; and
- 783 sqm in Darley.

Rural residential lot construction is limited within the Study Area.

This section of the report covers the trends and shifts in building activity across the Bacchus Marsh Study Area and provides an insight into proposed future residential development activity.

The information in this section has been compiled resulting from a number of comprehensive consultations with key representatives from the Shire of Moorabool. It is supported by datasets from the Australian Bureau of Statistics and primary data collection undertaken by Spatial Economics.

This section of the report details the recent activity of residential lot construction and dwelling approvals achieved across the Bacchus Marsh Study Area. Residential lot construction activity is detailed from July 2008 to September 2015 and is presented at an urban locality and Study Area level. Residential lot construction is further analysed by supply type/location, namely:

- Dispersed Infill;
- Retirement Village;
- Broadhectare; and
- Rural Residential.

### 7.1 Residential Building Approvals

As measured from July 2008 to July 2015 residential building approval activity within the Bacchus Marsh Study Area has averaged 299 per annum, the amount of building approval activity as measured on an

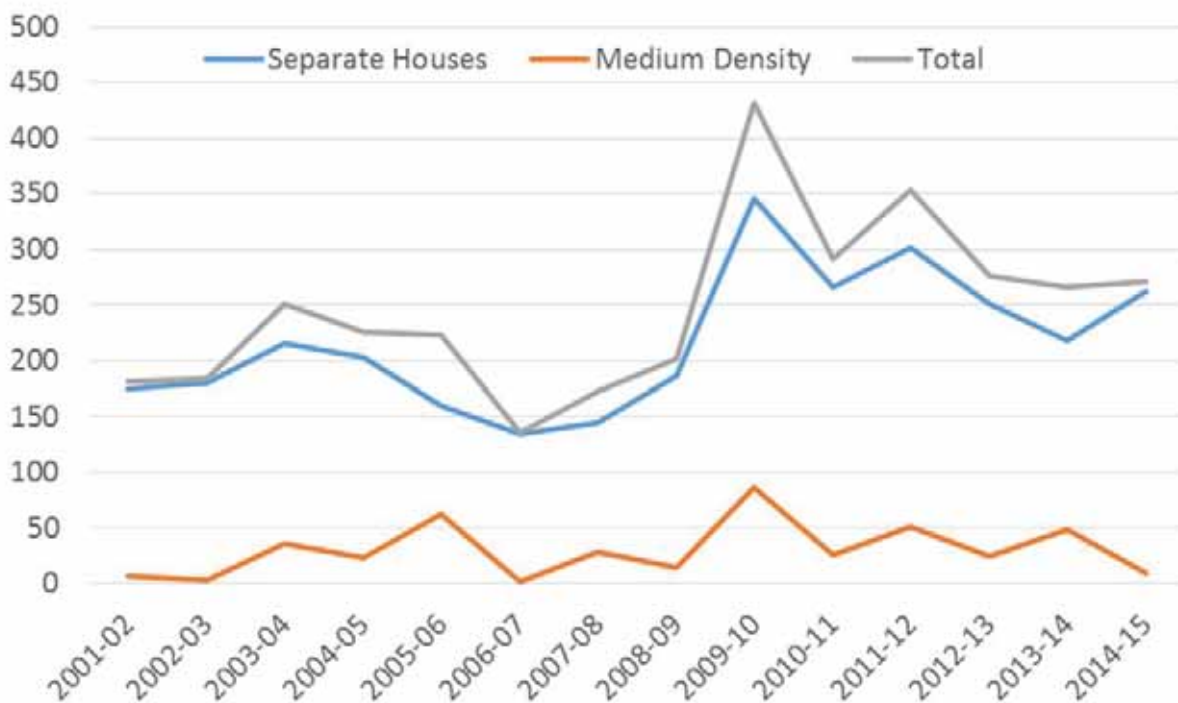


annual basis has illustrated a degree of variability. In 2008/09 there was a low of 202 residential building approvals, increasing substantially the following year with 432 approvals. From 2012/13 to 2014/15 residential building approval activity has been relatively constant at around 270 per annum.

Graph 7.1 illustrates the amount of building approval activity by dwelling type on an annual basis for Bacchus Marsh.

The vast majority of building approvals (88%) since July 2008 have been separate houses.

**Graph 7.1:** Number of Residential Building Approvals



Source: Australian Bureau of Statistics, Catalogue No.8731.0

### 7.2 Residential Lot Construction

Analysis has been undertaken to determine on a lot by lot basis the location and amount of residential lot construction activity from July 2008 to September 2015. Lot construction activity has been classified into distinct supply types and or supply locations as defined above.

Graph 7.2 summarises the amount of residential lot construction by supply type for the Bacchus Marsh Study Area. From July 2008 to September 2015 there was an average annual residential lot construction of 275. Of this lot construction (86%) was broadectare, followed by dispersed infill lot construction at 11%, 3% aged care/retirement village and rural residential at 1%.

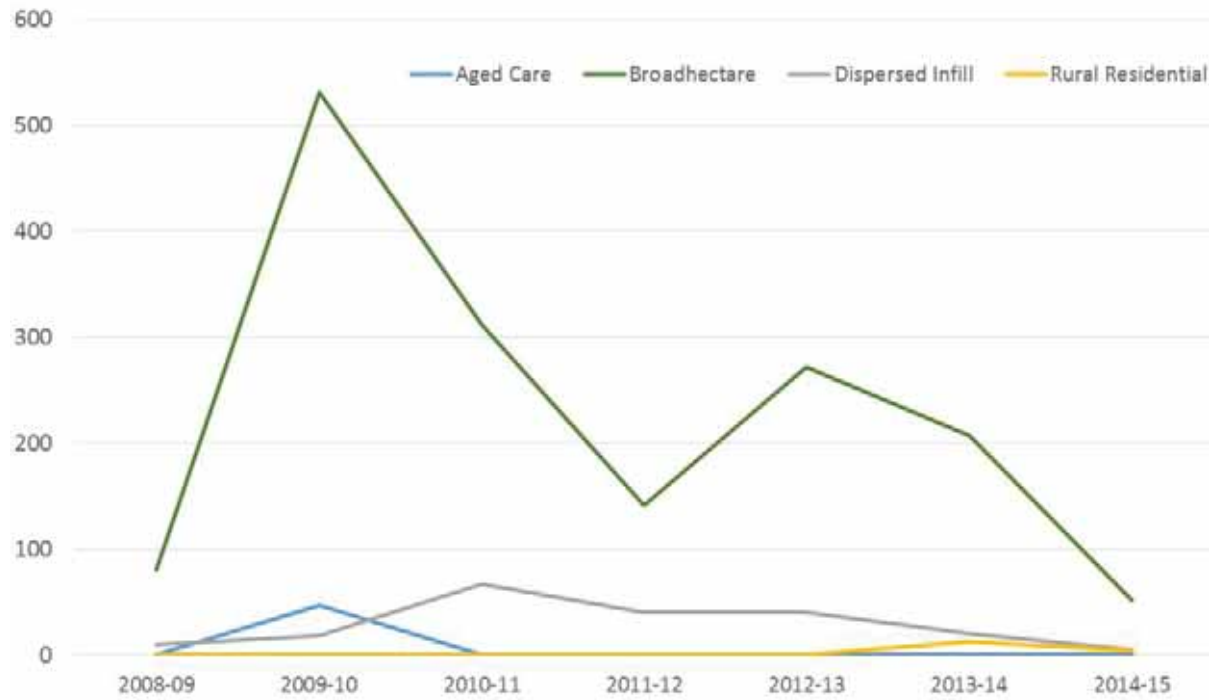
In comparison to the annual volume of residential building approvals, residential lot construction varies considerably. Residential lot construction was the lowest in 2008/09 at 90 lots and 'peaked' in 2009/10 at 596 lots. In 2009/10 there was 206 lots constructed within the Underbank Lifestyle Village, as at September 2015 143 of these lots are still vacant. In recent years, lot construction activity has averaged around the 240 mark.

The lot construction variance over-time is a typical trend illustrated from the land development industry and indicates no significant supply or policy issues.



Residential lot construction activity was relatively evenly spread across the localities within the Study Area. The majority (45% - 117 lots pa) of residential lot construction activity was located in Darley, followed by Bacchus Marsh (33% - 91 lots pa) and Maddingley (24% - 67 lots pa).

**Graph 7.2:** Number of Residential Lots Constructed by Supply Type, July 2006 to March 2013



Source: Spatial Economics Pty Ltd

### 7. 2.1 Dispersed Infill Lot Construction

Dispersed infill lot construction activity as measured from July 2008 to September 2015 across the Study Area averaged 30 lots per annum. This represents 11% of all residential lot construction activity.

Dispersed infill lot construction activity was primarily located in the locality of Darley (48% of activity or 14 lots per annum) and to a lesser degree in Bacchus Marsh (32% of activity or 9 lots per annum) and Maddingley (6 lots per annum).

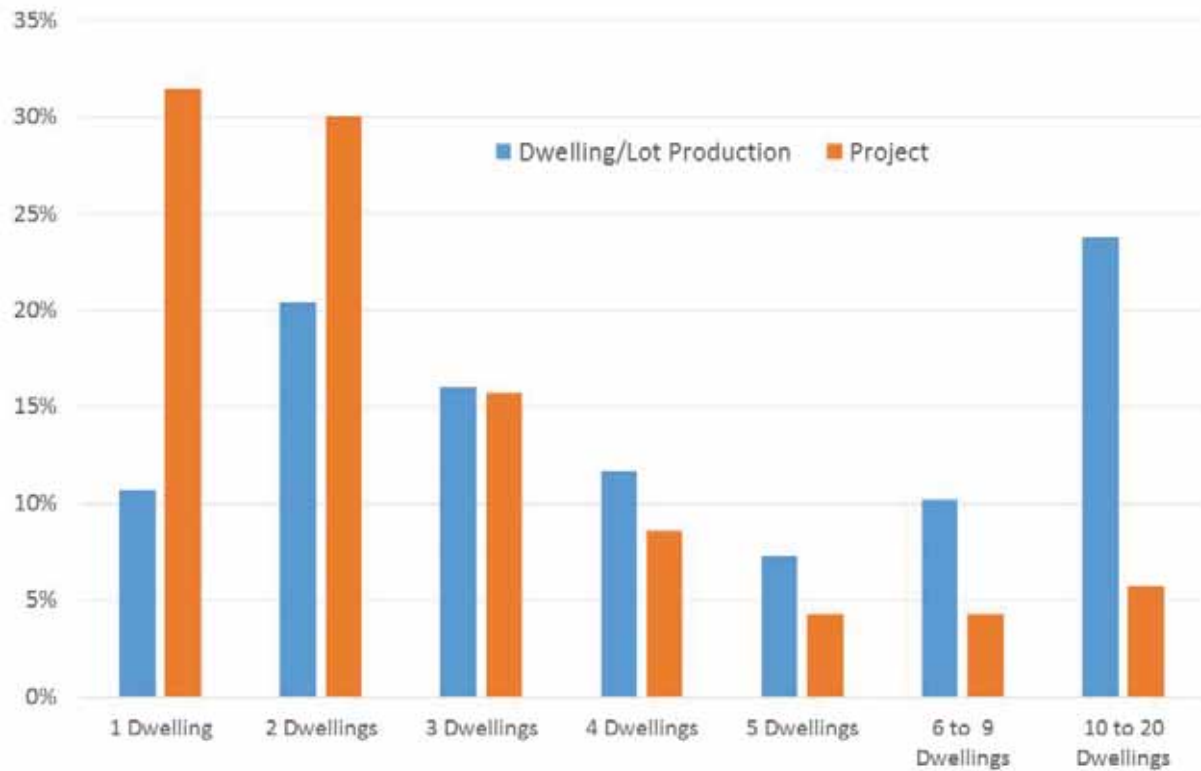
As measured annually from July 2008 to September 2015, the amount of dispersed infill lot construction activity has varied significantly. In 2008/09 there was approximately 10 dispersed infill lots constructed, peaking at 67 lots in 2010/11, steadily declining since, to 20 in 2013/14.

#### Project Size

Analysis has been undertaken to establish the dwelling/lot (net) yield or project size of dispersed infill residential development projects. The net measure in this instance refers to the statistical removal of lots/dwellings remaining from the original/parent lot, specifically if an allotment is subdivided and the original dwelling remains, this is statistically ignored in terms of the analysis. The measures specifically identifies new lot and new dwelling construction from July 2008 to September 2015.

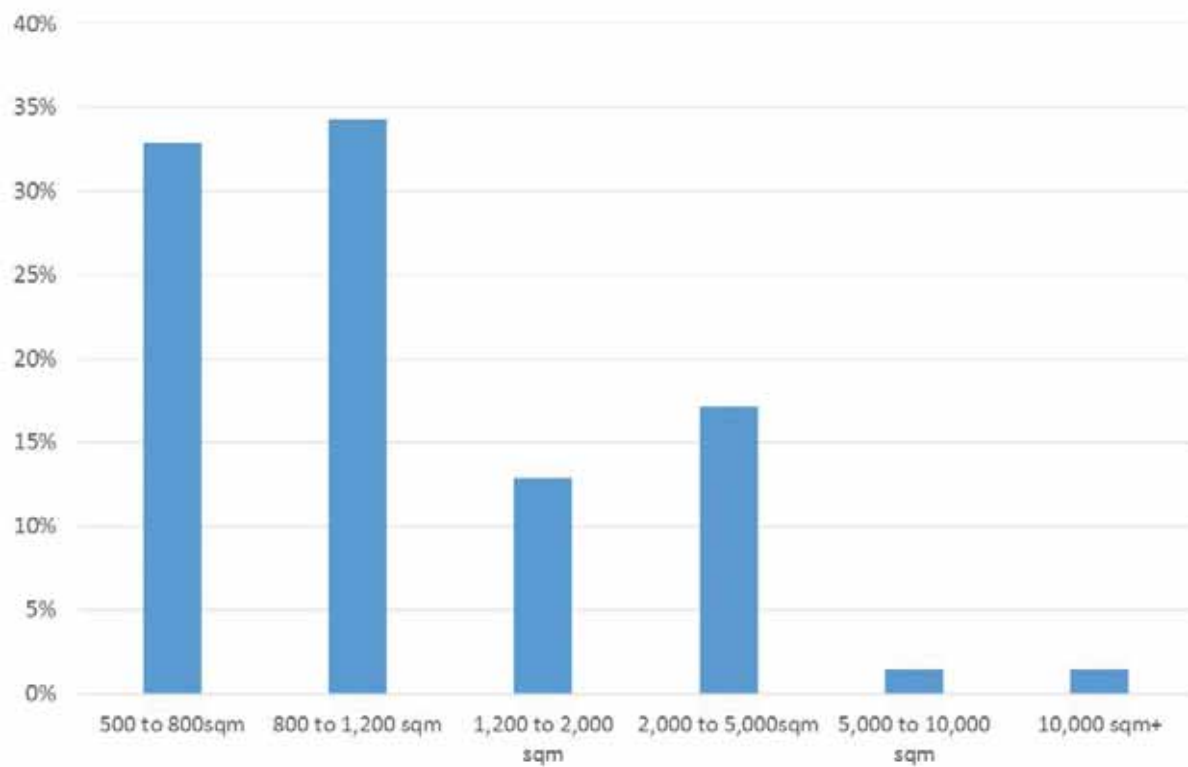


**Graph 7.3:** Dwelling/Lot Yield (net) by Project Size for Dispersed Infill Projects, 2008 to 2015



Source: Spatial Economics Pty Ltd

**Graph 7.4:** Parent Lot Size of Dispersed Infill Lot Subdivision, July 2008 to September 2015



Source: Spatial Economics Pty Ltd



The vast majority of dispersed infill **projects** (61%) resulted in 1 or 2 net additional dwellings/lots, in terms of **dwelling/ lot** contribution this accounted for 31% of net additional dispersed infill lots/dwellings. Whereas, dispersed infill projects that yield 10 to 20 lots/dwellings represented only 6% of projects but 24% of the net dwellings/lots.

**Parent Lot Size**

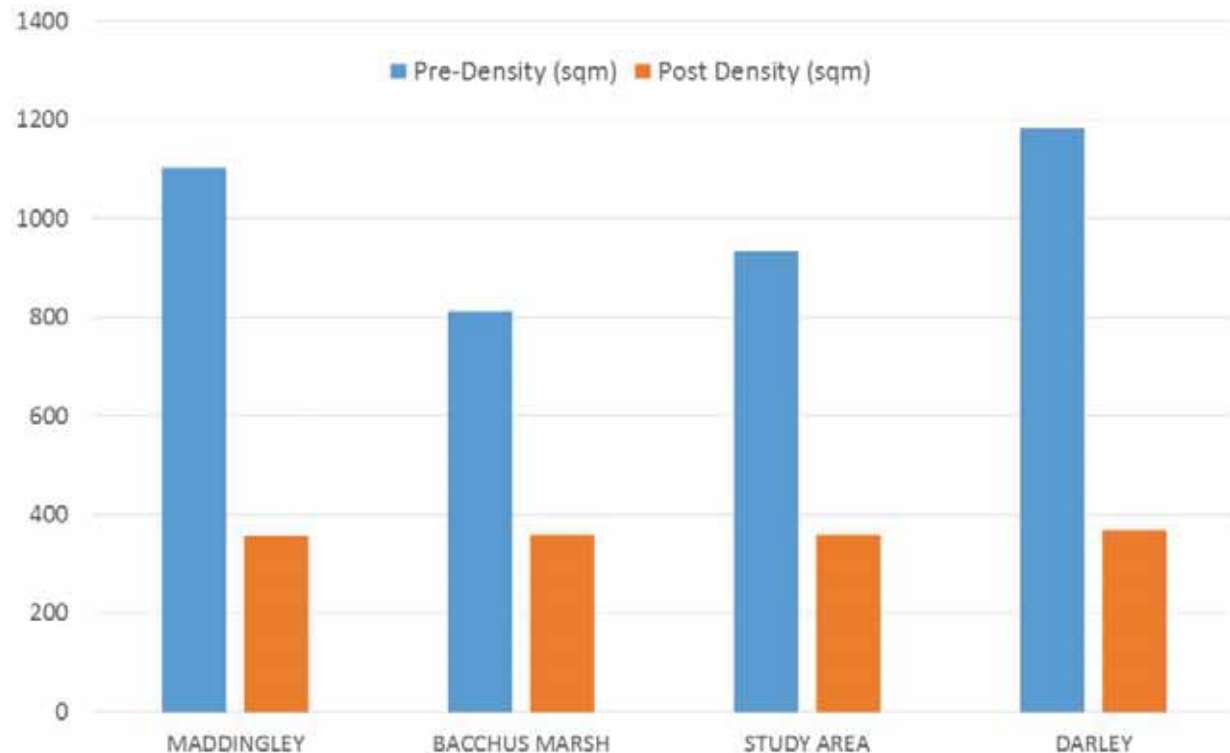
Of all of the dispersed infill lots/dwellings constructed since July 2007, 67% were constructed on 'parent' lots sized less than 1,200 sqm. There were 12 projects (17%) on parent lots sized from 2,000 to 5,000sqm. Only 25 of dispersed infill projects were on 'parent' lots sized greater than 5,000 sqm. This illustrates that the vast majority of dispersed infill activity is on typical existing lots within the Study Area. Graph 7.4 summarises the volume of dispersed infill projects by 'parent' lot size cohorts. Note: - parent lot size refers to the size of the allotment prior to subdivision.

**Pre and Post Development Density**

Analysis of dispersed infill projects from July 2008 to September 2015 illustrates the typical pre and post density (median) i.e. what the lot/dwelling size was before development and what the resultant density achieved.

Cross the Study Area the typical density pre development was 933 sqm, post development – 368 sqm. This equates to a net addition of 2.6 lots/dwellings post redevelopment. This varies slightly across the Study Area, specifically: 3.2 dwellings post development in Darley, 3.1 in Maddingley and 2.3 in Bacchus Marsh.

**Graph 7.5:** Pre and Post Density Development (sqm) - Dispersed Infill, July 2008 to September 2015



Source: Spatial Economics Pty Ltd



### 7.2.2 Broadhectare Lot Construction

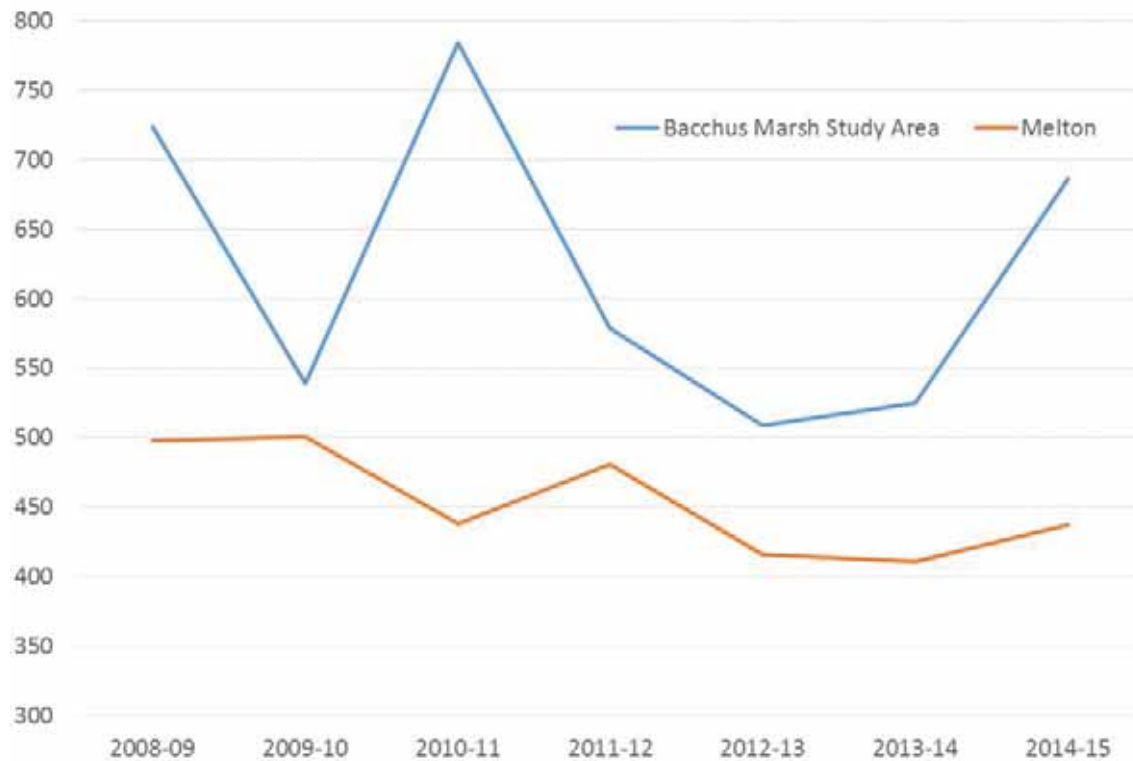
Broadhectare lot construction activity as measured from July 2008 to September 2015 across the Study Area averaged 236 per annum. This represents 86% of all residential lot construction activity. Of this lot construction activity, 100 lots per annum were located within Darley, 74 lots per annum within Bacchus Marsh and 61 lots within Maddingley.

As measured annually from July 2008 to September 2015, the amount of broadhectare lot construction activity has varied significantly. In 2008/09 there was approximately 80 broadhectare lots constructed, increasing to a 'peak' production of 531 in 2009/10. In 2010/11 lot production decreased to 312 and in recent years has averaged around 200 per annum.

The size of broadhectare lot construction varies significantly across the differing active and completed broadhectare housing estates. However, there is an underlying downward trend in terms of lot size. From July 2008 to September 2015 broadhectare lots construction achieved median lot sizes from 509 sqm to 784 sqm. The graph below illustrates the median lot size of broadhectare lot construction activity for the Study Area and in comparison to Melton.

Typically, broadhectare lot sizes are 37% larger in the Bacchus Marsh Study Area compared to Melton as measured from 2008 to 2015. However, it is observed that broadhectare lot production activity within the Study Area has produced a diverse range of lot sizes from relatively high density, to lots sized typically achieved within the Growth Areas of metropolitan Melbourne to relatively larger allotments.

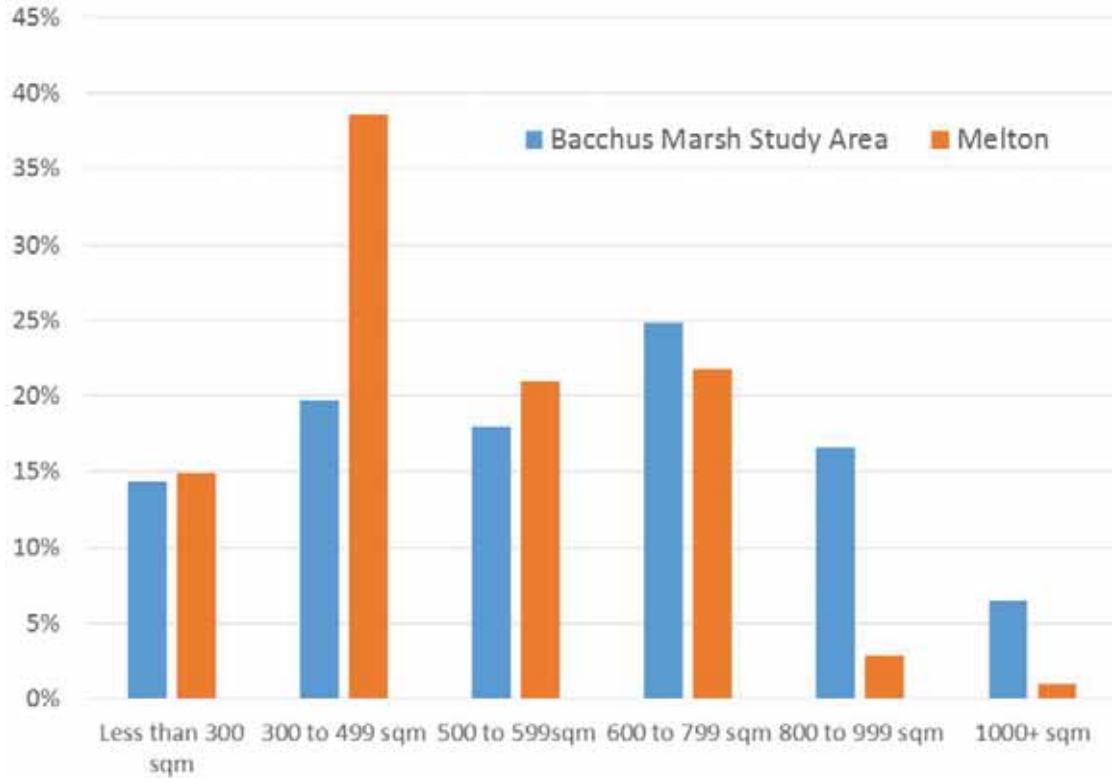
**Graph 7.6:** Median Lot Size of Broadhectare Lot Construction (sqm)



Source: Spatial Economics Pty Ltd

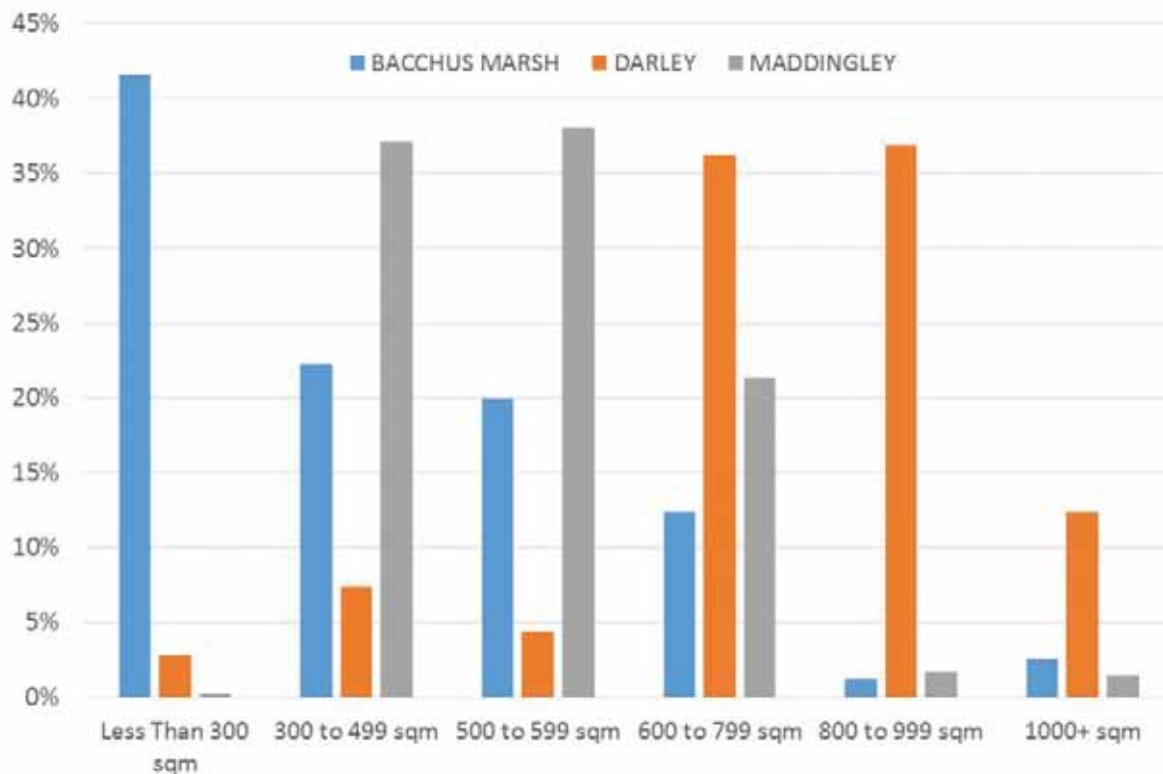


**Graph 7.7:** Broadhectare lots constructed – lot size profile, 2008 to 2015



Source: Spatial Economics Pty Ltd

**Graph 7.8:** Broadhectare lots constructed – lot size profile distribution, by Locality 2008 to 2015



Source: Spatial Economics Pty Ltd



In terms of broadhectare lot construction, there is significant variance in terms of the typical lot size achieved as measured across the three localities of the Study Area. From July 2008 to September 2015 the typical broadhectare lot was sized around 590 sqm, by locality, typical broadhectare lot sizes range from:

- 384 sqm in Bacchus Marsh;
- 538 sqm in Maddingley; and
- 783 sqm in Darley.

Graph 7.8 illustrate the lot size distribution of recently constructed broadhectare lots by locality. It clearly illustrates that higher density broadhectare lot construction is concentrated in Bacchus Marsh. Whereas, mid-range size densities are located in Maddingley (300 to 599 sqm) and lower density lot product (greater than 600 sqm) are concentrated in Darley.

### 7. 2.3 Rural Residential Lot Construction

Rural residential lot construction is limited, primarily due to the Study Area boundary. As measured from July 2008 to September 2015 there was a total of 17 rural residential lots constructed, 13 in Darley and 4 in Bacchus Marsh.

Of this lot construction activity – all was zoned Low Density Residential (LDRZ). Typically, rural residential lot construction was 4,400 sqm in size.

### 7. 2.4 Aged Care Construction Activity

From July 2008 to September 2015, there were 47 lots/dwellings constructed for the purpose of aged care housing, all of which occurred in 2009/10.





### Key Issues

Median lot sizes within new broadhectare estates for the respective years have varied from 509 sqm to 784 sqm with lot sizes typically 37% larger in the broadhectare estates of Melton. Recently rather than a price differential between Melton and Bacchus Marsh, the trade-off has been for larger blocks of land. The likely implication is that if newly constructed lots are of similar size configuration to competing municipal areas within the Outer West Region (particularly without a proportion price decline differential), projected demand levels will likely be impacted.

Recent lot construction reveals the dominance of broadhectare lot construction compared to dispersed infill. As illustrated through the analysis of existing residential densities, there is ample latent supply that would support that would readily support an increased share of dispersed infill development activity.

Demographic projections support the potential for an increase in dwelling products with a smaller land component than is currently produced. However, it is important to fully understand the development feasibility of higher density housing products within the Study Area (beyond scope of this study).

Dispersed infill development, although limited in terms of total lot/dwelling contribution, illustrates similar trends to that across metropolitan Melbourne. The vast majority of dispersed infill **projects** (61%) resulted in 1 or 2 net additional dwellings/lots, in terms of **dwelling/lot** contribution this accounted for 31% of net additional dispersed infill lots/dwellings. Whereas, dispersed infill projects that yield 10 to 20 lots/dwellings represented only 6% of projects but 24% of the net dwellings/lots.

Specifically, larger infill projects will account for the bulk of the dwelling contribution, whilst smaller dispersed infill projects are numerous, they do not represent the bulk of net dwelling contribution.

The typical pre-development density for infill development was 933 sqm, post development 368 sqm. On average this results on 2.6 lots per development. This again reinforces that this type of infill development is likely to continue to occur in Bacchus Marsh due to the configuration of the existing lot stock. However, larger sites (existing or through lot amalgamation) will result in higher yielding/density projects and a higher contribution in terms of the number of dwellings.



## 8.0 RESIDENTIAL LAND SUPPLY

### Key Findings

As at September 2015 there were 5,828 lots identified as residential supply. This is comprised of:

- 5,003 zoned broadhectare lots (86% of supply);
- 646 vacant urban residential lots (11% of supply);
- 150 designated future residential lots (3% of supply); and
- 29 vacant rural residential lots (0.5% of supply).

There were 646 minor infill lots identified, with 91% of the lots smaller than 1200 sqm. Vacant land stock was concentrated in Bacchus Marsh (229 lots) and Farley (290 lots).

There were around 5,000 zoned lots available within broadhectare sites. The location of these lots were

- Bacchus Marsh (1,504 lots);
- Darley (966 lots);
- Maddingley (2,458 lots); and
- Pentland Hills (900 lots).

Over the next five years it is anticipated that there will be 320 broadhectare lots per annum constructed within zoned broadhectare estates. Recent broadhectare lot production has averaged 240 lots per annum, the expectation of 320 lots may be unlikely and more likely to follow recent trends.

There is an estimated lot potential within future residential of 150 lots located in Maddingley.

There are 21 vacant Rural Residential lots (14% of all rural lots). There are no identified/designated future rural residential areas within the Study Area (unzoned).

This section of the report details the stock (measured in lots) of residential land across the Study Area as at September 2015. Residential lot stock/supply is presented at a locality and Study Area level. Residential land supply is further analysed by supply type/location, namely:

- Minor Infill (vacant 'urban' lots);
- Broadhectare;
- Future Residential (unzoned); and
- Rural Residential (vacant lots).

For broadhectare land supply areas, anticipated lot construction timing is presented. This refers to the likely timing of lot construction, not dwelling construction. It is highlighted and highly recognised that the timing presented is a guide, it will not equate to full completion of activity, but rather a guide to broad likely development construction initiation or likely potential to. The quantum of likely development timing is highly linked to the quantum of recent construction in the short-term (i.e. over next five years) as presented previously. Development timing is presented to illustrate likely development activity spatially.

It is considered, that the level of actual lot construction activity will align closely to recent construction trends (particularly in the short to medium term). However, the location of the anticipated lot construction activity illustrated will generally commence development (e.g. 1-2 years), although complete 'build-out' will not be achieved within the stated time-frames.



Table 8.1 details the residential land supply, measured in lots, by supply type across the Study Area as at September 2015. In total there is a total residential lot supply of approximately 5,828. This is comprised of:

- 5,003 zoned broadhectare lots (86% of supply);
- 646 vacant urban residential lots (11% of supply);
- 150 designated future residential lots (3% of supply); and
- 29 vacant rural residential lots (0.5% of supply).

Each of the supply types are further detailed below, including maps of broadhectare supply, including the location of recent residential lot construction activity. It is highlighted that dispersed infill redevelopment dwelling supply potential is not included in the assessment.

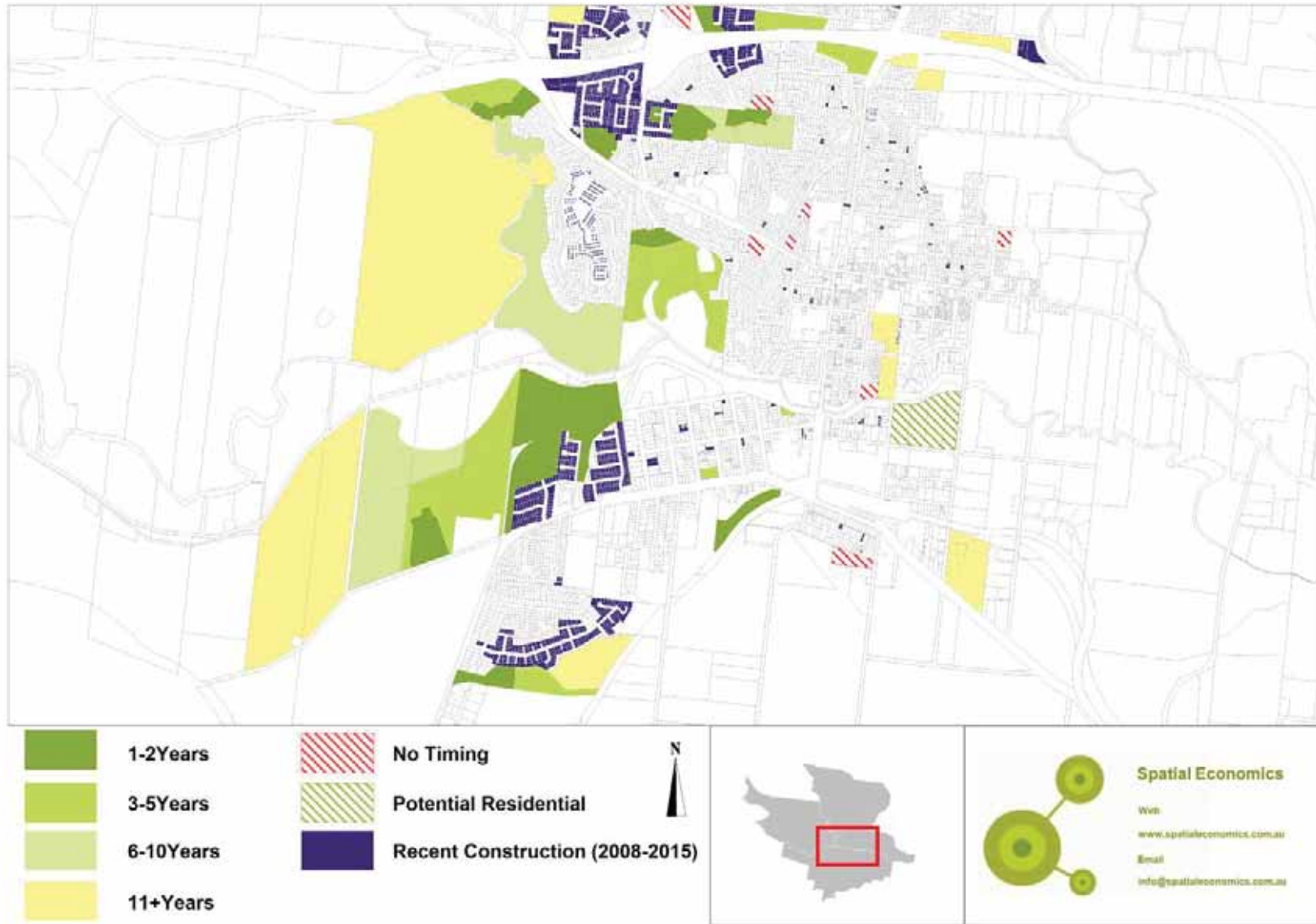
**Table 8.1:** Residential Lot Potential by Selected Supply Types, September 2015

	<b>Broad hectare</b>	<b>Potential Residential (unzoned)</b>	<b>Vacant 'Urban' Lots</b>	<b>Rural Residential</b>	<b>Total Lots</b>
BACCHUS MARSH	1202		299	3	<b>1504</b>
DARLEY	650		290	26	<b>966</b>
MADDINGLEY	2251	150	57		<b>2458</b>
PENTLAND HILLS	900				<b>900</b>
<b>TOTAL STUDY AREA</b>	<b>5003</b>	<b>150</b>	<b>646</b>	<b>29</b>	<b>5828</b>

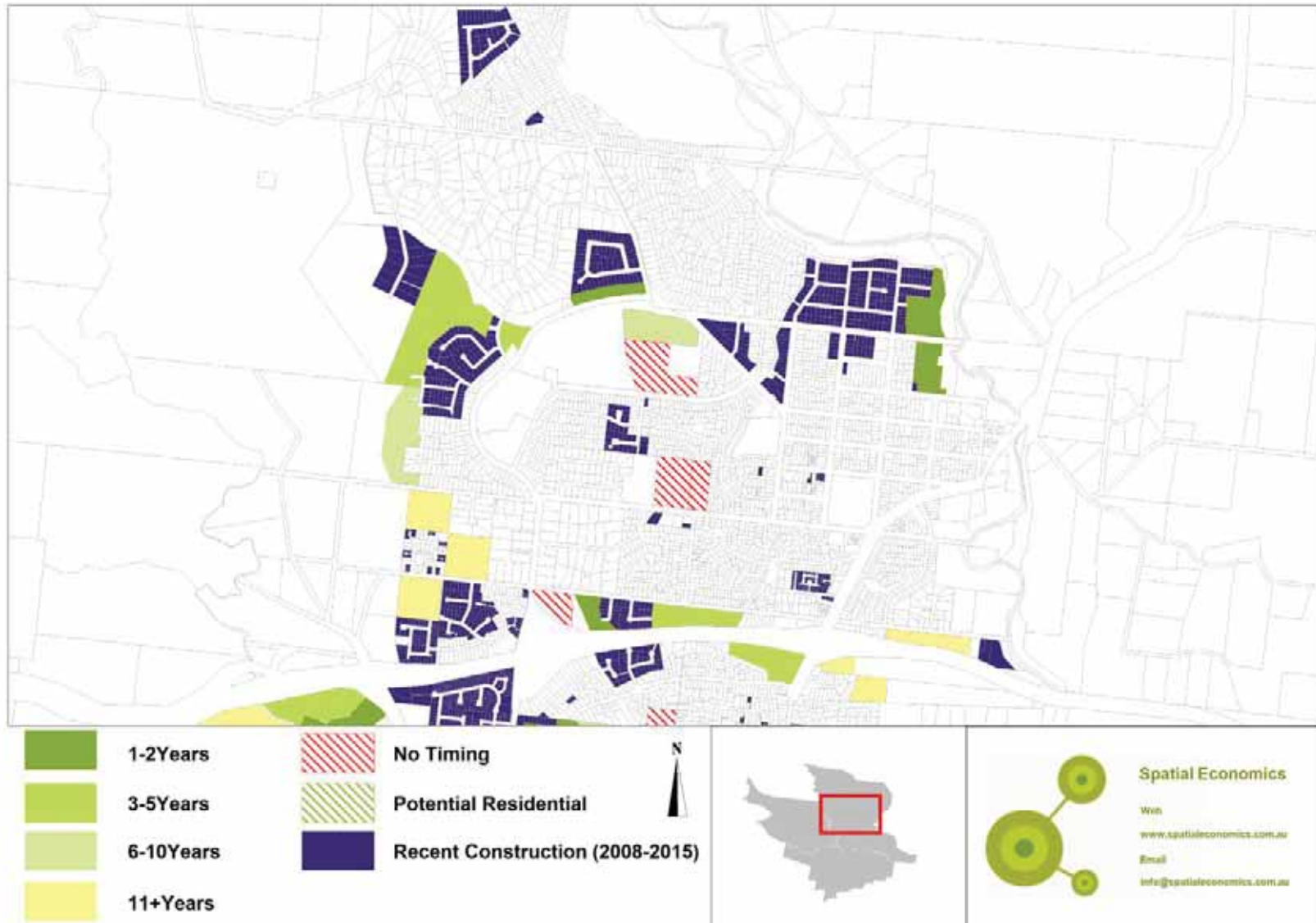
Source: Spatial Economics Pty Ltd



**Map 8.1:** Broadhectare Residential Supply & Recent Residential Lot Construction – Bacchus Marsh/Maddingley/Pentland Hills, 2015



**Map 8.2:** Broadhectare Residential Supply & Recent Residential Lot Construction – Darley, 2015



### 8.1 Dispersed Infill Supply

A parcel by parcel assessment was undertaken to identify minor infill supply, specifically zoned vacant allotments sized less than 5,000sqm. All vacant allotments are zoned to support urban residential development (e.g. GRZ1, GRZ2 & GRZ3). The assessment is based on information sourced from the Housing Development Data as at September 2015. The identification of vacant allotments sized less than 5,000sqm does not provide an estimated dwelling yield. Rather it simply identifies the vacant allotment by lot size and location.

Dwelling yields on such allotments can vary significantly, examples range from:

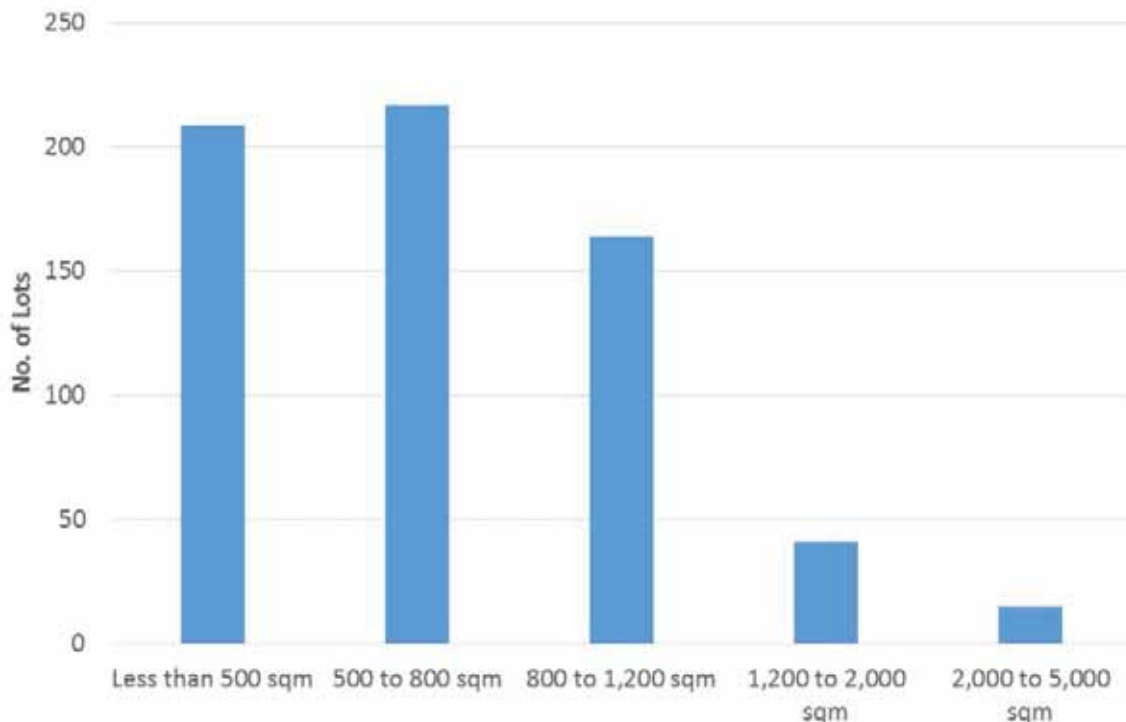
- 800 sqm vacant allotment within a broad hectare estate typically would yield one dwelling;
- 800 sqm vacant allotment within the urban centre, could typically range from one to four dwellings; and
- 5,000sqm allotment within a township zone (un-sewered) one dwelling versus anything from five plus dwellings within a larger urban settlement.

As at September 2015, there was 646 minor infill lots identified. Of these lots, 590 were sized less than 1,200sqm or 91% of the identified lots. In addition there were:

- 41 vacant lots sized between 1,200 to 2,000 sqm; and
- 15 lots sized from 2,000 to 5,000 sqm.

Graph 8.1 summarises the size distribution of identified minor infill supply. Vacant lot stock was concentrated within the localities of: Bacchus Marsh (299 lots), Darley (290 lots) and Maddingley (57 lots).

**Graph 8.1:** Minor Infill Supply – Number of Vacant Zoned Residential Allotments, by Lot Size Cohort, 2015



Source: Spatial Economics Pty Ltd



## 8.2 Broadhectare Supply

As at September 2015, there was a residential lot capacity within zoned broadhectare sites of approximately 5,000.

The location of zoned broadhectare residential land stocks is primarily located within the following localities:

- Maddingley – 2,251 lots (45% of supply);
- Bacchus Marsh – 1,202 lots (24% of supply);
- Pentland Hills – 900 lots (18% of supply); and
- Darley – 650 lots (13% of supply).

Table 8.2 identifies the lot yield and estimated development timing of zoned broadhectare lot stock.

**Table 8.2:** Anticipated Broadhectare Lot Construction Activity, 2015

	Anticipated Development Timing (lots)					Total Zoned (lots)	Potential Residential (unzoned)	Total Supply
	1-2 years	3-5 years	6-10 years	11+ years	No Timing			
BACCHUS MARSH	151	284	458	293	16	<b>1202</b>		<b>1202</b>
DARLEY	119	174	94	173	90	<b>650</b>		<b>650</b>
MADDINGLEY	460	414	432	945		<b>2251</b>	150	<b>2401</b>
PENTLAND HILLS				900		<b>900</b>		<b>900</b>
<b>STUDY AREA</b>	<b>730</b>	<b>872</b>	<b>984</b>	<b>2311</b>	<b>106</b>	<b>5003</b>	<b>150</b>	<b>5153</b>

Source: Spatial Economics Pty Ltd

Based on existing planning permits, recent construction activity and primarily Council feedback it is anticipated that over the next five years, on average 320 lots/dwellings per annum will be constructed within existing zoned broadhectare areas. Historically, broadhectare lot construction has averaged 240 per annum.

It is considered that the quantum of anticipated broadhectare lot construction is unlikely, however, it does illustrate there is sufficient zoned broadhectare land that is likely to be developed relative to existing demand levels.

In addition to the identified zoned broadhectare land stocks with an estimated development timing, there is broadhectare/major infill land stocks where a no timing and in some cases no yield have been established. This is primarily due to the identified site being highly likely to be developed at some point however, due to for example existing or underutilised uses – likely development timing is highly speculative. Similarly, in many instances no yield estimates have been applied, as due to their location, the potential dwelling yield could vary significantly.

In total, there are 12 separate likely development sites that are defined as 'No Timing' with an area of 20 hectares.

## 8.3 Future Residential Land Supply (unzoned)

Analysis has been undertaken in conjunction with municipal planning officers to identify the location and associated lot yield of future residential land stocks. Future residential land stocks are identified by the Moorabool Shire Council, and contained within various municipal planning policy and strategy planning documents.



Future residential land stocks are not zoned to support immediate 'normal' residential development, and rezoning and structure planning processes are required before normal residential development proceeds.

Within the Study Area, there is an estimated lot potential within Future Residential areas of approximately 150, which is located Maddingley (Taverner Street).

#### 8.4 Rural Residential Supply

The stock of both occupied and vacant rural residential allotments have been determined on a lot by lot basis as at September 2015 2012. A Rural Residential allotment is defined as all allotments that are zoned Low Density Residential (LDRZ) and Rural Living (RLZ). Occupied is defined as evidence of a 'habitable' dwelling and vacant is defined as no evidence of a habitable dwelling via the interpretation of aerial imagery.

As at September 2015 across the Bacchus Marsh Study Area there was a total lot stock of rural residential allotments of 221. Of this stock, 29 lots were vacant, a lot vacancy rate of 13%.

By zone type, as at September 2015 there were 214 Low Density Residential (LDRZ) allotments, of which 29 were vacant, a lot vacancy of 14%. In comparison, there were a total of 7 Rural Living (RLZ) zoned allotments, of which zero were vacant.

The location of the majority of the vacant rural residential lot stock is located in Darley.

There are no identified future rural residential (LDRZ and or RLZ) unzoned areas within the Study Area.

#### Key Issues

There are expectations that there will be 320 broadhectare lots per annum constructed in broadhectare estates in the next five years, however this is a substantial increase on recent activity that has averaged 240 lots per annum. It is considered that broadhectare lot construction activity will follow closely to recent trends. However, it does illustrate there is sufficient zoned broadhectare land that is likely to be developed relative to existing demand levels in the short to medium term.

There is a high capacity for dispersed infill redevelopment within the Study Area that is not captured in the analysis of vacant lot stock. This means that there are readily alternative residential land supply stocks outside of undeveloped broadhectare estates - therefore a feasible opportunity to decrease the reliance on broadhectare land.

Estimates of broadhectare land supply capacity are essentially based on recent trends, planning permits and short to medium terms market expectations. Over the last ten years, the median broadhectare lot constructed within the growth areas of metropolitan Melbourne has dramatically declined. Therefore the estimate of broadhectare lot capacity can be seen as conservative. In the medium to longer term, it would be reasonable to expect broadhectare lot densities to increase, and thus, an increase in lot/dwelling capacity.

There are also identified zoned broadhectare land stocks where no yield has been allotted, as the likely yield is highly variable due to a range of factors such as their location. This also understates the number of potential lots/dwellings.





## 9.0 ADEQUACY OF BROADHECTARE LAND STOCKS

### Key Findings

Three demand projections are presented resulting in a total dwelling requirement from **2016 to 2031** of:

- VIF – 4,483 dwellings (299 pa);
- id – 3,389 dwellings (225 pa); and
- 3.5% growth rate scenario – 5,150 dwellings (343 pa).

As measured from **2016 to 2041**:

- id – 5,381 dwellings (215 pa); and
- 3.5% growth rate scenario – 10,395 dwellings (416 pa).

The adequacy of residential broadhectare land supply was determined for four scenarios:

**Scenario 1:** VIF projections and assuming 86 % of total demand will be for broadhectare residential construction (86% is the recent historical proportion of broadhectare land of total demand)

**Scenario 2:** VIF projections with reduction in the proportion of broadhectare demand to 70% of total demand.

**Scenario 3:** id Consulting projections and assuming broadhectare construction is 86% of total demand.

**Scenario 4:** Dwelling projections assumed to grow at 3.5 % pa and broadhectare construction to stay at 86% of total demand.

In terms of zoned broadhectare residential land stocks it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **17 and 26 years** of demand, it is considered that **20 years** of broadhectare supply is the most likely.

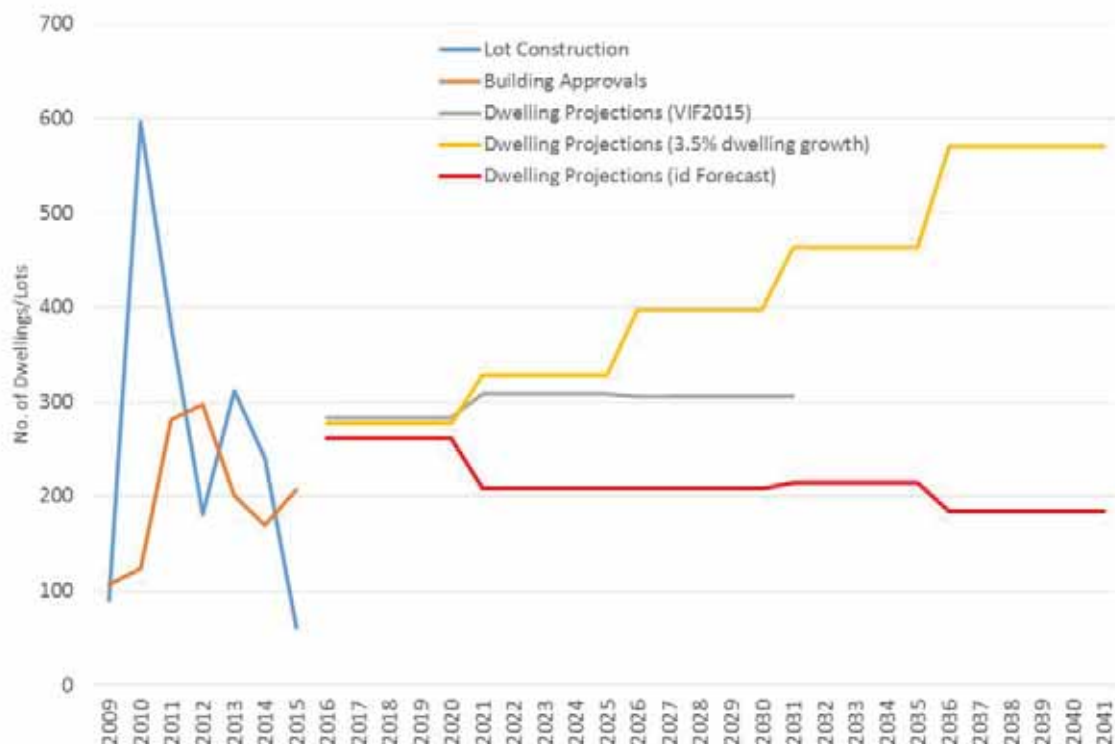
In terms of future residential (unzoned) land supply stocks, there is sufficient land to satisfy less than one years' worth of demand under any demand scenario.

This report incorporates the most recently available demand figures to project dwelling requirements and future adequacy of residential land. The two main projections available for Moorabool and small-areas within Moorabool are the Victorian State Government 'Victoria in Future 2015' (VIF2015) projections released in August 2014 and 'forecast.id' produced by 'id Consultants (id), released in September 2015. An additional demand scenario is presented that assumes a constant dwelling growth rate of 3.5% per annum. This is presented to illustrate a 'plausible' upper limit to projected growth. VIF2015 projections are published to 2031 and id are published to 2041.

Graph 9.1 summarises the projected population based demand scenarios for residential dwellings across the municipal the Study Area. In addition, it highlights historic actual construction of residential lots and residential building approvals.



**Graph 9.1:** Historic and Projected Demand for Residential Dwellings, 2009 to 2031



**Source:** DELWP: VIF2015: Population and Household Projections.  
 forecast.id Population and Household Projections  
 Australian Bureau of Statistics, Catalogue No.8731.0  
 Spatial Economics Pty Ltd

**VIF 2015 Demand Projections**

Projected dwelling requirements sourced from VIF2015 indicate that from **2016 to 2031** there will be a total dwelling requirement of 4,483 (299 average per annum or 3.0% growth rate).

**id Forecast Demand Projections**

Projected dwelling requirements sourced from id Forecast indicate that from **2016 to 2031** there will be a total dwelling requirement of 3,389 (225 average per annum or 2.6% growth rate).

From **2016 to 2041**, it is forecast that there will be a total dwelling requirement of 5,381 (215 average per annum or 2.2% growth rate).

**3.5% Dwelling Growth Demand Scenario**

Projected dwelling requirements assume a dwelling growth rate of 3.5% per annum indicate that from **2016 to 2031** there will be a total dwelling requirement of approximately 5,150 (343 average per annum).

From **2016 to 2041**, based on an annual dwelling growth rate of 3.5% per annum there will be a total dwelling requirement of 10,395 (416 average per annum).

**9.1 Adequacy of Residential Broadhectare Land Stocks**

Analysis has been undertaken to estimate the years of residential broadhectare land supply for the Bacchus Marsh Study Area. In estimating the years of residential land supply only zoned broadhectare and future residential land supply types are considered. In the assessment of adequacy or establishing the estimated years of supply, the demand component for the above supply types are estimated via the assessment of historic construction and stated assumptions for alternative demand scenarios.



Four demand scenarios are used:

**Scenario One:** Dwelling projections contained in the State Governments Population, Household and Dwelling projections (VIF2015) and assuming a constant (86%) of demand will be for broadhectare residential construction.

**Scenario Two:** Dwelling projections contained in the State Governments Population, Household and Dwelling projections (VIF2015) and assuming a decreased share of broadhectare development or in other words an increase demand and supply for dispersed infill redevelopment assumed at 70% for broadhectare demand and supply.

**Scenario Three:** Dwelling projections sourced from id Consultants and undertaken for the Moorabool Shire Council and assuming a constant (86%) of demand will be for broadhectare residential construction.

**Scenario Four:** Dwelling projections assumed to grow from 2016 at a constant 3.5% annual growth rate and assuming a constant (86%) of demand will be for broadhectare residential construction.

Table 9.1, and Graph 9.2 summarise the estimated years of supply by demand scenario for broadhectare stocks across the Bacchus Marsh Study Area by demand scenario.

In terms of zoned broadhectare residential land stocks it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **16 and 27 years** of demand, it is considered that **20 years** of broadhectare supply is the most likely.

In terms of future residential (unzoned) land supply stocks, there is sufficient land to satisfy less than one years' worth of demand under any demand scenario.

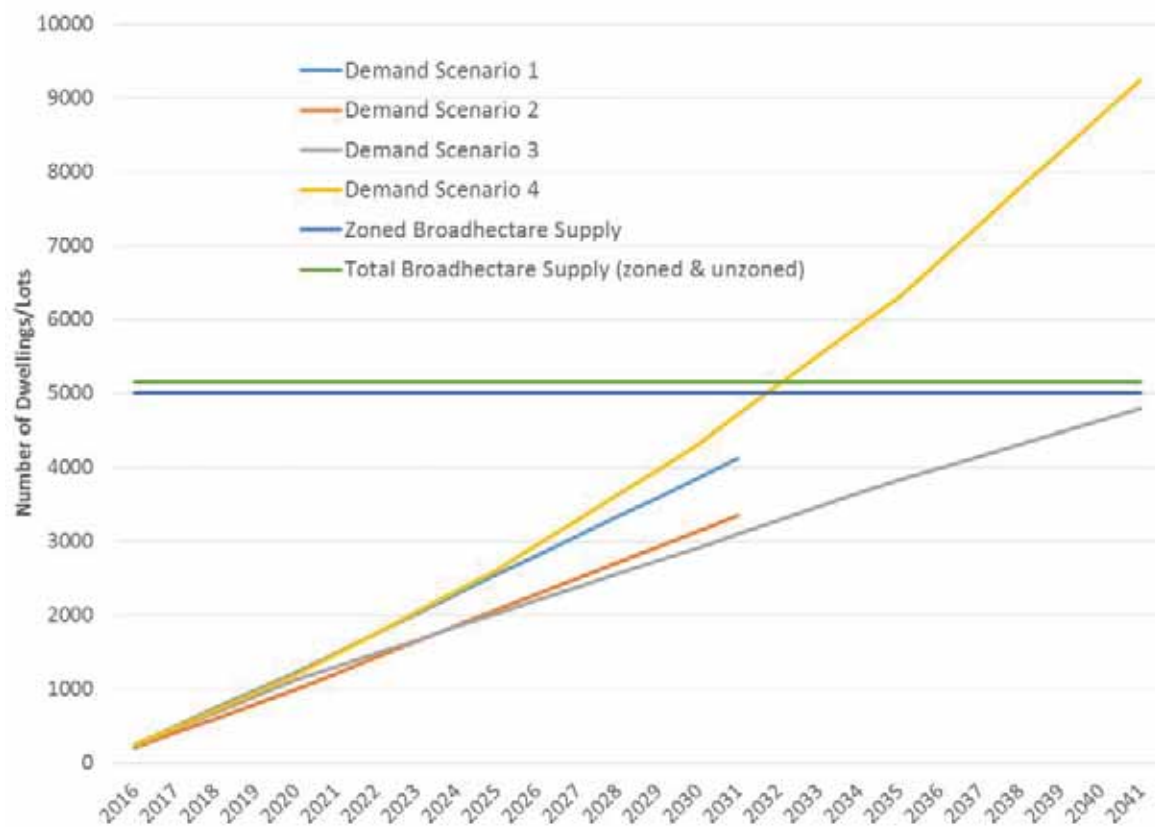
**Table 9.1:** Estimated Years of Residential Broadhectare Land Supply, 2015

	<b>Total Zoned (lots)</b>	<b>Potential Residential (unzoned)</b>	<b>Total (lots)</b>
Demand Scenario 1	20	0.6	20.6
Demand Scenario 2	24	0.7	24.7
Demand Scenario 3	27	0.8	27.8
Demand Scenario 4	16	0.4	16.4

Source: Spatial Economics Pty Ltd



**Graph 9.2:** Adequacy of Broadhectare Land Stocks – Bacchus Marsh Study Area, 2015



**Source:** DELWP: VIF2015: Population and Household Projections.  
forecast.id Population and Household Projections  
Spatial Economics Pty Ltd

### Key Issues

A range of scenarios have been produced reflecting the uncertainty around demand and supply. Demand has the capacity to accelerate and reduce the years of supply. Conversely, there is a large potential for dispersed infill to increase substantially which would reduce demand for broadhectare land and subsequently increase the years of supply.

Assumptions pertaining to broadhectare land capacity is largely based on recent trends, current permit activity and a short/medium term view on broadhectare development densities. If densities that are currently being achieved within the growth areas of metropolitan Melbourne in the Study Area, the years of broadhectare supply will be substantially extended. This may have a flow on impact (increased densities) of altering demand levels.



## 10.0 SNAP FACTS – LOCAL AREA COMPARISON

The following provides a brief snap-shot of both supply and demand related information for localities within the Study Area that is contained within the supply and demand assessment for the Study Area.

### 10.1 Forecast Population & Dwelling Stock

#### Forecast Population & Dwelling Stock - 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Population	12215	9043	9261	<b>30519</b>
Dwellings	5620	3517	3612	<b>12749</b>

id Forecast

#### Forecast Total Population & Dwelling Change, 2016 to 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Population	5713	172	6049	<b>11934</b>
Dwellings	2674	342	2365	<b>5381</b>

id Forecast

#### Forecast Average Annual Population & Dwelling Change, 2016 to 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Population	229	7	242	<b>477</b>
Dwellings	107	14	95	<b>215</b>

id Forecast

#### Forecast Average Annual Percentage Change - Population & Dwelling, 2016 to 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Population	2.6%	0.1%	4.3%	<b>2.0%</b>
Dwellings	2.6%	0.4%	4.3%	<b>2.2%</b>



## 10.2 Forecast Population by Selected Age Cohorts

### Forecast Population by Selected Age Cohorts - 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Babies and pre-schoolers (0 to 4)	742	538	716	1,996
Primary schoolers (5 to 11)	1,016	882	990	2,889
Secondary schoolers (12 to 17)	877	793	781	2,451
Tertiary education and independence (18 to 24)	916	754	750	2,420
Young workforce (25 to 34)	1,415	941	1,254	3,610
Parents and homebuilders (35 to 49)	2,316	1,697	2,277	6,290
Older workers and pre-retirees (50 to 59)	1,443	1,050	1,127	3,620
Empty nesters and retirees (60 to 69)	1,351	963	622	2,937
Seniors (70 to 84)	1,722	1,194	556	3,472
Elderly aged (85 and over)	415	230	189	834
<b>Total persons</b>	<b>12,215</b>	<b>9,043</b>	<b>9,261</b>	<b>30,518</b>

id Forecast

### Forecast Total Population Change by Selected Age Cohorts, 2016 to 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Babies and pre-schoolers (0 to 4)	352	-88	440	703
Primary schoolers (5 to 11)	489	-123	625	992
Secondary schoolers (12 to 17)	420	-83	542	879
Tertiary education and independence (18 to 24)	313	-59	487	741
Young workforce (25 to 34)	617	-141	725	1,201
Parents and homebuilders (35 to 49)	1,171	-239	1,521	2,452
Older workers and pre-retirees (50 to 59)	583	-92	828	1,320
Empty nesters and retirees (60 to 69)	521	79	411	1,012
Seniors (70 to 84)	983	757	371	2,111
Elderly aged (85 and over)	263	159	100	522
<b>Total persons</b>	<b>5,713</b>	<b>172</b>	<b>6,049</b>	<b>11,933</b>

id Forecast



### Forecast Average Annual Change in Selected Age Cohorts, 2016 to 2041

	Bacchus			Study
	Marsh	Darley	Maddingley	Area
Babies and pre-schoolers (0 to 4)	14	-4	18	<b>28</b>
Primary schoolers (5 to 11)	20	-5	25	<b>40</b>
Secondary schoolers (12 to 17)	17	-3	22	<b>35</b>
Tertiary education and independence (18 to 24)	13	-2	19	<b>30</b>
Young workforce (25 to 34)	25	-6	29	<b>48</b>
Parents and homebuilders (35 to 49)	47	-10	61	<b>98</b>
Older workers and pre-retirees (50 to 59)	23	-4	33	<b>53</b>
Empty nesters and retirees (60 to 69)	21	3	16	<b>40</b>
Seniors (70 to 84)	39	30	15	<b>84</b>
Elderly aged (85 and over)	11	6	4	<b>21</b>
<b>Total persons</b>	<b>229</b>	<b>7</b>	<b>242</b>	<b>477</b>

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### Forecast Average Annual percentage Change in Selected Age Cohorts, 2016 to 2041

	Bacchus			Study
	Marsh	Darley	Maddingley	Area
Babies and pre-schoolers (0 to 4)	2.6%	-0.6%	3.9%	<b>1.8%</b>
Primary schoolers (5 to 11)	2.7%	-0.5%	4.1%	<b>1.7%</b>
Secondary schoolers (12 to 17)	2.6%	-0.4%	4.9%	<b>1.8%</b>
Tertiary education and independence (18 to 24)	1.7%	-0.3%	4.3%	<b>1.5%</b>
Young workforce (25 to 34)	2.3%	-0.6%	3.5%	<b>1.6%</b>
Parents and homebuilders (35 to 49)	2.9%	-0.5%	4.5%	<b>2.0%</b>
Older workers and pre-retirees (50 to 59)	2.1%	-0.3%	5.5%	<b>1.8%</b>
Empty nesters and retirees (60 to 69)	2.0%	0.3%	4.4%	<b>1.7%</b>
Seniors (70 to 84)	3.4%	4.1%	4.5%	<b>3.8%</b>
Elderly aged (85 and over)	4.1%	4.8%	3.1%	<b>4.0%</b>
<b>Total persons</b>	<b>2.6%</b>	<b>0.1%</b>	<b>4.3%</b>	<b>2.0%</b>

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### 10.3 Forecast – Family Types

#### Forecast Total Number of Families by Type - 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Couple families with dependents	1,322	1,136	1,273	<b>3,731</b>
Couples without dependents	1,451	1,063	854	<b>3,368</b>
Group households	108	62	82	<b>253</b>
Lone person households	1,774	739	822	<b>3,335</b>
One parent family	640	356	436	<b>1,432</b>
Other families	74	68	46	<b>189</b>
<b>Total Families</b>	<b>5,369</b>	<b>3,424</b>	<b>3,513</b>	<b>12,308</b>

id Forecast

#### Forecast Total Change in Number Families by Type - 2016 to 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Couple families with dependents	611	-127	839	<b>1,324</b>
Couples without dependents	702	275	585	<b>1,561</b>
Group households	43	0	54	<b>99</b>
Lone person households	894	251	554	<b>1,699</b>
One parent family	299	-30	283	<b>552</b>
Other families	32	-6	28	<b>56</b>
<b>Total Families</b>	<b>2,581</b>	<b>363</b>	<b>2,343</b>	<b>5,291</b>

id Forecast

#### Forecast Average Annual Change in the Number of Families by Type, 2016 to 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Couple families with dependents	24	-5	34	<b>53</b>
Couples without dependents	28	11	23	<b>62</b>
Group households	2	0	2	<b>4</b>
Lone person households	36	10	22	<b>68</b>
One parent family	12	-1	11	<b>22</b>
Other families	1	0	1	<b>2</b>
<b>Total Families</b>	<b>103</b>	<b>15</b>	<b>94</b>	<b>212</b>

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#### Forecast Average Annual Percentage Change in the Number of Families by Type, 2016 to 2041

	Bacchus Marsh	Darley	Maddingley	Study Area
Couple families with dependents	2.5%	-0.4%	4.4%	<b>1.8%</b>
Couples without dependents	2.7%	1.2%	4.7%	<b>2.5%</b>
Group households	2.1%	0.0%	4.4%	<b>2.0%</b>
Lone person households	2.8%	1.7%	4.6%	<b>2.9%</b>
One parent family	2.6%	-0.3%	4.3%	<b>2.0%</b>
Other families	2.3%	-0.3%	3.8%	<b>1.4%</b>
<b>Total Families</b>	<b>2.7%</b>	<b>0.4%</b>	<b>4.5%</b>	<b>2.3%</b>

id Forecast





## 10.4 Residential Dwelling Sales Value

### Residential Sales Value

	Bacchus Marsh	Darley	Maddingley	Study Area
Median House Price 2014	\$347,500	\$360,500	\$320,000	<b>\$342,700</b>
Median Unit Price 2014	\$296,500	n.a.	\$205,000	<b>\$250,750</b>
Median Vacant Land Price 2014	\$150,000	\$150,000	\$149,000	<b>\$149,700</b>
House Price Growth 2004 to 2014	3.8% p.a.	4.8% p.a.	4.7% p.a.	<b>4.4% p.a.</b>
Unit Price Growth 2004 to 2014	3.6% p.a.	n.a.	3.7% p.a.	<b>3.6% p.a.</b>
Land Price Growth 2004 to 2014	5.5% p.a.	4.3% p.a.	6.3% p.a.	<b>5.4% p.a.</b>

Valuer General

## 10.5 Housing Affordability – Low Income Households

### Housing Affordability - Low Income Households

	Bacchus Marsh	Darley	Maddingley	Study Area
Mortgage Stress - No. of Households	228	363	110	<b>701</b>
Mortgage Stress - % of Households	8.7%	13.7%	12.0%	<b>11.3%</b>
Rental Stress - No. of Households	268	124	78	<b>470</b>
Rental Stress - % of Households	10.2%	4.7%	8.5%	<b>7.6%</b>

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## 10.6 Urban Footprint

### Urban Footprint - Total Area (ha)

	Bacchus Marsh	Darley	Maddingley	Study Area
<1940	39	2	5	<b>47</b>
1940 to 1960	54	4	9	<b>68</b>
1960 to 1980	97	37	21	<b>155</b>
1980 to 1990	141	119	36	<b>296</b>
1990 to 2000	189	222	52	<b>463</b>
2000 to 2010	218	308	69	<b>595</b>
2010 to 2015	282	436	166	<b>885</b>

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### 10.7 Housing Density

#### Housing Density - % distribution (sqm), 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
Less than 300 sqm	19%	8%	7%	<b>13%</b>
300 to 499 sqm	10%	6%	22%	<b>11%</b>
500 to 599 sqm	8%	1%	21%	<b>8%</b>
600 to 799 sqm	39%	49%	34%	<b>42%</b>
800 to 999 sqm	24%	36%	16%	<b>27%</b>
1,000 + sqm	16%	58%	25%	<b>33%</b>
<b>Study Area</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

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### 10.8 Housing Stock - Typologies

#### Housing Stock Typologies - % distribution, 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
Medium Density	16%	5%	6%	<b>10%</b>
Compact Suburban	9%	3%	18%	<b>8%</b>
Suburban	61%	55%	57%	<b>58%</b>
Low Density Suburban	14%	31%	18%	<b>22%</b>
Rural Residential	0%	6%	1%	<b>3%</b>
Farm	0%	0%	1%	<b>0%</b>
<b>Study Area</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

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### 10.9 Residential Lot Construction - Supply Type

#### Residential Lot Construction by Supply Type, 2008 to 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
Aged Care	47			<b>47</b>
Broadhectare	502	681	412	<b>1595</b>
Dispersed Infill	63	96	41	<b>200</b>
Rural Residential	4	13		<b>17</b>
<b>Study Area</b>	<b>616</b>	<b>790</b>	<b>453</b>	<b>1859</b>

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### 10.10 Residential Lot Construction – Time Series

#### Residential Lot Construction, 2008 to 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
<b>2008-09</b>	27	56	7	<b>90</b>
<b>2009-10</b>	311	185	100	<b>596</b>
<b>2010-11</b>	50	236	93	<b>379</b>
<b>2011-12</b>	84	95	2	<b>181</b>
<b>2012-13</b>	53	91	168	<b>312</b>
<b>2013-14</b>	67	96	77	<b>240</b>
<b>2014-15<sup>1</sup></b>	24	31	6	<b>61</b>

1: To September 2015

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### 10.11 Dispersed Infill Construction – Pre & Post Dwelling Densities

#### Dispersed Infill Lot Construction - Pre & Post Density (sqm), 2008 to 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
Pre-Density (sqm)	811	1182	1103	933
Post Density (sqm)	359	368	358	360

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### 10.12 Dispersed Infill Construction – Project Yield

#### Dispersed Infill Construction - Number of Projects by Project Yield Range, 2008 to 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
1 Dwelling	14	4	4	<b>22</b>
2 Dwellings	13	6	2	<b>21</b>
3 Dwellings	3	3	5	<b>11</b>
4 Dwellings	1	3	2	<b>6</b>
5 Dwellings		2	1	<b>3</b>
6 to 9 Dwellings		2	1	<b>3</b>
10 to 20 Dwellings	1	3		<b>4</b>
<b>Study Area</b>	<b>32</b>	<b>23</b>	<b>15</b>	<b>70</b>

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### 10.13 Dispersed Infill Construction – Number of Projects by Parent Lot Size

#### Dispersed Infill Construction - Number of Projects by Parent Lot Size (pre-development), 2008 to 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
500 to 800sqm	16	6	1	23
800 to 1,200 sqm	11	6	7	24
1,200 to 2,000 sqm	3	2	4	9
2,000 to 5,000sqm	2	7	3	12
5,000 to 10,000 sqm		1		1
10,000 sqm+		1		1
<b>Study Area</b>	<b>32</b>	<b>23</b>	<b>15</b>	<b>70</b>

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### 10.14 Broadhectare Lot Construction – Size Distribution

#### Broadhectare Lot Construction Size Distribution, 2008 to 2015

	Bacchus Marsh	Darley	Maddingley	Study Area
Less Than 300 sqm	209	19	1	229
300 to 499 sqm	112	50	153	315
500 to 599 sqm	100	30	157	287
600 to 799 sqm	62	247	88	397
800 to 999 sqm	6	251	7	264
1000+ sqm	13	84	6	103
<b>Study Area</b>	<b>502</b>	<b>681</b>	<b>412</b>	<b>1595</b>

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### 10.15 Residential Land Supply Stocks

#### Residential Land Supply Stocks (lots), 2015

	Bacchus Marsh	Darley	Maddingley	Pentland Hills	Study Area
Broadhectare (zoned)	1202	650	2251	900	5003
Potential Residential (unzoned)			150		150
Vacant 'Urban' Lots	299	290	57		646
Rural Residential	3	26			29
<b>Total Lots (Study Area)</b>	<b>1504</b>	<b>966</b>	<b>2458</b>	<b>900</b>	<b>5828</b>

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## ANNEXURE 2

### PRECINCT CHANGE AREA MATRIX

**Methodology for level of change for each precinct**

- **Increased Residential Growth Areas: 15 and above**
- **Natural Residential Growth Areas: 11-14**
- **Greenfield Residential Growth Areas 11 -14**
- **Minimal Residential Growth Areas – 10 and below**

**Note: The score chosen was based on the most dominant consideration within the relevant criteria**

**Precinct 1**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	2
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>10 - Minimal Residential Growth</b>

### Precinct 2

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	1
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	1
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	1
<b>TOTAL</b>		<b>6 – Minimal Residential Growth</b>

### Precinct 3

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> </ul>	1

	<ul style="list-style-type: none"> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	1
<b>TOTAL</b>		<b>8 – Minimal Residential Growth</b>

#### Precinct 4

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1



Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	1
<b>TOTAL</b>		<b>8 Minimal Residential Growth</b>

#### Precinct 5

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2

TOTAL	<b>11 – Natural Residential Growth</b>
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**Precinct 6**

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	2
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	2
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
TOTAL		<b>15 – Increased Residential Growth</b>

**Precinct 7**

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> </ul>	2

	<ul style="list-style-type: none"> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	2
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	2
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>12 – Natural Residential Growth Area</b>

### Precinct 8

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> </ul>	1

	<ul style="list-style-type: none"> <li>No public transport available nearby.</li> </ul>	
Retail and services	<ul style="list-style-type: none"> <li>NAC services within 400m</li> <li>NAC services between 400-700m</li> <li>No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>Several infill opportunities available</li> <li>Some infill opportunities available</li> <li>Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>10 – Natural Residential Growth Area</b>

### Precinct 9

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>Some slope and/or with several east or west facing.</li> <li>Steeply sloping and/or facing south</li> </ul>	1
Walkability	<ul style="list-style-type: none"> <li>Within 400m of established services</li> <li>Between 400-700m away</li> <li>Over 700m away</li> </ul>	2
Landscape and vegetation	<ul style="list-style-type: none"> <li>No major or sensitive vegetation or landscape</li> <li>Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>Within 400m to established train or bus routes.</li> <li>Within 400-700m</li> <li>No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>NAC services within 400m</li> <li>NAC services between 400-700m</li> <li>No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>Several infill opportunities available</li> <li>Some infill opportunities available</li> <li>Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>9 – Minimal Residential Growth</b>

**Precinct 10**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>9 – Minimal Residential Growth Area</b>

**Precinct 11**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2

Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	2
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2 (Several sites currently undeveloped)
<b>TOTAL</b>		<b>11 – Natural Residential Growth Area</b>

### Precinct 12

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> </ul>	1

	<ul style="list-style-type: none"> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	3 Several sites undeveloped
TOTAL		<b>11 – Natural Residential Growth Area</b>

### Precinct 13

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	3
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	3
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	3

TOTAL	<b>18 – Increased Residential Growth Area</b>
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**Precinct 14**

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	3
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	3
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
TOTAL		<b>17 – Increased Residential Growth Area</b>

**Precinct 15**

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> </ul>	3



	<ul style="list-style-type: none"> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	2
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>14 - Natural Residential Growth Area</b>

#### Precinct 16

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> </ul>	3

	<ul style="list-style-type: none"> <li>Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	
Public transport	<ul style="list-style-type: none"> <li>Within 400m to established train or bus routes.</li> <li>Within 400-700m</li> <li>No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>NAC services within 400m</li> <li>NAC services between 400-700m</li> <li>No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>Several infill opportunities available</li> <li>Some infill opportunities available</li> <li>Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>11 – Natural Residential Growth Area</b>

#### Precinct 17

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>Some slope and/or with several east or west facing.</li> <li>Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>Within 400m of established services</li> <li>Between 400-700m away</li> <li>Over 700m away</li> </ul>	3
Landscape and vegetation	<ul style="list-style-type: none"> <li>No major or sensitive vegetation or landscape</li> <li>Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>Within 400m to established train or bus routes.</li> <li>Within 400-700m</li> <li>No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>NAC services within 400m</li> <li>NAC services between 400-700m</li> <li>No retail or services within 700m</li> </ul>	3
Development opportunities	<ul style="list-style-type: none"> <li>Several infill opportunities available</li> </ul>	3

	<ul style="list-style-type: none"> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	
TOTAL		18 – Increased Residential Growth Area
Although this precinct is suitable for intensification, it has been determined to identify this precinct for Natural Residential Growth due to there being a number of suitable precincts for intensification around the Bacchus Marsh town centre and, at this stage intensification is generally prioritised to the south of the town centre which is more accessible to the train station.		<b>Natural Residential Growth</b>

### Precinct 18

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	2
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
TOTAL		<b>12 – Natural Residential Growth</b>

**Precinct 19**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	2
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	2
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	2
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>14 – Natural Residential Growth</b>

**Precinct 20**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	3

Landscape and vegetation	<ul style="list-style-type: none"> <li>No major or sensitive vegetation or landscape</li> <li>Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>Within 400m to established train or bus routes.</li> <li>Within 400-700m</li> <li>No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>NAC services within 400m</li> <li>NAC services between 400-700m</li> <li>No retail or services within 700m</li> </ul>	3
Development opportunities	<ul style="list-style-type: none"> <li>Several infill opportunities available</li> <li>Some infill opportunities available</li> <li>Limited infill opportunities available</li> </ul>	1 – Strong character and intact built form
TOTAL		<b>15 – Increased Residential Growth Area</b>
Although this precinct is well located to be an Increased Residential Growth precinct, this precinct covers Lerderberg St which is the most intact street within Bacchus Marsh and has specifically been included within its own precinct to ensure it is reasonably protected from intensification.		Minimal Residential Growth Area

### Precinct 21

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>Some slope and/or with several east or west facing.</li> <li>Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>Within 400m of established services</li> <li>Between 400-700m away</li> <li>Over 700m away</li> </ul>	2
Landscape and vegetation	<ul style="list-style-type: none"> <li>No major or sensitive vegetation or landscape</li> <li>Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>Within 400m to established train or bus routes.</li> </ul>	1

	<ul style="list-style-type: none"> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	2
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	1
<b>TOTAL</b>		<b>11 – Natural Residential Growth</b>
Although this precinct has rated as a Natural Residential Growth precinct, this precinct has been identified as a Minimal Change Precinct as this precinct has larger lots, generally over 2000sqm and is an intact precinct that has been recommended to retain the existing character.		<b>Minimal Residential Growth</b>

## Precinct 22

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	3
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	3
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> </ul>	3

	<ul style="list-style-type: none"> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	
TOTAL		<b>17 – Increased Residential Growth</b>

### Precinct 23

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	2
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	2
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	2
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
TOTAL		<b>12 – Natural Residential Growth</b>
The south-eastern portion of this precinct is considered suitable as an Increased Residential Growth precinct due to proximity to Grant St where access to services and facilities including public transport are available.		<b>Partly Natural Residential Growth and part Increased Residential Growth</b>

**Precinct 24**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	3
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	3
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>17 – Increased Residential Growth</b>

**Precinct 25**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2



Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
TOTAL		9 – Minimal Residential Growth area
Although the matrix identifies this precinct for minimal residential growth, this precinct is considered more suitable as a natural residential growth area. This is due to the precinct being within close proximity to both the greenfield development precincts (26 & 27) where, in time, several services and facilities will be available that this precinct will significantly benefit from.		<b>Natural Residential Growth</b>

### Precinct 26

Has not been assessed under the matrix as the precinct has been identified as a greenfield development precinct and will be developed in accordance with the Development Plan Overlay that applies to the precinct.

### Precinct 27

Similar to precinct 27, this precinct has not been assessed under the matrix as the precinct has been identified as a greenfield development precinct and will be currently being developed in accordance with the Development Plan Overlay that applies to the precinct.

**Precinct 28**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
<b>TOTAL</b>		<b>11 – Natural Residential Growth</b>

**Precinct 29**

<b>Criteria</b>	<b>Considerations</b>	<b>Score (Excellent 3, Average 2, Poor 1)</b>
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	3

Landscape and vegetation	<ul style="list-style-type: none"> <li>No major or sensitive vegetation or landscape</li> <li>Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>Within 400m to established train or bus routes.</li> <li>Within 400-700m</li> <li>No public transport available nearby.</li> </ul>	2
Retail and services	<ul style="list-style-type: none"> <li>NAC services within 400m</li> <li>NAC services between 400-700m</li> <li>No retail or services within 700m</li> </ul>	2
Development opportunities	<ul style="list-style-type: none"> <li>Several infill opportunities available</li> <li>Some infill opportunities available</li> <li>Limited infill opportunities available</li> </ul>	3
TOTAL		<b>15 – Increased Residential Growth</b>

**Precinct 30**

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>Some slope and/or with several east or west facing.</li> <li>Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>Within 400m of established services</li> <li>Between 400-700m away</li> <li>Over 700m away</li> </ul>	3
Landscape and vegetation	<ul style="list-style-type: none"> <li>No major or sensitive vegetation or landscape</li> <li>Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>Within 400m to established train or bus routes.</li> <li>Within 400-700m</li> <li>No public transport available nearby.</li> </ul>	3
Retail and services	<ul style="list-style-type: none"> <li>NAC services within 400m</li> <li>NAC services between 400-700m</li> <li>No retail or services within 700m</li> </ul>	2

Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	1
TOTAL		<b>14 – Natural Residential Growth area</b>
Note that this precinct is low lying and the proposed LSIO amendment will significantly impact this precinct and therefore, although well located, it is considered more appropriate as a Natural Residential Growth area.		

### Precinct 31

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	3
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	3
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
TOTAL		<b>11 – Natural Residential Growth</b>

**Precinct 32**

Criteria	Considerations	Score (Excellent 3, Average 2, Poor 1)
Slope and orientation	<ul style="list-style-type: none"> <li>• Mostly flat level sites and/or with north facing lots, no major obstructions.</li> <li>• Some slope and/or with several east or west facing.</li> <li>• Steeply sloping and/or facing south</li> </ul>	2
Walkability	<ul style="list-style-type: none"> <li>• Within 400m of established services</li> <li>• Between 400-700m away</li> <li>• Over 700m away</li> </ul>	1
Landscape and vegetation	<ul style="list-style-type: none"> <li>• No major or sensitive vegetation or landscape</li> <li>• Some trees or sensitive vegetation and/or landscape that may impact development</li> <li>• Erosion problems, dense vegetation, significant landscape limitation</li> </ul>	2
Public transport	<ul style="list-style-type: none"> <li>• Within 400m to established train or bus routes.</li> <li>• Within 400-700m</li> <li>• No public transport available nearby.</li> </ul>	1
Retail and services	<ul style="list-style-type: none"> <li>• NAC services within 400m</li> <li>• NAC services between 400-700m</li> <li>• No retail or services within 700m</li> </ul>	1
Development opportunities	<ul style="list-style-type: none"> <li>• Several infill opportunities available</li> <li>• Some infill opportunities available</li> <li>• Limited infill opportunities available</li> </ul>	2
TOTAL		9 – Minimal Residential Growth area
<p>This precinct is partly zoned mixed use and it is proposed for this section of the precinct to remain mixed used given there are some businesses operating within this area. The balance of the precinct does not have a strong neighbourhood character to protect, however the preferred character statement has indicated due to the location of the precinct any further development would need to be considered on a site by site basis. With consideration of the zoning controls, it is recommended that part of the precinct remain as General Residential Zone, and therefore has been identified as a Natural Residential Growth precinct.</p>		<b>Natural Residential Growth</b>



KEY STATISTICS FOR  
CHARACTER PRECINCTS

Precinct 15

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	838m <sup>2</sup>	393m <sup>2</sup>	47%	5m
<b>Sample 02</b>	479m <sup>2</sup>	233m <sup>2</sup>	49%	5m
<b>Sample 03</b>	815m <sup>2</sup>	385m <sup>2</sup>	47%	7m
<b>Sample 04</b>	973m <sup>2</sup>	415m <sup>2</sup>	43%	7m
<b>Sample 05</b>	845m <sup>2</sup>	327m <sup>2</sup>	39%	7m
<b>Sample 06</b>	345m <sup>2</sup>	162m <sup>2</sup>	47%	7m
<b>Sample 07</b>	1033m <sup>2</sup>	418m <sup>2</sup>	40%	7m
<b>Sample 08</b>	724m <sup>2</sup>	265m <sup>2</sup>	37%	8m
<b>Sample 09</b>	1726m <sup>2</sup>	382m <sup>2</sup>	22%	15m
<b>Sample 10</b>	580m <sup>2</sup>	295m <sup>2</sup>	51%	6m

<b>AVERAGE</b>	836m <sup>2</sup>	328m <sup>2</sup>	42%	7m
<b>MEDIAN</b>	827m <sup>2</sup>	355m <sup>2</sup>	45%	7m



**Precinct 16**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	553m <sup>2</sup>	316m <sup>2</sup>	57%	5m
<b>Sample 02</b>	526m <sup>2</sup>	203m <sup>2</sup>	39%	7m
<b>Sample 03</b>	456m <sup>2</sup>	205m <sup>2</sup>	45%	6m
<b>Sample 04</b>	739m <sup>2</sup>	306m <sup>2</sup>	41%	7m
<b>Sample 05</b>	737m <sup>2</sup>	346m <sup>2</sup>	47%	7m
<b>Sample 06</b>	509m <sup>2</sup>	274m <sup>2</sup>	54%	5m
<b>Sample 07</b>	319m <sup>2</sup>	144m <sup>2</sup>	45%	5m
<b>Sample 08</b>	639m <sup>2</sup>	389m <sup>2</sup>	61%	7m
<b>Sample 09</b>	561m <sup>2</sup>	337m <sup>2</sup>	60%	4m
<b>Sample 10</b>	400m <sup>2</sup>	216m <sup>2</sup>	54%	5m

<b>AVERAGE</b>	544m <sup>2</sup>	274m <sup>2</sup>	50%	6m
<b>MEDIAN</b>	540m <sup>2</sup>	290m <sup>2</sup>	50%	6m

**Precinct 17**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	618m <sup>2</sup>	153m <sup>2</sup>	25%	11m
<b>Sample 02</b>	635m <sup>2</sup>	213m <sup>2</sup>	34%	6m
<b>Sample 03</b>	632m <sup>2</sup>	170m <sup>2</sup>	27%	6m
<b>Sample 04</b>	612m <sup>2</sup>	159m <sup>2</sup>	26%	8m
<b>Sample 05</b>	586m <sup>2</sup>	141m <sup>2</sup>	24%	9m
<b>Sample 06</b>	621m <sup>2</sup>	204m <sup>2</sup>	33%	8m
<b>Sample 07</b>	632m <sup>2</sup>	184m <sup>2</sup>	29%	7m
<b>Sample 08</b>	719m <sup>2</sup>	202m <sup>2</sup>	28%	7m
<b>Sample 09</b>	611m <sup>2</sup>	239m <sup>2</sup>	39%	6m
<b>Sample 10</b>	615m <sup>2</sup>	171m <sup>2</sup>	28%	5m

<b>AVERAGE</b>	628m <sup>2</sup>	184m <sup>2</sup>	29%	7m
<b>MEDIAN</b>	620m <sup>2</sup>	178m <sup>2</sup>	28%	7m

**Precinct 18**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	1139m <sup>2</sup>	467m <sup>2</sup>	41%	7m
<b>Sample 02</b>	885m <sup>2</sup>	235m <sup>2</sup>	27%	8m
<b>Sample 03</b>	1084m <sup>2</sup>	252m <sup>2</sup>	23%	9m
<b>Sample 04</b>	800m <sup>2</sup>	223m <sup>2</sup>	28%	9m
<b>Sample 05</b>	350m <sup>2</sup>	224m <sup>2</sup>	64%	3m
<b>Sample 06</b>	854m <sup>2</sup>	365m <sup>2</sup>	43%	6m
<b>Sample 07</b>	965m <sup>2</sup>	307m <sup>2</sup>	32%	7m
<b>Sample 08</b>	1120m <sup>2</sup>	254m <sup>2</sup>	23%	7m
<b>Sample 09</b>	866m <sup>2</sup>	253m <sup>2</sup>	29%	5m
<b>Sample 10</b>	831m <sup>2</sup>	334m <sup>2</sup>	40%	6m

<b>AVERAGE</b>	889m <sup>2</sup>	291m <sup>2</sup>	35%	7m
<b>MEDIAN</b>	876m <sup>2</sup>	254m <sup>2</sup>	31%	7m

**Precinct 19**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	842m <sup>2</sup>	235m <sup>2</sup>	28%	5m
<b>Sample 02</b>	724m <sup>2</sup>	353m <sup>2</sup>	49%	8m
<b>Sample 03</b>	696m <sup>2</sup>	140m <sup>2</sup>	20%	9m
<b>Sample 04</b>	406m <sup>2</sup>	195m <sup>2</sup>	48%	4m
<b>Sample 05</b>	577m <sup>2</sup>	226m <sup>2</sup>	39%	8m
<b>Sample 06</b>	799m <sup>2</sup>	317m <sup>2</sup>	40%	4m
<b>Sample 07</b>	668m <sup>2</sup>	189m <sup>2</sup>	28%	6m
<b>Sample 08</b>	603m <sup>2</sup>	154m <sup>2</sup>	26%	9m
<b>Sample 09</b>	893m <sup>2</sup>	143m <sup>2</sup>	16%	5m
<b>Sample 10</b>	860m <sup>2</sup>	286m <sup>2</sup>	33%	4m

<b>AVERAGE</b>	707m <sup>2</sup>	224m <sup>2</sup>	33%	6m
<b>MEDIAN</b>	710m <sup>2</sup>	211m <sup>2</sup>	31%	6m

**Precinct 20**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	850m <sup>2</sup>	322m <sup>2</sup>	38%	12m
<b>Sample 02</b>	655m <sup>2</sup>	273m <sup>2</sup>	42%	8m
<b>Sample 03</b>	850m <sup>2</sup>	326m <sup>2</sup>	38%	5m
<b>Sample 04</b>	836m <sup>2</sup>	399m <sup>2</sup>	48%	4m
<b>Sample 05</b>	794m <sup>2</sup>	248m <sup>2</sup>	31%	7m
<b>Sample 06</b>	850m <sup>2</sup>	371m <sup>2</sup>	44%	9m
<b>Sample 07</b>	607m <sup>2</sup>	222m <sup>2</sup>	37%	7m
<b>Sample 08</b>	1190m <sup>2</sup>	327m <sup>2</sup>	27%	8m
<b>Sample 09</b>	782m <sup>2</sup>	372m <sup>2</sup>	48%	8m
<b>Sample 10</b>	985m <sup>2</sup>	356m <sup>2</sup>	36%	9m

<b>AVERAGE</b>	840m <sup>2</sup>	322m <sup>2</sup>	39%	8m
<b>MEDIAN</b>	843m <sup>2</sup>	327m <sup>2</sup>	38%	8m

**Precinct 21**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	2083m <sup>2</sup>	445m <sup>2</sup>	21%	15m
<b>Sample 02</b>	3888m <sup>2</sup>	441m <sup>2</sup>	11%	32m
<b>Sample 03</b>	1621m <sup>2</sup>	454m <sup>2</sup>	28%	15m
<b>Sample 04</b>	2194m <sup>2</sup>	428m <sup>2</sup>	20%	16m
<b>Sample 05</b>	2127m <sup>2</sup>	357m <sup>2</sup>	17%	73m
<b>Sample 06</b>	2536m <sup>2</sup>	554m <sup>2</sup>	22%	25m
<b>Sample 07</b>	2528m <sup>2</sup>	655m <sup>2</sup>	26%	15m
<b>Sample 08</b>	2163m <sup>2</sup>	313m <sup>2</sup>	14%	50m
<b>Sample 09</b>	2152m <sup>2</sup>	430m <sup>2</sup>	20%	12m
<b>Sample 10</b>	2040m <sup>2</sup>	352m <sup>2</sup>	17%	12m

<b>AVERAGE</b>	2333m <sup>2</sup>	443m <sup>2</sup>	20%	27m
<b>MEDIAN</b>	2158m <sup>2</sup>	436m <sup>2</sup>	20%	16m

**Precinct 22**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	1044m <sup>2</sup>	378m <sup>2</sup>	36%	7m
<b>Sample 02</b>	259m <sup>2</sup>	148m <sup>2</sup>	57%	5m
<b>Sample 03</b>	656m <sup>2</sup>	261m <sup>2</sup>	40%	7m
<b>Sample 04</b>	1497m <sup>2</sup>	667m <sup>2</sup>	45%	8m
<b>Sample 05</b>	183m <sup>2</sup>	133m <sup>2</sup>	73%	6m
<b>Sample 06</b>	194m <sup>2</sup>	143m <sup>2</sup>	74%	5m
<b>Sample 07</b>	693m <sup>2</sup>	389m <sup>2</sup>	56%	4m
<b>Sample 08</b>	750m <sup>2</sup>	297m <sup>2</sup>	40%	5m
<b>Sample 09</b>	305m <sup>2</sup>	174m <sup>2</sup>	57%	7m
<b>Sample 10</b>	815m <sup>2</sup>	462m <sup>2</sup>	57%	7m

<b>AVERAGE</b>	640m <sup>2</sup>	305m <sup>2</sup>	53%	6m
<b>MEDIAN</b>	675m <sup>2</sup>	279m <sup>2</sup>	56%	7m

**Precinct 23**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	651m <sup>2</sup>	195m <sup>2</sup>	30%	10m
<b>Sample 02</b>	716m <sup>2</sup>	235m <sup>2</sup>	33%	8m
<b>Sample 03</b>	668m <sup>2</sup>	341m <sup>2</sup>	51%	5m
<b>Sample 04</b>	770m <sup>2</sup>	374m <sup>2</sup>	49%	7m
<b>Sample 05</b>	784m <sup>2</sup>	335m <sup>2</sup>	43%	4m
<b>Sample 06</b>	1195m <sup>2</sup>	287m <sup>2</sup>	24%	7m
<b>Sample 07</b>	792m <sup>2</sup>	263m <sup>2</sup>	33%	7m
<b>Sample 08</b>	836m <sup>2</sup>	307m <sup>2</sup>	37%	7m
<b>Sample 09</b>	977m <sup>2</sup>	321m <sup>2</sup>	33%	7m
<b>Sample 10</b>	957m <sup>2</sup>	419m <sup>2</sup>	44%	7m

<b>AVERAGE</b>	835m <sup>2</sup>	308m <sup>2</sup>	38%	7m
<b>MEDIAN</b>	788m <sup>2</sup>	314m <sup>2</sup>	35%	7m



**Precinct 24**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	715m <sup>2</sup>	311m <sup>2</sup>	43%	5m
<b>Sample 02</b>	638m <sup>2</sup>	356m <sup>2</sup>	56%	5m
<b>Sample 03</b>	784m <sup>2</sup>	387m <sup>2</sup>	49%	6m
<b>Sample 04</b>	736m <sup>2</sup>	268m <sup>2</sup>	36%	17m
<b>Sample 05</b>	463m <sup>2</sup>	168m <sup>2</sup>	36%	4m
<b>Sample 06</b>	289m <sup>2</sup>	131m <sup>2</sup>	45%	7m
<b>Sample 07</b>	328m <sup>2</sup>	207m <sup>2</sup>	63%	4m
<b>Sample 08</b>	644m <sup>2</sup>	163m <sup>2</sup>	25%	9m
<b>Sample 09</b>	734m <sup>2</sup>	139m <sup>2</sup>	19%	10m
<b>Sample 10</b>	715m <sup>2</sup>	247m <sup>2</sup>	35%	7m

<b>AVERAGE</b>	605m <sup>2</sup>	238m <sup>2</sup>	41%	7m
<b>MEDIAN</b>	680m <sup>2</sup>	227m <sup>2</sup>	40%	7m

**Precinct 25**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	815m <sup>2</sup>	350m <sup>2</sup>	43%	6m
<b>Sample 02</b>	1397m <sup>2</sup>	337m <sup>2</sup>	24%	11m
<b>Sample 03</b>	658m <sup>2</sup>	255m <sup>2</sup>	39%	4m
<b>Sample 04</b>	1250m <sup>2</sup>	413m <sup>2</sup>	33%	9m
<b>Sample 05</b>	751m <sup>2</sup>	231m <sup>2</sup>	31%	7m
<b>Sample 06</b>	840m <sup>2</sup>	341m <sup>2</sup>	41%	7m
<b>Sample 07</b>	2268m <sup>2</sup>	428m <sup>2</sup>	19%	5m
<b>Sample 08</b>	724m <sup>2</sup>	306m <sup>2</sup>	42%	7m
<b>Sample 09</b>	1127m <sup>2</sup>	348m <sup>2</sup>	31%	5m
<b>Sample 10</b>	1034m <sup>2</sup>	324m <sup>2</sup>	31%	11m

<b>AVERAGE</b>	1086m <sup>2</sup>	333m <sup>2</sup>	33%	7m
<b>MEDIAN</b>	937m <sup>2</sup>	339m <sup>2</sup>	32%	7m

**Precinct 30**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	766m <sup>2</sup>	430m <sup>2</sup>	56%	5m
<b>Sample 02</b>	4046m <sup>2</sup>	303m <sup>2</sup>	7%	5m
<b>Sample 03</b>	943m <sup>2</sup>	374m <sup>2</sup>	40%	8m
<b>Sample 04</b>	2196m <sup>2</sup>	410m <sup>2</sup>	19%	7m
<b>Sample 05</b>	236m <sup>2</sup>	167m <sup>2</sup>	71%	3m
<b>Sample 06</b>	488m <sup>2</sup>	229m <sup>2</sup>	47%	5m
<b>Sample 07</b>	740m <sup>2</sup>	212m <sup>2</sup>	29%	7m
<b>Sample 08</b>	953m <sup>2</sup>	327m <sup>2</sup>	34%	9m
<b>Sample 09</b>	304m <sup>2</sup>	154m <sup>2</sup>	51%	5m
<b>Sample 10</b>	733m <sup>2</sup>	323m <sup>2</sup>	44%	10m

<b>AVERAGE</b>	1141m <sup>2</sup>	293m <sup>2</sup>	40%	6m
<b>MEDIAN</b>	753m <sup>2</sup>	313m <sup>2</sup>	42%	6m

**Precinct 1**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	1149m <sup>2</sup>	287m <sup>2</sup>	25%	10m
<b>Sample 02</b>	1073m <sup>2</sup>	334m <sup>2</sup>	31%	10m
<b>Sample 03</b>	1878m <sup>2</sup>	485m <sup>2</sup>	26%	16m
<b>Sample 04</b>	1914m <sup>2</sup>	558m <sup>2</sup>	29%	12m
<b>Sample 05</b>	932m <sup>2</sup>	292m <sup>2</sup>	31%	10m
<b>Sample 06</b>	1050m <sup>2</sup>	247m <sup>2</sup>	24%	8m
<b>Sample 07</b>	1207m <sup>2</sup>	356m <sup>2</sup>	29%	8m
<b>Sample 08</b>	999m <sup>2</sup>	315m <sup>2</sup>	32%	8m
<b>Sample 09</b>	930m <sup>2</sup>	501m <sup>2</sup>	54%	7m
<b>Sample 10</b>	1297m <sup>2</sup>	479m <sup>2</sup>	37%	10m

<b>AVERAGE</b>	1243m <sup>2</sup>	385m <sup>2</sup>	32%	10m
<b>MEDIAN</b>	1111m <sup>2</sup>	345m <sup>2</sup>	30%	10m

**Precinct 2**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	4010m <sup>2</sup>	567m <sup>2</sup>	14%	25m
<b>Sample 02</b>	5605m <sup>2</sup>	544m <sup>2</sup>	10%	37m
<b>Sample 03</b>	4192m <sup>2</sup>	343m <sup>2</sup>	8%	30m
<b>Sample 04</b>	4857m <sup>2</sup>	480m <sup>2</sup>	10%	30m
<b>Sample 05</b>	4010m <sup>2</sup>	456m <sup>2</sup>	11%	37m
<b>Sample 06</b>	5724m <sup>2</sup>	441m <sup>2</sup>	8%	25m
<b>Sample 07</b>	4811m <sup>2</sup>	406m <sup>2</sup>	8%	25m
<b>Sample 08</b>	4831m <sup>2</sup>	365m <sup>2</sup>	8%	27m
<b>Sample 09</b>	5275m <sup>2</sup>	544m <sup>2</sup>	10%	42m
<b>Sample 10</b>	3760m <sup>2</sup>	993m <sup>2</sup>	26%	25m

<b>AVERAGE</b>	4708m <sup>2</sup>	514m <sup>2</sup>	11%	30m
<b>MEDIAN</b>	4821m <sup>2</sup>	468m <sup>2</sup>	10%	29m

**Precinct 3**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	819m <sup>2</sup>	291m <sup>2</sup>	36%	5m
<b>Sample 02</b>	856m <sup>2</sup>	276m <sup>2</sup>	32%	5m
<b>Sample 03</b>	1134m <sup>2</sup>	334m <sup>2</sup>	29%	5m
<b>Sample 04</b>	798m <sup>2</sup>	257m <sup>2</sup>	32%	12m
<b>Sample 05</b>	880m <sup>2</sup>	269m <sup>2</sup>	31%	5m
<b>Sample 06</b>	920m <sup>2</sup>	377m <sup>2</sup>	41%	8m
<b>Sample 07</b>	899m <sup>2</sup>	264m <sup>2</sup>	29%	5m
<b>Sample 08</b>	1358m <sup>2</sup>	336m <sup>2</sup>	25%	11m
<b>Sample 09</b>	870m <sup>2</sup>	228m <sup>2</sup>	26%	8m
<b>Sample 10</b>	1803m <sup>2</sup>	242m <sup>2</sup>	13%	9m

<b>AVERAGE</b>	1034m <sup>2</sup>	287m <sup>2</sup>	29%	7m
<b>MEDIAN</b>	890m <sup>2</sup>	273m <sup>2</sup>	30%	7m

**Precinct 4**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	1248m <sup>2</sup>	319m <sup>2</sup>	26%	6m
<b>Sample 02</b>	999m <sup>2</sup>	383m <sup>2</sup>	38%	5m
<b>Sample 03</b>	1002m <sup>2</sup>	311m <sup>2</sup>	31%	6m
<b>Sample 04</b>	1001m <sup>2</sup>	331m <sup>2</sup>	33%	7m
<b>Sample 05</b>	953m <sup>2</sup>	400m <sup>2</sup>	42%	4m
<b>Sample 06</b>	1460m <sup>2</sup>	339m <sup>2</sup>	23%	20m
<b>Sample 07</b>	999m <sup>2</sup>	287m <sup>2</sup>	29%	6m
<b>Sample 08</b>	1137m <sup>2</sup>	272m <sup>2</sup>	24%	8m
<b>Sample 09</b>	1073m <sup>2</sup>	346m <sup>2</sup>	32%	8m
<b>Sample 10</b>	799m <sup>2</sup>	237m <sup>2</sup>	30%	10m

<b>AVERAGE</b>	1067m <sup>2</sup>	323m <sup>2</sup>	31%	8m
<b>MEDIAN</b>	1002m <sup>2</sup>	325m <sup>2</sup>	30%	7m

**Precinct 5**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	845m <sup>2</sup>	278m <sup>2</sup>	33%	8m
<b>Sample 02</b>	1075m <sup>2</sup>	302m <sup>2</sup>	28%	10m
<b>Sample 03</b>	880m <sup>2</sup>	357m <sup>2</sup>	41%	5m
<b>Sample 04</b>	874m <sup>2</sup>	472m <sup>2</sup>	54%	5m
<b>Sample 05</b>	760m <sup>2</sup>	371m <sup>2</sup>	49%	11m
<b>Sample 06</b>	931m <sup>2</sup>	552m <sup>2</sup>	59%	5m
<b>Sample 07</b>	799m <sup>2</sup>	454m <sup>2</sup>	57%	4m
<b>Sample 08</b>	760m <sup>2</sup>	264m <sup>2</sup>	35%	7m
<b>Sample 09</b>	1000m <sup>2</sup>	360m <sup>2</sup>	36%	5m
<b>Sample 10</b>	813m <sup>2</sup>	436m <sup>2</sup>	54%	5m

<b>AVERAGE</b>	874m <sup>2</sup>	385m <sup>2</sup>	44%	7m
<b>MEDIAN</b>	860m <sup>2</sup>	366m <sup>2</sup>	45%	5m



**Precinct 6**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	885m <sup>2</sup>	334m <sup>2</sup>	38%	8m
<b>Sample 02</b>	901m <sup>2</sup>	312m <sup>2</sup>	35%	7m
<b>Sample 03</b>	878m <sup>2</sup>	352m <sup>2</sup>	40%	7m
<b>Sample 04</b>	2033m <sup>2</sup>	564m <sup>2</sup>	28%	20m
<b>Sample 05</b>	1000m <sup>2</sup>	440m <sup>2</sup>	44%	7m
<b>Sample 06</b>	2032m <sup>2</sup>	570m <sup>2</sup>	28%	8m
<b>Sample 07</b>	1153m <sup>2</sup>	300m <sup>2</sup>	26%	8m
<b>Sample 08</b>	825m <sup>2</sup>	474m <sup>2</sup>	57%	4m
<b>Sample 09</b>	908m <sup>2</sup>	306m <sup>2</sup>	34%	5m
<b>Sample 10</b>	251m <sup>2</sup>	170m <sup>2</sup>	68%	5m

<b>AVERAGE</b>	1087m <sup>2</sup>	382m <sup>2</sup>	40%	8m
<b>MEDIAN</b>	905m <sup>2</sup>	343m <sup>2</sup>	36%	7m

**Precinct 7**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	820m <sup>2</sup>	204m <sup>2</sup>	25%	8m
<b>Sample 02</b>	655m <sup>2</sup>	229m <sup>2</sup>	35%	5m
<b>Sample 03</b>	655m <sup>2</sup>	252m <sup>2</sup>	38%	5m
<b>Sample 04</b>	900m <sup>2</sup>	341m <sup>2</sup>	38%	8m
<b>Sample 05</b>	900m <sup>2</sup>	220m <sup>2</sup>	24%	6m
<b>Sample 06</b>	899m <sup>2</sup>	381m <sup>2</sup>	42%	7m
<b>Sample 07</b>	1007m <sup>2</sup>	407m <sup>2</sup>	40%	6m
<b>Sample 08</b>	809m <sup>2</sup>	320m <sup>2</sup>	40%	8m
<b>Sample 09</b>	670m <sup>2</sup>	276m <sup>2</sup>	41%	11m
<b>Sample 10</b>	666m <sup>2</sup>	309m <sup>2</sup>	46%	6m

<b>AVERAGE</b>	798m <sup>2</sup>	294m <sup>2</sup>	37%	7m
<b>MEDIAN</b>	815m <sup>2</sup>	293m <sup>2</sup>	39%	7m

**Precinct 8**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	1440m <sup>2</sup>	536m <sup>2</sup>	37%	7m
<b>Sample 02</b>	1624m <sup>2</sup>	534m <sup>2</sup>	33%	8m
<b>Sample 03</b>	1637m <sup>2</sup>	453m <sup>2</sup>	28%	8m
<b>Sample 04</b>	1617m <sup>2</sup>	501m <sup>2</sup>	31%	8m
<b>Sample 05</b>	2453m <sup>2</sup>	295m <sup>2</sup>	12%	15m
<b>Sample 06</b>	1293m <sup>2</sup>	467m <sup>2</sup>	36%	6m
<b>Sample 07</b>	1578m <sup>2</sup>	458m <sup>2</sup>	29%	5m
<b>Sample 08</b>	1605m <sup>2</sup>	510m <sup>2</sup>	32%	10m
<b>Sample 09</b>	1510m <sup>2</sup>	477m <sup>2</sup>	32%	7m
<b>Sample 10</b>	1509m <sup>2</sup>	460m <sup>2</sup>	30%	5m

<b>AVERAGE</b>	1627m <sup>2</sup>	469m <sup>2</sup>	30%	8m
<b>MEDIAN</b>	1592m <sup>2</sup>	472m <sup>2</sup>	31%	8m

**Precinct 9**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	1215m <sup>2</sup>	480m <sup>2</sup>	40%	6m
<b>Sample 02</b>	1090m <sup>2</sup>	457m <sup>2</sup>	42%	5m
<b>Sample 03</b>	1936m <sup>2</sup>	562m <sup>2</sup>	29%	6m
<b>Sample 04</b>	814m <sup>2</sup>	247m <sup>2</sup>	30%	6m
<b>Sample 05</b>	784m <sup>2</sup>	265m <sup>2</sup>	34%	6m
<b>Sample 06</b>	699m <sup>2</sup>	360m <sup>2</sup>	52%	3m
<b>Sample 07</b>	1286m <sup>2</sup>	290m <sup>2</sup>	23%	8m
<b>Sample 08</b>	1103m <sup>2</sup>	423m <sup>2</sup>	38%	8m
<b>Sample 09</b>	1041m <sup>2</sup>	308m <sup>2</sup>	30%	7m
<b>Sample 10</b>	1201m <sup>2</sup>	276m <sup>2</sup>	23%	9m

<b>AVERAGE</b>	1117m <sup>2</sup>	367m <sup>2</sup>	34%	6m
<b>MEDIAN</b>	1097m <sup>2</sup>	334m <sup>2</sup>	32%	6m

**Precinct 10**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	3847m <sup>2</sup>	667m <sup>2</sup>	17%	20m
<b>Sample 02</b>	4005m <sup>2</sup>	413m <sup>2</sup>	10%	20m
<b>Sample 03</b>	3738m <sup>2</sup>	436m <sup>2</sup>	12%	16m
<b>Sample 04</b>	4136m <sup>2</sup>	400m <sup>2</sup>	10%	11m
<b>Sample 05</b>	4941m <sup>2</sup>	537m <sup>2</sup>	11%	15m
<b>Sample 06</b>	4301m <sup>2</sup>	363m <sup>2</sup>	8%	20m
<b>Sample 07</b>	4061m <sup>2</sup>	512m <sup>2</sup>	13%	10m
<b>Sample 08</b>	3898m <sup>2</sup>	746m <sup>2</sup>	19%	20m
<b>Sample 09</b>	2770m <sup>2</sup>	418m <sup>2</sup>	15%	18m
<b>Sample 10</b>	3108m <sup>2</sup>	656m <sup>2</sup>	21%	11m

<b>AVERAGE</b>	3881m <sup>2</sup>	515m <sup>2</sup>	14%	16m
<b>MEDIAN</b>	3952m <sup>2</sup>	474m <sup>2</sup>	12%	17m

**Precinct 11**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	720m <sup>2</sup>	290m <sup>2</sup>	40%	5m
<b>Sample 02</b>	718m <sup>2</sup>	312m <sup>2</sup>	43%	6m
<b>Sample 03</b>	775m <sup>2</sup>	260m <sup>2</sup>	34%	8m
<b>Sample 04</b>	1223m <sup>2</sup>	335m <sup>2</sup>	27%	5m
<b>Sample 05</b>	271m <sup>2</sup>	198m <sup>2</sup>	73%	2m
<b>Sample 06</b>	987m <sup>2</sup>	268m <sup>2</sup>	27%	8m
<b>Sample 07</b>	1745m <sup>2</sup>	339m <sup>2</sup>	19%	16m
<b>Sample 08</b>	791m <sup>2</sup>	367m <sup>2</sup>	46%	7m
<b>Sample 09</b>	659m <sup>2</sup>	322m <sup>2</sup>	49%	6m
<b>Sample 10</b>	250m <sup>2</sup>	153m <sup>2</sup>	61%	5m

<b>AVERAGE</b>	814m <sup>2</sup>	284m <sup>2</sup>	42%	7m
<b>MEDIAN</b>	748m <sup>2</sup>	301m <sup>2</sup>	42%	6m

**Precinct 12**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	376m <sup>2</sup>	191m <sup>2</sup>	51%	3m
<b>Sample 02</b>	296m <sup>2</sup>	147m <sup>2</sup>	50%	6m
<b>Sample 03</b>	360m <sup>2</sup>	181m <sup>2</sup>	50%	3m
<b>Sample 04</b>	275m <sup>2</sup>	103m <sup>2</sup>	37%	5m
<b>Sample 05</b>	182m <sup>2</sup>	81m <sup>2</sup>	45%	4m
<b>Sample 06</b>	710m <sup>2</sup>	241m <sup>2</sup>	34%	6m
<b>Sample 07</b>	267m <sup>2</sup>	152m <sup>2</sup>	57%	4m
<b>Sample 08</b>	331m <sup>2</sup>	144m <sup>2</sup>	44%	5m
<b>Sample 09</b>	393m <sup>2</sup>	163m <sup>2</sup>	41%	8m
<b>Sample 10</b>	259m <sup>2</sup>	161m <sup>2</sup>	62%	5m

<b>AVERAGE</b>	345m <sup>2</sup>	156m <sup>2</sup>	47%	5m
<b>MEDIAN</b>	314m <sup>2</sup>	157m <sup>2</sup>	47%	5m

**Precinct 13**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	700m <sup>2</sup>	198m <sup>2</sup>	28%	5m
<b>Sample 02</b>	655m <sup>2</sup>	144m <sup>2</sup>	22%	5m
<b>Sample 03</b>	758m <sup>2</sup>	153m <sup>2</sup>	20%	5m
<b>Sample 04</b>	650m <sup>2</sup>	302m <sup>2</sup>	46%	7m
<b>Sample 05</b>	886m <sup>2</sup>	276m <sup>2</sup>	31%	5m
<b>Sample 06</b>	1145m <sup>2</sup>	335m <sup>2</sup>	29%	6m
<b>Sample 07</b>	681m <sup>2</sup>	177m <sup>2</sup>	26%	6m
<b>Sample 08</b>	681m <sup>2</sup>	306m <sup>2</sup>	45%	6m
<b>Sample 09</b>	796m <sup>2</sup>	315m <sup>2</sup>	40%	5m
<b>Sample 10</b>	1012m <sup>2</sup>	385m <sup>2</sup>	38%	7m

<b>AVERAGE</b>	796m <sup>2</sup>	259m <sup>2</sup>	33%	6m
<b>MEDIAN</b>	729m <sup>2</sup>	289m <sup>2</sup>	30%	6m



**Precinct 14**

	<b>Lot Size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	673m <sup>2</sup>	253m <sup>2</sup>	38%	5m
<b>Sample 02</b>	650m <sup>2</sup>	279m <sup>2</sup>	43%	6m
<b>Sample 03</b>	650m <sup>2</sup>	273m <sup>2</sup>	42%	6m
<b>Sample 04</b>	650m <sup>2</sup>	211m <sup>2</sup>	32%	5m
<b>Sample 05</b>	822m <sup>2</sup>	354m <sup>2</sup>	43%	5m
<b>Sample 06</b>	3725m <sup>2</sup>	573m <sup>2</sup>	15%	15m
<b>Sample 07</b>	1070m <sup>2</sup>	413m <sup>2</sup>	39%	6m
<b>Sample 08</b>	3008m <sup>2</sup>	302m <sup>2</sup>	10%	5m
<b>Sample 09</b>	654m <sup>2</sup>	211m <sup>2</sup>	32%	6m
<b>Sample 10</b>	917m <sup>2</sup>	271m <sup>2</sup>	30%	8m
<b>AVERAGE</b>	1282m <sup>2</sup>	314m <sup>2</sup>	32%	7m
<b>MEDIAN</b>	748m <sup>2</sup>	276m <sup>2</sup>	35%	6m

**Precinct 27**

	<b>Lot size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	455m <sup>2</sup>	234m <sup>2</sup>	51%	4m
<b>Sample 02</b>	448m <sup>2</sup>	284m <sup>2</sup>	63%	2m
<b>Sample 03</b>	335m <sup>2</sup>	190m <sup>2</sup>	57%	3m
<b>Sample 04</b>	479m <sup>2</sup>	218m <sup>2</sup>	46%	2m
<b>Sample 05</b>	452m <sup>2</sup>	213m <sup>2</sup>	47%	2m
<b>Sample 06</b>	350m <sup>2</sup>	199m <sup>2</sup>	57%	2m
<b>Sample 07</b>	511m <sup>2</sup>	278m <sup>2</sup>	54%	3m
<b>Sample 08</b>	575m <sup>2</sup>	254m <sup>2</sup>	44%	3m
<b>Sample 09</b>	448m <sup>2</sup>	250m <sup>2</sup>	56%	4m
<b>Sample 10</b>	511m <sup>2</sup>	230m <sup>2</sup>	45%	4m

<b>AVERAGE</b>	456m <sup>2</sup>	235m <sup>2</sup>	52%	3m
<b>MEDIAN</b>	454m <sup>2</sup>	232m <sup>2</sup>	53%	3m

**Precinct 28**

	<b>Lot size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	665m <sup>2</sup>	229m <sup>2</sup>	34%	6m
<b>Sample 02</b>	719m <sup>2</sup>	361m <sup>2</sup>	50%	6m
<b>Sample 03</b>	531m <sup>2</sup>	230m <sup>2</sup>	43%	6m
<b>Sample 04</b>	916m <sup>2</sup>	357m <sup>2</sup>	39%	5m
<b>Sample 05</b>	760m <sup>2</sup>	260m <sup>2</sup>	34%	10m
<b>Sample 06</b>	389m <sup>2</sup>	185m <sup>2</sup>	48%	5m
<b>Sample 07</b>	534m <sup>2</sup>	256m <sup>2</sup>	48%	3m
<b>Sample 08</b>	959m <sup>2</sup>	426m <sup>2</sup>	44%	6m
<b>Sample 09</b>	383m <sup>2</sup>	185m <sup>2</sup>	48%	4m
<b>Sample 10</b>	1652m <sup>2</sup>	339m <sup>2</sup>	21%	15m

<b>AVERAGE</b>	751m <sup>2</sup>	283m <sup>2</sup>	41%	7m
<b>MEDIAN</b>	692m <sup>2</sup>	258m <sup>2</sup>	44%	6m

Precinct 29

	Lot size	Built Form Size	Site Coverage	Front Setback
Sample 01	1351m <sup>2</sup>	307m <sup>2</sup>	23%	8m
Sample 02	539m <sup>2</sup>	308m <sup>2</sup>	57%	8m
Sample 03	1030m <sup>2</sup>	439m <sup>2</sup>	43%	5m
Sample 04	733m <sup>2</sup>	170m <sup>2</sup>	23%	9m
Sample 05	404m <sup>2</sup>	233m <sup>2</sup>	58%	6m
Sample 06	236m <sup>2</sup>	131m <sup>2</sup>	56%	3m
Sample 07	1116m <sup>2</sup>	309m <sup>2</sup>	28%	9m
Sample 08	1035m <sup>2</sup>	312m <sup>2</sup>	30%	11m
Sample 09	117m <sup>2</sup>	109m <sup>2</sup>	93%	6m
Sample 10	2209m <sup>2</sup>	444m <sup>2</sup>	20%	26m

<b>AVERAGE</b>	877m <sup>2</sup>	276m <sup>2</sup>	43%	9m
<b>MEDIAN</b>	882m <sup>2</sup>	308m <sup>2</sup>	36%	8m

**Precinct 31**

	<b>Lot size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	802m <sup>2</sup>	198m <sup>2</sup>	25%	7m
<b>Sample 02</b>	709m <sup>2</sup>	142m <sup>2</sup>	20%	8m
<b>Sample 03</b>	962m <sup>2</sup>	299m <sup>2</sup>	31%	8m
<b>Sample 04</b>	962m <sup>2</sup>	422m <sup>2</sup>	44%	7m
<b>Sample 05</b>	1021m <sup>2</sup>	288m <sup>2</sup>	28%	7m
<b>Sample 06</b>	1096m <sup>2</sup>	276m <sup>2</sup>	25%	11m
<b>Sample 07</b>	916m <sup>2</sup>	318m <sup>2</sup>	35%	7m
<b>Sample 08</b>	962m <sup>2</sup>	251m <sup>2</sup>	26%	6m
<b>Sample 09</b>	481m <sup>2</sup>	191m <sup>2</sup>	40%	4m
<b>Sample 10</b>	1226m <sup>2</sup>	325m <sup>2</sup>	27%	22m

<b>AVERAGE</b>	914m <sup>2</sup>	271m <sup>2</sup>	30%	9m
<b>MEDIAN</b>	962m <sup>2</sup>	282m <sup>2</sup>	27%	7m

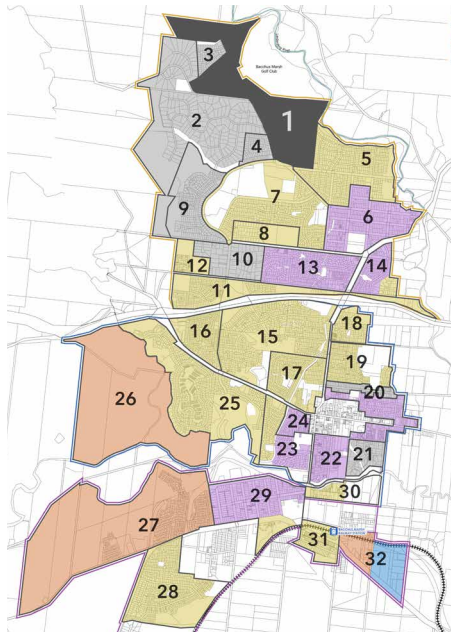
**Precinct 32**

	<b>Lot size</b>	<b>Built Form Size</b>	<b>Site Coverage</b>	<b>Front Setback</b>
<b>Sample 01</b>	6560m <sup>2</sup>	472m <sup>2</sup>	7%	52m
<b>Sample 02</b>	11106m <sup>2</sup>	586m <sup>2</sup>	5%	46m
<b>Sample 03</b>	12606m <sup>2</sup>	1148m <sup>2</sup>	9%	27m
<b>Sample 04</b>	7021m <sup>2</sup>	335m <sup>2</sup>	5%	60m
<b>Sample 05</b>	2265m <sup>2</sup>	561m <sup>2</sup>	25%	15m
<b>Sample 06</b>	809m <sup>2</sup>	253m <sup>2</sup>	31%	5m
<b>Sample 07</b>	1740m <sup>2</sup>	402m <sup>2</sup>	23%	6m
<b>Sample 08</b>	671m <sup>2</sup>	310m <sup>2</sup>	46%	5m
<b>Sample 09</b>	2544m <sup>2</sup>	201m <sup>2</sup>	8%	105m
<b>Sample 10</b>	1561m <sup>2</sup>	216m <sup>2</sup>	14%	9m

<b>AVERAGE</b>	4688m <sup>2</sup>	448m <sup>2</sup>	17%	33m
<b>MEDIAN</b>	2405m <sup>2</sup>	369m <sup>2</sup>	11%	21m

NEIGHBOURHOOD  
CHARACTER BROCHURES

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 1



Generous front setbacks that do not dominate the streetscape.



Informal street tree plantings with no clear delineation between public and private realm.

## Existing character Statement

The character of this precinct is typified by larger residential lots with an undulating and in part sloping or flat topography. The street network is curvilinear with wide road reserves, numerous cul-de-sacs and no footpaths.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established and consistent plantings than others.

Built form is generally modest and does not dominate the streetscape with single storey brick dwellings of the 1970s -1990s era to more contemporary style dwellings prevailing throughout the precinct.

Front and side setbacks are generous with off street car parking in the form of attached carports or garages to the side of the dwelling prominent throughout the precinct.

Gardens are generally well established, of an eclectic style and often flow to the street, with no clear delineation between the lot and the verge. Minimal front fencing exists within the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 1243m<sup>2</sup>  
 Site Coverage / 32%  
 Front Setback / 10m  
 Key Features / Bacchus Marsh Golf Club, Rodgers Reserve, Lerderderg River Walking Trail  
 \* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 1

This precinct is recommended for **Minimal Residential Growth Area**

*"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."*

## Preferred Character Statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

Built form to side boundaries will generally be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

The streetscapes will continue to have a sense of openness through new built form retaining generous front setbacks and minimal front fencing, which will allow views to gardens and dwellings.

The built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form that blends with the existing character will be encouraged.

New development will complement the existing landscape environment and native and non-native landscaping throughout the precinct will be encouraged.



Landscaped streetscape with strong canopy tree plantings.



Modest dwelling set behind landscaped gardens.

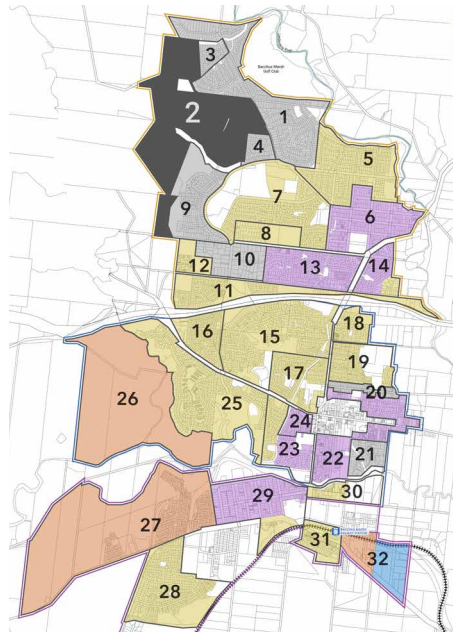


Generous landscaped and open front garden that allows for views to the dwelling.



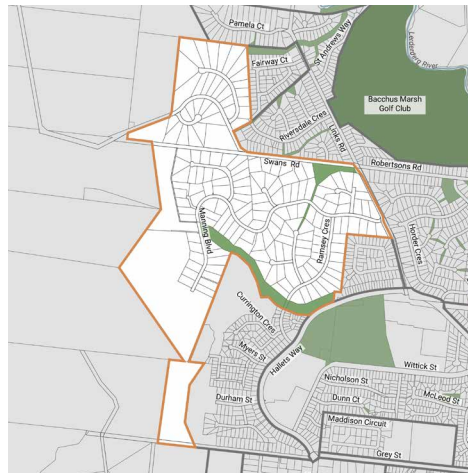
Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 2



Locality / Darley  
 Lot Size / 4708 m<sup>2</sup>  
 Site Coverage / 11%  
 Front Setback / 30m

\* The above information represents an average across the precinct.



Spacious and open front setback with a large brick dwelling.



A curvilinear street network with no footpaths and wide road reserves.

## Existing character Statement

This precinct is characterised by a natural landscape, large open lots with a curvilinear street network and no footpaths.

The topography of the precinct is generally steep and often large site cuts have been undertaken as part of the development of the lots. The location and steep topography of the precinct allow for significant views across Bacchus Marsh.

Limited street tree plantings exist, with some established natives scattered throughout the precinct. Many lots have established landscaping with expansive open grassed front setbacks dominant throughout the precinct.

The lots are generally developed with large brick dwellings with a range of architectural styles. A mix of single and double storey dwellings exist and have often been designed to enhance views across Bacchus Marsh.

Fencing ranges from non-existent to post and wire fencing with some lots containing colourbond sheds.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 2

This precinct is recommended for **Minimal Residential Growth Area**

*“Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development.”*

## Preferred Character Statement

This precinct will continue to maintain the open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and substantial setbacks around the dwellings.

Built form will occupy a low proportion of the site and dwellings will stand in expansive grounds, where openness, landscaping and vegetation will dominate.

Built form will complement and preserve the natural characteristics and unique topography of the precinct, including the use of muted colours and tones that blend with the existing landscape. Built form will generally be of scale similar to existing development, however innovative and unique built form that enhances the precinct is desirable.

Front fencing is discouraged and where front or side fencing is proposed it should continue with the existing post and wire theme throughout the precinct.

Carports, garages and outbuildings should not dominant the streetscape and are encouraged to be located to the side or rear of the dwelling.



Dwelling not dominating the lot and setback behind an open and spacious garden.



Dwelling complementing the natural landscape.



Dwelling sympathetic to the site topography and avoiding significant site cut.

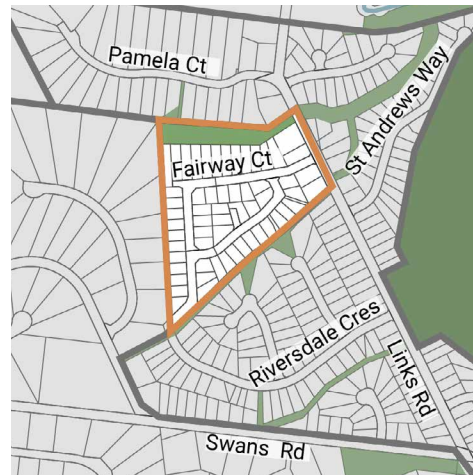
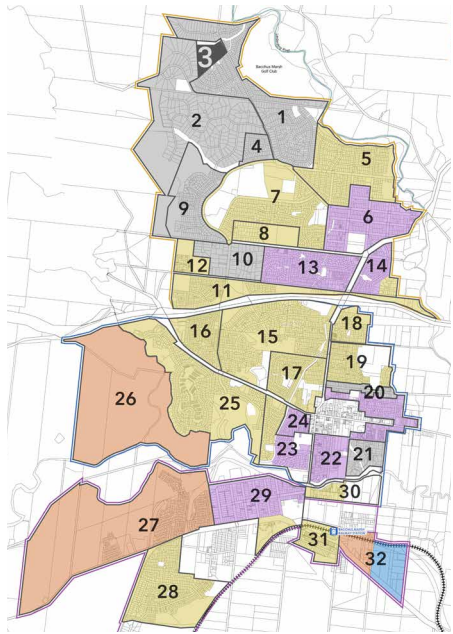


Innovative built form set in a natural landscape.



Dwelling complementing the landscape and avoiding significant site cut.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 3



## Existing Character Statement

This precinct is characterised by recent contemporary development in a modified grid street layout with some cul-de-sacs. The streetscape is neat, however vegetation cover is deficient and street trees are non-existent. The precinct generally provides a strong footpath network on both sides of the street, however the precinct lacks connectivity with only one access to the precinct from Links Road.

Dwellings are generally single storey, although due to the steep topography of the precinct split level and double storey dwellings also exist. The sloping landform has prompted the need for several lots to use retaining walls.

Dwellings are generally constructed of brick with colourbond or tiled roofs, and integrated double garages as part of the dwelling being the norm. Front setbacks are conventional, while front fences are non-existent and gardens are generally sparse and still establishing.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 1067 m<sup>2</sup>  
 Site Coverage / 31%  
 Front Setback / 8m

\* The above information represents an average across the precinct.



Contemporary dwelling with significant retaining walls and site cuts.



Wide road reserve, minimal landscaping and two sided footpath network.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 3

This precinct is recommended for **Minimal Residential Growth Area**

*"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."*

## Preferred Character Statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

Built form to side boundaries will generally be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance. Built form will generally be of a modest scale, however innovative and unique built form that enhances the precinct are desirable.

Landscaped front gardens, with minimal front fencing are encouraged. Site coverage will continue to be low and allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Dwelling not dominating the streetscape and set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Articulated contemporary dwelling with a mix of building materials.

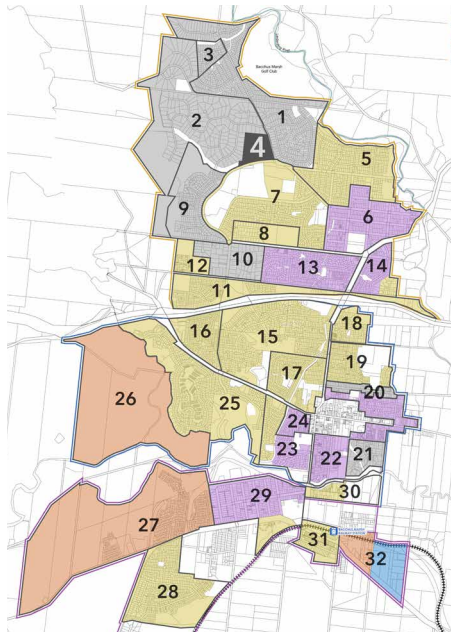


Articulated dwelling set behind landscaped front garden.



Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 4



Streetscape deficient of landscaping.



Contemporary dwelling on sloping lot with generous front and side setbacks.

## Existing Character Statement

This precinct is characterised by recent contemporary development with several lots still to be developed. The street network is a modified grid layout with a one sided footpath network. The footpath network lacks pedestrian connectivity with all access to the precinct from Links Road.

The streetscape is neat, however vegetation cover is deficient with inconsistent street tree plantings yet to reach maturity and therefore canopy cover is non-existent.

Dwellings are generally single storey, although due to the steep topography of the precinct split level dwellings also exist. The sloping landform has prompted the need for several lots to use retaining walls, with substantial stone retaining walls dominant throughout the precinct.

The dominant built form is contemporary dwellings, constructed of brick with colourbond or tiled roofs that include integrated double garaging as part of the dwelling. Front setbacks are conventional, while front fences are non-existent and gardens are generally sparse and still establishing.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 1034 m<sup>2</sup>  
 Site Coverage / 29%  
 Front Setback / 7m

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 4

This precinct is recommended for **Minimal Residential Growth Area**

*"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."*

## Preferred Character Statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

Built form to side boundaries will generally be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance. Built form will generally be of a modest scale, however innovative and unique built form that enhances the precinct are desirable.

Landscaped front gardens, with minimal front fencing are encouraged. Site coverage will continue to be low and allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Dwelling not dominating the streetscape and set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Well articulated contemporary dwelling with a mix of building materials.

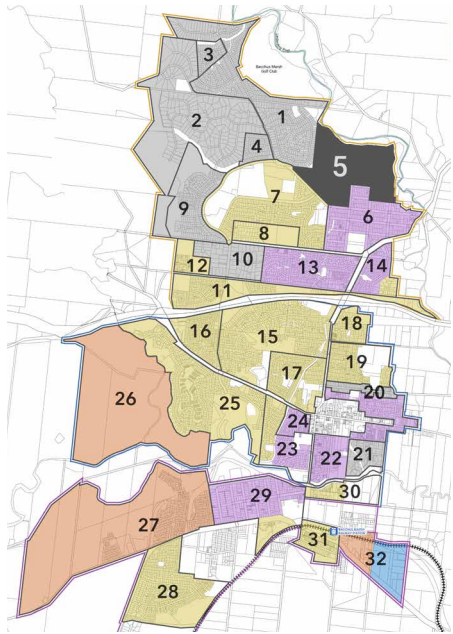


Articulated dwelling set behind landscaped front garden.



Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 5



Contemporary dwelling setback from front and side boundaries with modest landscaping.



Wide road reserves with inconsistent street trees that are still maturing.

## Existing Character Statement

This precinct is characterised by recent contemporary development with some lots still to be developed. The topography of the precinct is generally flat, with a gridded street network that includes several cul-de-sacs. A one sided footpath network exists throughout the precinct that links to services and facilities within Darley.

Front setbacks are conventional, while front fencing is rarely present. Gardens are generally formal, with modest landscape coverings. Street tree plantings are inconsistent and yet to reach maturity, and therefore canopy cover is currently low which contributes to a sense of openness within the precinct.

The dominant built form is single storey brick dwellings with integrated double garages. Dwellings are generally setback from both side boundaries.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 874 m<sup>2</sup>  
 Site Coverage / 44%  
 Front Setback / 7m

Key Features / Lerderderg River Walking Trail

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 5

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Innovative double storey dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



Articulated multi-dwelling development.

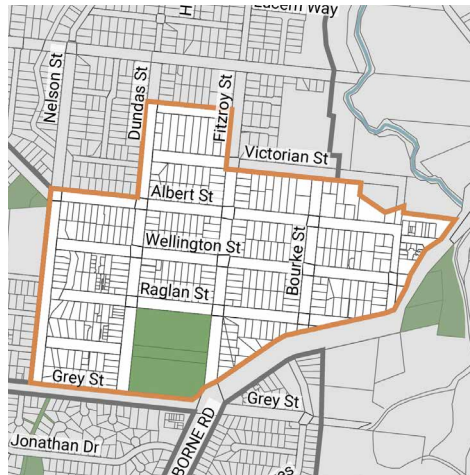
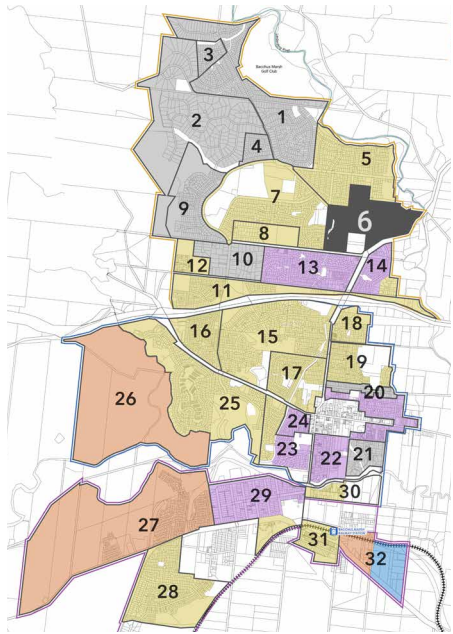


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling



Articulated contemporary dwelling with a mix of building materials.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 6



Brick veneer dwelling set within a flat landscape.



Wide road reserve, with no footpaths.

## Existing Character Statement

This precinct is an older area of Darley that is within close proximity to numerous services and facilities, including Darley Plaza. The precinct is characterised by generally flat topography, wide road reserves in a grid-based layout with a limited footpath network dominates the precinct. Traditional front setbacks, relatively low levels of site coverage and conservative front gardens contributes to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with 1970s to 1980s brick veneer being the most common style represented. The dwellings are almost uniformly single storey and generally detached in form with off street car parking ranging from carports and single garaging to the side of the dwelling.

There is evidence of some change occurring with the precinct with single storey multi-dwelling development present. The multi-dwelling developments are often attached, which is notably atypical for the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 1087 m<sup>2</sup>  
 Site Coverage / 40%  
 Front Setback / 8m

Key Features / Albert St Shops, Darley Oval, BMX Track, Lerderderg River Walking Trail

Key Infrastructure in Surrounds / Darley Medical Centre, Neighbourhood House, Early Learning Centre, Montessori Preschool and Darley Plaza.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 6

This precinct is recommended for **Increased Residential Growth**.

*"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."*

## Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged. Increasing the diversity in housing product within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.



Innovative multi-dwelling development.



Articulated contemporary multi-dwelling development.



Articulated multi-dwelling development.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.

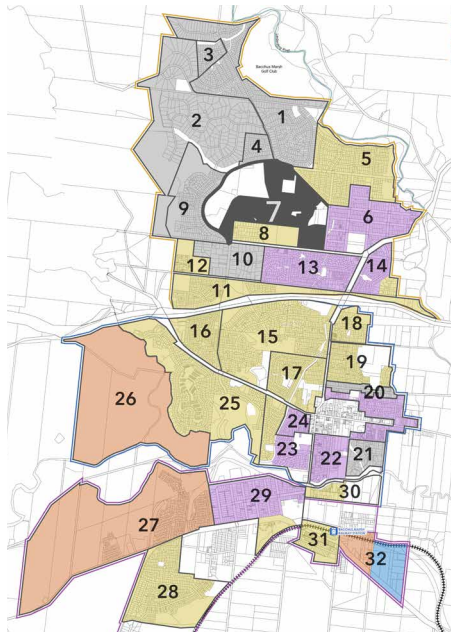


Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 7



Detached single storey dwelling with no front fencing



Curvilinear street network, with wide road reservations and informal street tree plantings.

## Existing Character Statement

This precinct covers an older area of Darley. The precinct is characterised by both a flat and undulating topography with wide road reserves in a curvilinear and disconnected street network with several cul-de-sacs. There are minimal footpaths throughout the precinct which limits pedestrian connectivity.

Traditional front setbacks, relatively low levels of site coverage and moderate front gardens are prominent throughout the precinct. Street tree plantings are inconsistent with some streets have stronger and more established plantings that do contribute to the character of the street.

Dwellings exhibit varied styles, materials and eras with 1980s to 1990s brick veneer being the most common style represented. The dwellings are almost uniformly single storey, however where there is slope, split and double storey dwellings exist. Dwellings are generally detached in form with off street car parking ranging from carports, single and double storey garaging to the side of the dwelling being the norm. Minimal front fencing exists throughout the precinct, however where it does exist the fencing is of a low scale.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
Lot Size / 798 m<sup>2</sup>  
Site Coverage / 37%  
Front Setback / 7m

Key Features / Darley Primary School, General Store and Cafe, Pentland Primary School, Council Offices, Telford Park, CFA.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 7

This precinct is recommended for **Natural Residential Growth**.

*"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."*

## Preferred character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



Articulated multi-dwelling development.

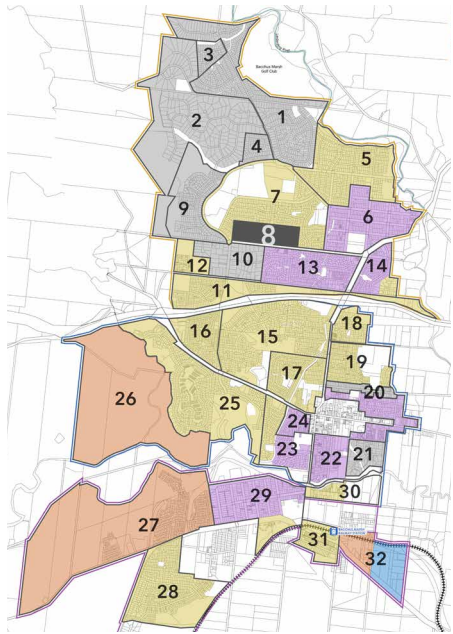


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling.



Articulated contemporary dwelling with a mix of building materials.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 8



Non existent street plantings with a one sided footpath.



Brick dwelling with moderate landscaping.

## Existing Character Statement

This precinct has a sloping topography and a modified grid street network. One sided footpaths exist throughout the precinct, however connectivity within and to adjoining precincts is limited with all access via one access point from Grey Street.

Front setbacks are conventional, with minimal front fencing. Where front fencing does exist, it is low scale. Front gardens are generally formal and sparse. Street tree plantings are non-existent in parts and where plantings do exist they are inconsistent and yet to reach maturity, therefore canopy cover is currently low.

The predominant built form is a mix of single and double storey brick dwellings in contemporary or reproduction styles with integrated double garages being the norm. Dwellings are generally setback from both side boundaries.

The eastern portion of the precinct is known as the 'Brickworks site' and is proposed to be redeveloped as a retirement village.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 1627 m<sup>2</sup>  
 Site Coverage / 30%  
 Front Setback / 8m  
 Key Features / Public Open Space / Reserves

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 8

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided. Future development is encouraged to be sympathetic to the sloping landscape and should avoid excessive site disturbance.

Built form will be of a modest scale and complement the scale and rhythm of existing development, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped front garden with canopy trees establishing.



Articulated contemporary dwelling with a mix of building materials.



Landscaped streetscape with strong canopy tree plantings.

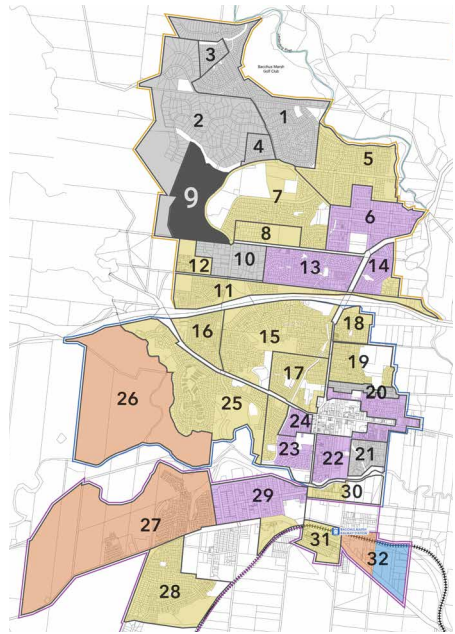


Articulated multi-dwelling development.



Innovative dwelling with a mix of building materials and set behind landscaped gardens.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 9



Inconsistent street tree plantings with a single sided footpath.



Site cuts and retaining walls feature throughout the precinct.

## Existing Character Statement

This precinct is generally characterised by recent contemporary development in a curvilinear street network with several cul-de-sacs. The streetscape is neat, however there is minimal street tree plantings and where plantings do exist they are inconsistent and immature. The precinct provides a one sided footpath network, despite this pedestrian connectivity is poor with all access from Halletts Way.

Dwellings are generally single storey, although due to the steep topography of the precinct split level and double storey dwellings also exist. The sloping landform has prompted the need for several lots to use retaining walls.

Dwellings constructed of brick with colourbond or tiled roofs with integrated double garaging as part of the dwelling dominate the precinct. Front setbacks are generally conventional, while front fences are non-existent and gardens are generally formal and sparse.

The lots on Halletts Way are of an older era to the balance of the precinct. These lots contain older style brick dwellings with established gardens that often flow to the street edge.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 1117 m<sup>2</sup>  
 Site Coverage / 34%  
 Front Setback / 6m

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 9

This precinct is recommended for **Minimal Residential Growth Area**

*"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens. Built form to side boundaries will generally be avoided. Garages, carports, and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance. Built form will generally be of a modest scale, however innovative and unique built form that enhances the precinct are desirable.

Landscaped front gardens, with minimal front fencing are encouraged. Site coverage will continue to be low and allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Dwelling not dominating the streetscape and set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Articulated contemporary dwelling with a mix of building materials

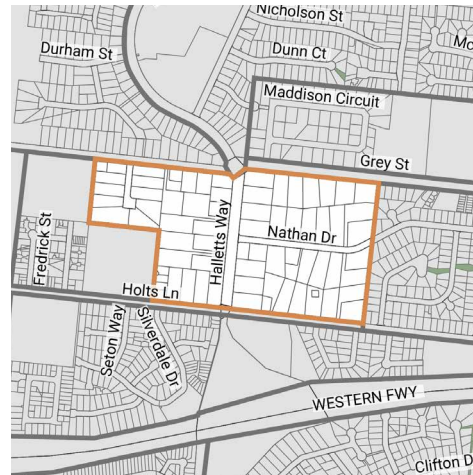
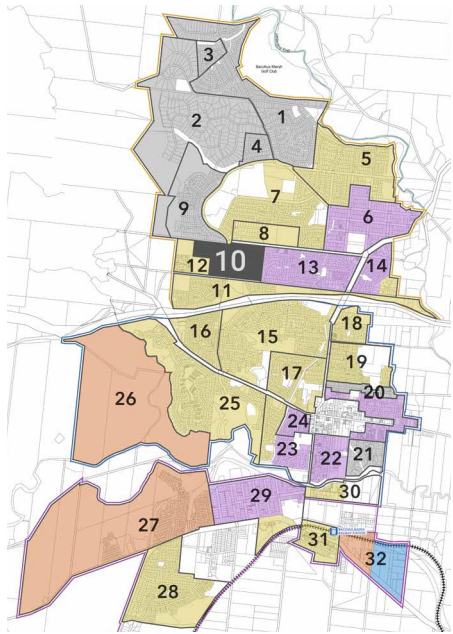


Articulated dwelling set behind landscaped front garden.



Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 10



Locality / Darley  
Lot Size / 3881 m<sup>2</sup>  
Site Coverage / 14%  
Front Setback / 16m

\* The above information represents an average across the precinct.



Country landscape with a homestead style dwelling on a larger lot.



Rural style streetscape with informal plantings and open wire fencing.

## Existing character Statement

This precinct is characterised by larger residential lots in a natural landscape setting with a gently undulating topography and a curvilinear street network. Parts of the road network within the precinct contain rural standard roads with swale drains, which reflects the character of the precinct, including the limited amount of change the precinct is currently experiencing.

Most lots are developed with large single storey dwellings with a mix of architectural styles, however homestead style brick dwellings are dominant throughout the precinct. Dwellings have substantial setbacks surrounding the dwellings.

Limited street tree plantings exist with some established natives scattered throughout the precinct and most lots containing established informal native landscaping and open grassed front setbacks.

Fencing ranges from non-existent to post and wire fencing and lots often contain colourbond sheds to the rear of the dwellings.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 10

This precinct is recommended for **Minimal Residential Growth Area**

*"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."*

## Preferred Character Statement

Due to this precinct being located within proximity to some services and facilities, and the precinct being surrounded by more intense residential development, further subdivision of these lots that complement the natural characteristics of the precinct may be appropriate.

Any further subdivision should enhance the precinct and retain the natural landscape. This will be achieved through maintaining large residential lots, with built form occupying low portions of the site, complementing the unique topography of the precinct and retaining substantial setbacks around the dwellings.

Buildings will continue to stand in expansive grounds and enhance the existing landscape through increased native plantings. Built form will generally be of scale similar to existing development, however innovative and unique built form that enhances the precinct is desirable.

Front fencing is discouraged and where front or side fencing is proposed it should continue with the post and wire theme that exists within the precinct. With future subdivision likely to be in the form of battle axe arrangements, the design must not compromise the character of the precinct and should include substantial driveway widths that allows for increased landscaping.



Dwelling not dominating the lot and setback behind an open and spacious garden.



Dwelling complementing the natural landscape.

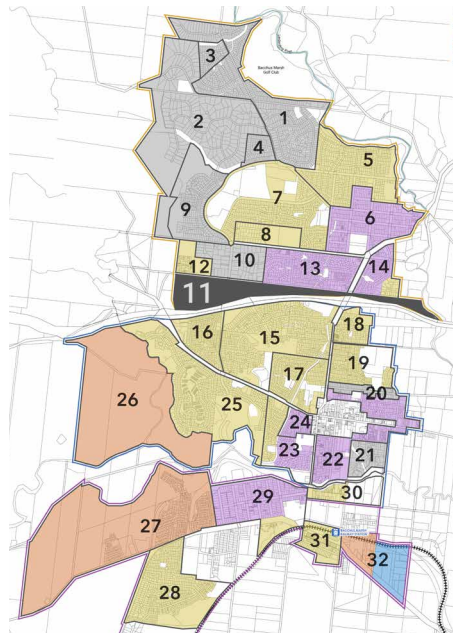


Dwelling sympathetic to site topography, avoiding significant site cut.



Innovative built form set in a natural landscape.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 11



Strong street tree plantings that are still establishing.



Contemporary dwelling with moderate landscaping.

Locality / Darley  
 Lot Size / 814 m<sup>2</sup>  
 Site Coverage / 42%  
 Front Setback / 7m

\* The above information represents an average across the precinct.

## Existing Character Statement

This precinct is generally characterised by recent contemporary development with a curvilinear street network that contains several cul-de-sacs and a one sided footpath network. There are several parcels of land that have not, as yet, been subdivided and will be developed in the near future.

In the areas of the precinct that have been developed (western section), the streetscape is neat, with inconsistent street tree planting. However, the planting is more consistent than most precincts within Darley, and when the plantings establish they will significantly contribute to the character of the precinct. The southern boundary of the precinct abuts the Western Freeway and therefore connectivity is limited throughout the precinct, with all access from Holts Lane.

Lots are generally developed with single storey dwellings, however some low scale multi-unit developments also exist. Lot sizes range from more conventional residential lots through to smaller lots. The smaller lot sizes typically display a very high site coverage outcome with reduced front setbacks, often minimal side setbacks and limited passive open space.

Dwellings are generally constructed of brick with colourbond or tiled roofs with integrated double garaging as part of the dwelling being the norm. Front fences are non-existent and gardens are generally formal and sparse.

**HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED**

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

The eastern portion of the precinct (east and west of Gisborne Road), contain older brick dwellings, a church and the Darley car wash, all of which have frontage to Holts Lane. The far eastern section of the precinct contains larger residential lots with the lots also fronting Holts Lane and some lots undeveloped.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 11

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct should maintain the existing streetscape rhythm within the existing street network, with some streets having a pattern of minimal side setbacks while others have clear side setbacks on both boundaries. Boundary to boundary development should be avoided throughout the precinct.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged.

Due to the precinct containing several smaller residential lots with high site coverage, further intensification in many instances will not be practical. However where intensification opportunities do exist, including multi dwelling developments, they should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Site coverage will remain moderate to high for the smaller lots, however a reasonable level of amenity should still be provided for these lots, while built form on larger lots should not dominate the lot and allow for generous private open space and garden plantings.

Open front gardens will blend into the public realm, with minimal front fencing. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Landscaped streetscape with strong canopy tree plantings.



Articulated multi-dwelling development.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.

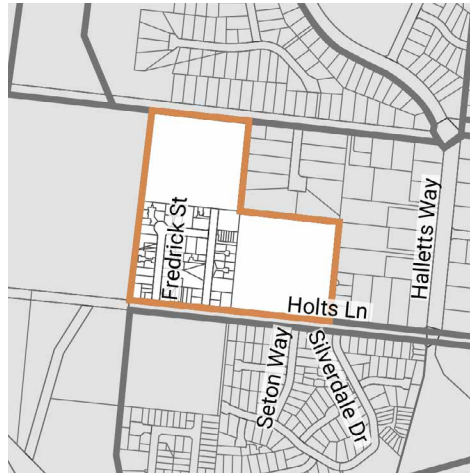
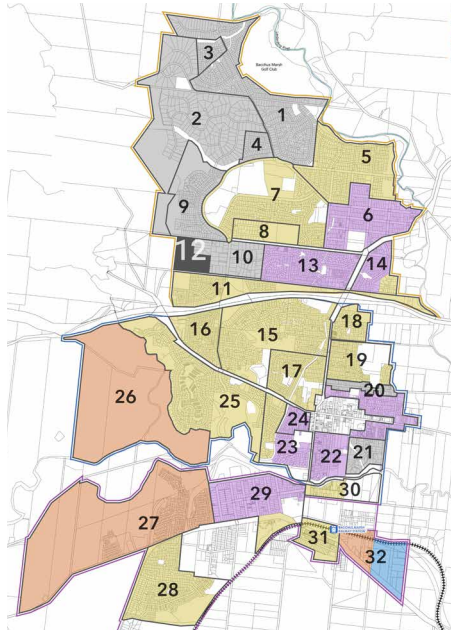


Well articulated contemporary dwelling with a mix of building materials.



Articulated dwelling set behind landscaped front garden.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 12



## Existing Character Statement

This precinct is a unique to Darley and is characterised by attached and semi-detached multi-unit and town house developments ranging in contemporary single and double storey built form. The precinct has a modified grid street layout with a one sided footpath network. The precinct has limited accessibility with all access from Holts Lane. The streetscape is neat, with minimal street tree plantings.

Dwellings are generally constructed of brick with colourbond or tiled roofs with integrated double or single garaging as part of the dwelling being the norm. Front fences are non-existent and minimal front gardens exist, which is often due to the high built form site coverage within the lots and small front and side setbacks. The northern and eastern sections of this precinct are yet to be developed.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
Lot Size / 345 m<sup>2</sup>  
Site Coverage / 47%  
Front Setback / 5 m

\* The above information represents an average across the precinct.



Minimal street tree plantings with one sided footpath.



Multi-dwelling developments are dominant throughout the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 12

This precinct is recommended for **Natural Residential Growth**.

*"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."*

## Preferred Character Statement

The part of the precinct that has already been developed has minimal opportunities for further intensification. However, there is opportunity to provide additional conventional lot sizes within the future development of the two large parcels located within the precinct.

New development should create a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred and emerging character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale, however innovative and unique built form, including double storey dwellings that enhance the precinct will be encouraged. Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Ensuring new canopy tree plantings are included as part of new subdivision design will be vital to assist in developing the urban character of the precinct and allowing for a balance between open space and built form to be achieved.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets.



Articulated multi-dwelling development.

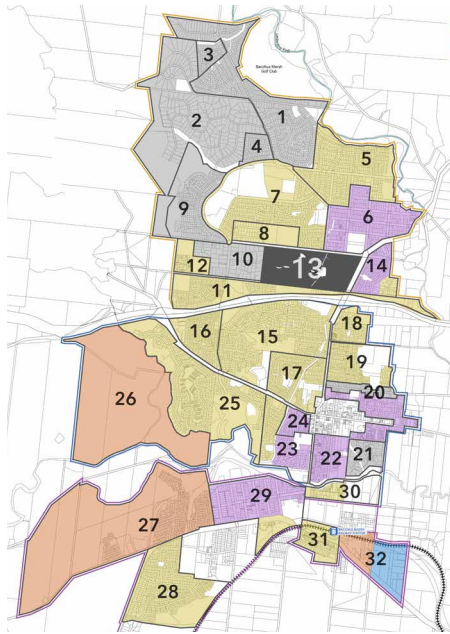


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling.



Articulated contemporary dwelling with a mix of building materials.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 13



Inconsistent street tree plantings, wide road reserves and no footpaths.



Conventional dwelling with minimal landscaping and metal fencing which is present throughout this precinct.

## Existing Character Statement

This precinct covers an older area of Darley that is within close proximity to numerous services and facilities, including Darley Plaza. The topography of the precinct is generally flat with some areas having a gentle slope. The street network is a modified grid with several cul-de-sacs. The precinct has a limited footpath network, with most streets having no footpaths, and therefore pedestrian connectivity is low.

Minimal street tree plantings exist and as a result the precinct has a low canopy cover. The precinct is generally dominated by no front fencing, however some lots do have low scale fencing, often constructed of metal.

Traditional front setbacks, relatively low levels of site coverage and minimal front gardens contributes to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey brick veneer dwellings being the most common style represented. The dwellings are generally of a modest scale and have a range of car parking arrangements from off-street with no cover, single carports and garages.

There is evidence of some change occurring with the precinct, with the eastern area of the precinct containing single and double storey multi-dwelling developments. The multi-dwelling developments are often attached, which is notably atypical to the character of the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 796 m<sup>2</sup>  
 Site Coverage / 33%  
 Front Setback / 6 m

**Key Features** / Darley Plaza, Darley Medical Centre, Darley Neighbourhood house, Early leaning centre Bacchus Marsh, Playgrounds

**Key Infrastructure in Surrounds** / Albert Street Shops, Darley Oval, Bacchus Marsh Montessori Preschool.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 13

This precinct is recommended for **Increased Residential Growth**.

*"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."*

## Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged. Increasing the diversity in housing within the precinct is encouraged and products that allow for a variety of housing choices in areas accessible to services and facilities will be supported.



Innovative multi-dwelling development.



Articulated contemporary multi-dwelling development.



Articulated multi-dwelling development.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.

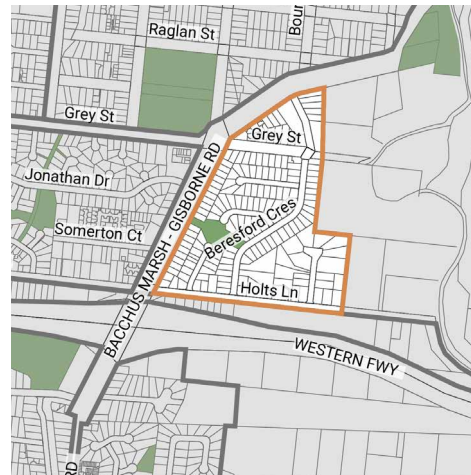
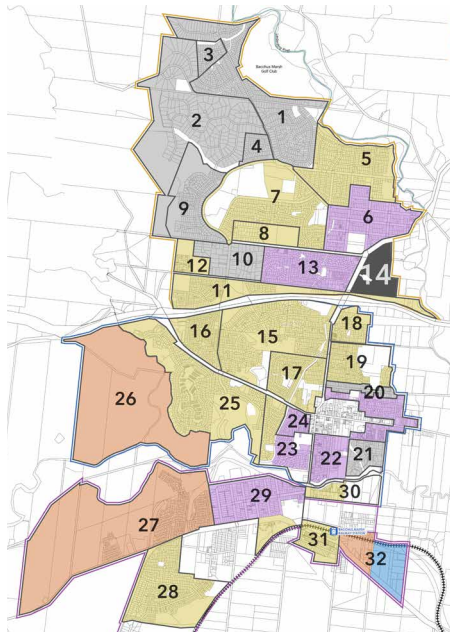


Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 14



Conventional dwelling with minimal landscaping.



Inconsistent street tree plantings, wide road reserves and no footpaths.

## Existing Character Statement

This precinct covers an older area of Darley that is within close proximity to numerous services and facilities, including Darley Plaza. The precinct is generally dominated by a flat topography with other areas having some slope. The precinct is dominated by wide road reserves in a curvilinear pattern with a disconnected street layout and no footpaths.

Traditional front setbacks, relatively low levels of site coverage and established gardens contribute to a sense of openness within the precinct. Minimal front fencing exists and where fencing does exist it is of a low scale.

Dwellings exhibit varied styles and materials with 1980s brick veneer dwellings being the most common style represented. The dwellings are almost uniformly single storey and generally detached in form with off street car parking ranging from carports and single garaging to the side of the dwelling being dominant. There is evidence of some change occurring within the precinct with single storey multi-dwelling developments present. The multi dwelling developments are often attached, which is notably atypical to the character of the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley  
 Lot Size / 1282 m<sup>2</sup>  
 Site Coverage / 32%  
 Front Setback / 7 m

**Key Features** / Bacchus Marsh Montessori Preschool, Medical Clinic, Lerderberg River Walking Trail, Playgrounds.

**Key Infrastructure in Surrounds** / Albert Street Shops, Darley Oval, Darley Plaza, Darley Medical Centre, Neighbourhood House and Early Learning Centre.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 14

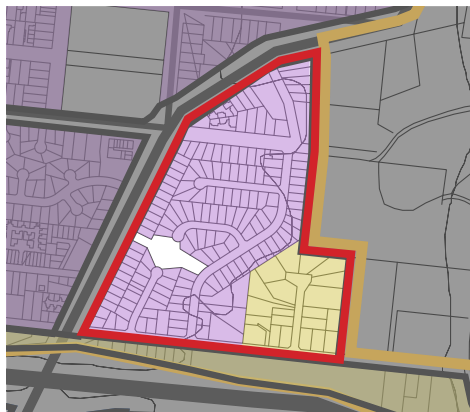
This precinct is recommended for :

## Increased Residential Growth.

*"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."*

## Natural Residential Growth.

*"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."*



Purple: Increased Residential Growth Areas  
Yellow: Natural Residential Growth Areas

## Preferred Character Statement

The precinct has mostly been identified for Increased Residential Growth, however the south-eastern portion has been identified for Natural Residential Growth.

In regards to the areas identified for Increased Residential Growth, these areas will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged. Increasing the diversity in

housing stock within the precinct is desirable and products that allow for a variety of housing choices in areas accessible to services and facilities will be supported.

In regards to the Natural Residential Growth Areas, these areas will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.

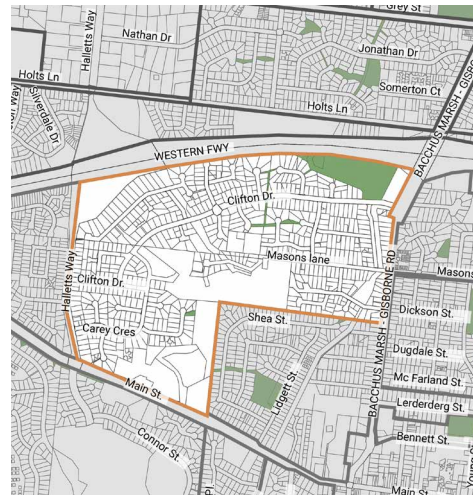
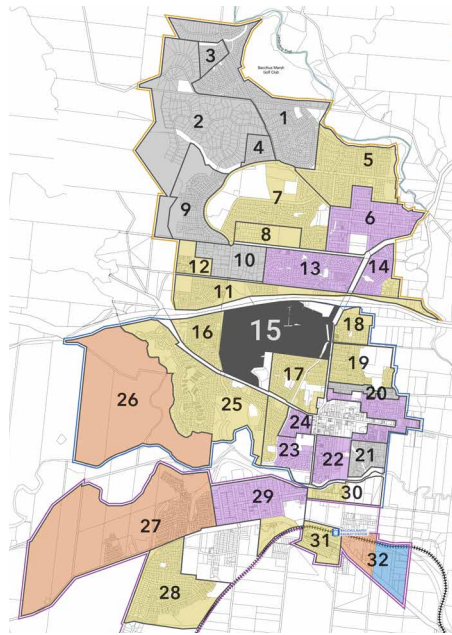


Contemporary multi-dwelling development that uses a mix of building materials. (Increased Residential Growth Area)



Articulated contemporary dwelling with a mix of building materials. (Natural Residential Growth Area)

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 15



Clifton Drive features strong uniform street tree plantings.



Conventional dwelling set behind moderate landscaped front gardens.

## Existing Character Statement

This precinct is characterised by two distinct areas, due to unconstructed road connections and undeveloped land between parts of the eastern and western section of the Precinct. Once development is complete pedestrian and vehicle connectivity will significantly improve.

The precinct has a sloping topography and is a mixture of both a curvilinear and modified grid street network. The precinct has a one sided footpath network and most of the precinct (with the exception of the western section) has strong pedestrian connectivity to the Bacchus Marsh township.

The eastern section of the precinct is an older, established area with dwellings exhibiting a variety of styles and materials. Brick and weatherboard dwellings from the 1970s & 1980s era dominate the precinct. Strong street tree plantings exist within some sections of the precinct, including Clifton Drive having exceptional uniform plantings that add significant character to the streetscape.

The dwellings in the eastern section of the precinct are almost uniformly single storey, detached, achieve a balance between built form and open space, with generous front setbacks, a mixture of lots with none or low front fencing and off street car parking ranging from carports to garages, generally located to the side of the dwelling. There is evidence of some change occurring within this section of the precinct with multi-dwelling developments and double storey townhouses present.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 836 m<sup>2</sup>

Site Coverage / 42%

Front Setback / 7m

Key Features / Bacchus Marsh Child Care Centre, Caravan Park.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 15

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



Articulated multi-dwelling development.

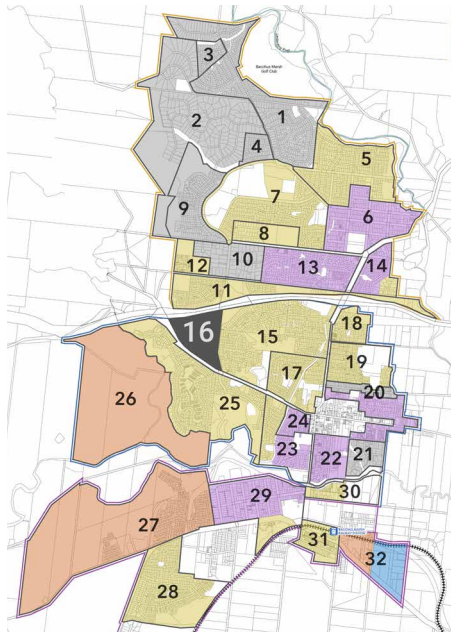


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling.



Articulated contemporary dwelling with a mix of building materials.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 16



Immature street tree plantings with a two sided footpath network.



Contemporary dwelling built to one boundary and set behind moderate landscaped front garden.

## Existing Character Statement

This precinct is characterised by recent contemporary development with a mix of a sloping, and in part undulating topography, with a curvilinear street network and several cul-de-sacs. Both one and two sided footpaths exist throughout the precinct, however connectivity within and to adjoining precincts is limited with all access from Halletts Way. Some lots at the northern end of the precinct are still to be developed.

Front gardens are generally formal and sparse. Street tree plantings are non-existent in parts and where plantings do exist they are inconsistent and yet to reach maturity, therefore canopy cover is currently low. Minimal front fencing exists, and where front fencing does exist it is of a low scale.

A range of lot sizes exist throughout the precinct, including several small lots. The smaller lot sizes typically display a very high site coverage outcome with reduced front setbacks, often minimal side setbacks and limited passive open space.

The southern section of the precinct is more established with contemporary built form still dominant, however these lots are larger, and as a result have generous front and side setback, lower site coverage and more established street tree plantings.

The predominant building style is single storey brick dwellings in contemporary or reproduction styles with integrated double garages.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 1086 m<sup>2</sup>

Site Coverage / 33%

Front Setback / 7m

**Key Features** / Underbank private bowling green, Bellbrook gardens retirement, Large water header tank on Bacchus Marsh Rd.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 16

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form. Site coverage will remain moderate to high for the smaller lots, however a reasonable level of amenity should still be provided for these lots.

Increasing canopy tree cover should be encouraged to assist in enhancing the character of the precinct, while also achieving a balance between open space, landscaping and built form.



Landscaped streetscape with strong canopy tree plantings.



Innovative dwelling with a mix of building materials and set behind landscaped gardens.



Articulated multi-dwelling development.

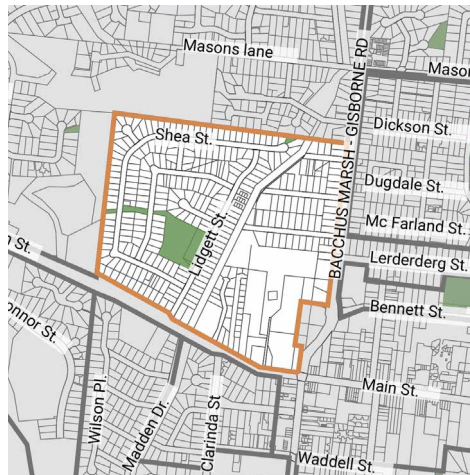
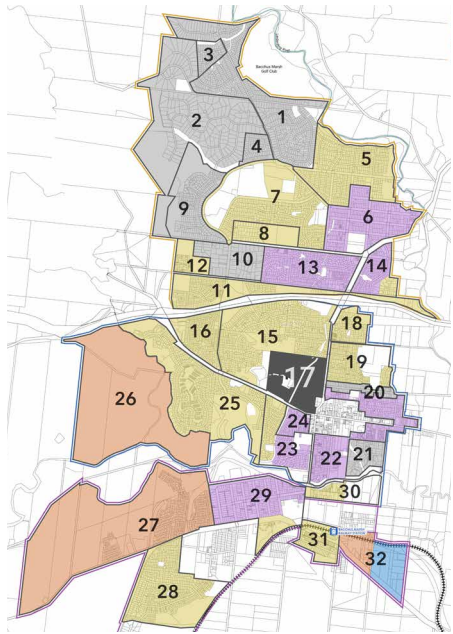


Articulated dwelling set behind landscaped front garden.



Articulated contemporary dwelling with a mix of building materials.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 17



Weatherboard dwelling, conventional front setback and low scale fencing that is consistently present throughout the precinct.



Minimal street tree plantings with a two sided footpath network.

## Existing Character Statement

This precinct covers an older area of Bacchus Marsh that is within close proximity to the Bacchus Marsh town centre. The topography of the precinct is sloping. The street network is a modified grid with some cul-de-sacs. The precinct has a strong footpath network with footpaths on both sides of the streets.

Street tree plantings are inconsistent throughout the precinct, with some streets having more established plantings than others, however overall canopy cover is low.

Dwellings exhibit varied styles, materials and eras with 1960s dwellings constructed out of a range of materials including cement sheeting, brick and weatherboard dwellings being the most common style represented. The dwellings are generally of a conservative scale and have a range of car parking arrangements from off-street with no cover, single carports and garages.

Low scale fencing exists throughout the precinct with metal and timber fences dominant. Dwellings generally have traditional front setbacks, relatively low levels of site coverage and minimal front gardens, all of which contribute to a sense of openness within the precinct.

The north-eastern section of the precinct has more dominant and consistent built form than the balance of the precinct, with intact streetscapes and weatherboard dwellings that sit behind manicured and landscaped gardens.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 628 m<sup>2</sup>

Site Coverage / 29%

Front Setback / 7m

Key Features / Lidgett St Reserve and Playground. St Bernards Primary School.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 17

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will generally be of a modest scale, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged. New development in the north-eastern section of the precinct, where an intact streetscape and built form exists, is encouraged to complement the existing character.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Low scale or no front fencing is preferred which will allow views into landscaped front gardens. Built form will not dominate the lot and will create opportunities for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



Articulated multi-dwelling development.

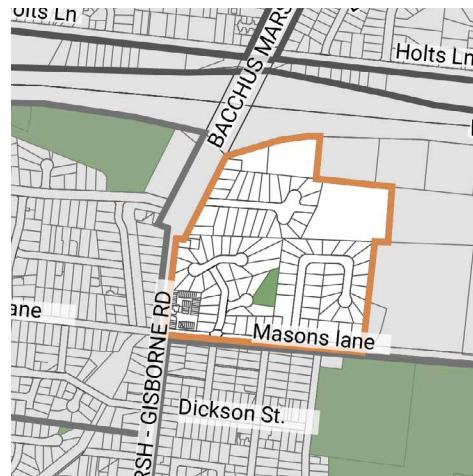
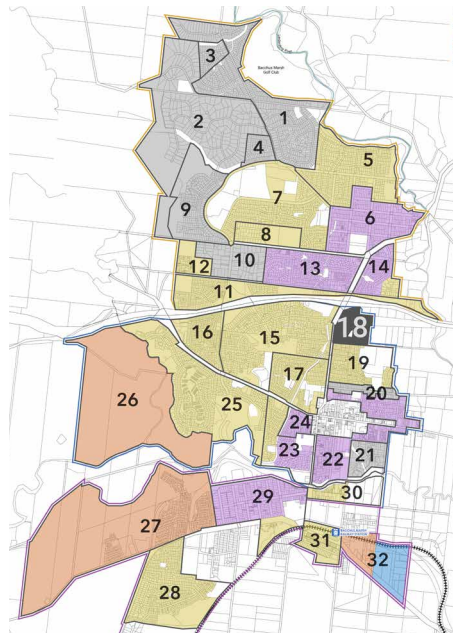


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling



Dwelling that complements the existing character in the north-eastern section of the precinct

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 18



Brick dwelling set behind moderate landscaped front garden.



Minimal street tree plantings, wide road reserves and no footpaths.

## Existing Character Statement

The character of this precinct is typified by larger residential lots with a flat topography. The street network is curvilinear with wide road reserves, numerous cul-de-sacs and no footpaths.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established plantings than others. A mix of well-established to minimalistic gardens of an eclectic style exist throughout the precinct.

Front and side setbacks are generous with off street car parking in the form of attached carports or garages to the side of the dwelling dominant. A range of front fencing exists with low and high fencing evident and often constructed of brick or timber with some picket style fencing present, however lots with no front fencing still dominate the precinct.

Built form is generally modest and does not dominate the streetscape with single storey brick dwellings of the 1970s -1990s era prevailing throughout the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 889 m<sup>2</sup>

Site Coverage / 35%

Front Setback / 7m

Key Features / Barbara Crt Reserve and Playground, Bacchus Marsh retirement living.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 18

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form. Site coverage will remain moderate to high for the smaller lots, however a reasonable level of amenity should still be provided for these lots.

Increasing canopy tree cover should be encouraged to assist in enhancing the character of the precinct, while also achieving a balance between open space, landscaping and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Innovative dwelling with a mix of building materials and set behind landscaped gardens.



Articulated multi-dwelling development.

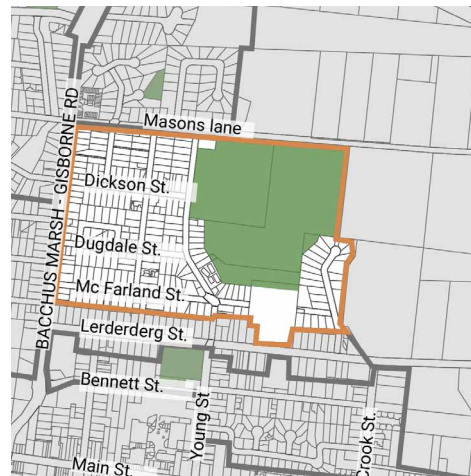
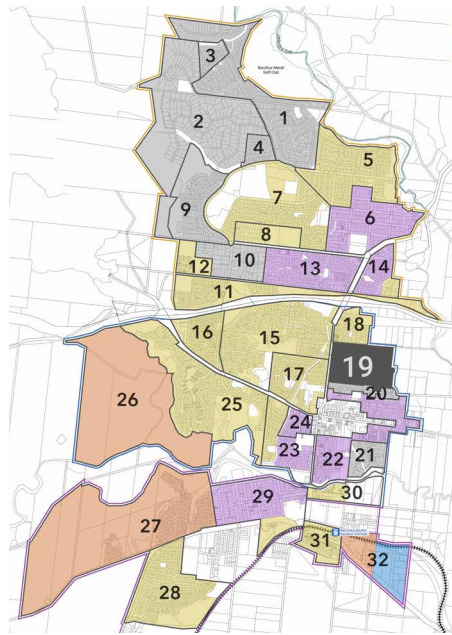


Articulated contemporary dwelling with a mix of building materials.

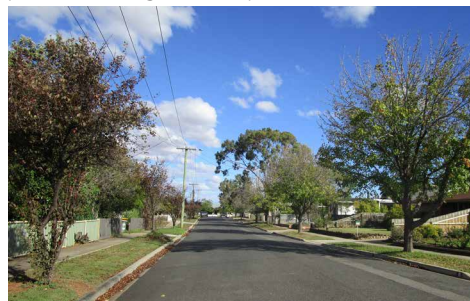


Contemporary weatherboard dwelling with well landscaped front garden.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 19



Weatherboard dwelling set behind landscaped gardens and low scale fencing which are present throughout the precinct



Inconsistent street tree plantings, wide road reserves and a two sided footpath network.

Locality / Bacchus Marsh  
 Lot Size / 707 m<sup>2</sup>  
 Site Coverage / 33%  
 Front Setback / 6m  
 Key Features / Masons Lane Reserve Bacchus Marsh Primary.

\* The above information represents an average across the precinct.

## Existing Character Statement

This precinct covers an older area of Bacchus Marsh that has several strong character elements, including some of the more historical dwellings in Bacchus Marsh. Dwellings exhibit various styles, materials and eras from 1960s single storey brick dwellings through to renowned architectural styles such as Californian Bungalows and Edwardian dwellings. The precinct also contains several more recent contemporary dwellings.

The topography of the precinct is reasonably flat. The street network is a legible, modified grid with two sided footpaths that provide strong pedestrian connectivity throughout the precinct and surrounds.

Street tree plantings are inconsistent, however some streets have more established street tree plantings that add to the character of the precinct.

Most lots have low scale front fencing constructed out of a range of materials, with low scale brick and timber picket fences being the most dominant styles throughout the precinct. A range of car parking arrangements exist, with dwellings usually accompanied by a carport or garage to the side of the dwelling.

A wide street network, traditional front setbacks and relatively low levels of site coverage contribute to a sense of openness within the precinct.

There is evidence of some change occurring with the precinct, including a significant retirement village and several multi dwelling developments. The multi-dwelling developments are often attached, which is notably atypical for the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 19

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will generally be of a modest scale, however innovative and unique built form, including double storey dwellings that enhance the character of the precinct will be encouraged. New development located in close proximity to dwellings that exhibit historical architectural styles should not compromise the intact existing character of these dwellings.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Low scale or no front fencing is preferred which will allow views into landscaped front gardens. Built form will not dominate the lot and will create opportunities for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



Articulated multi-dwelling development.

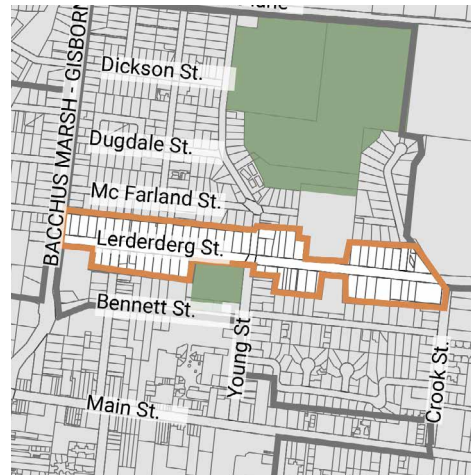
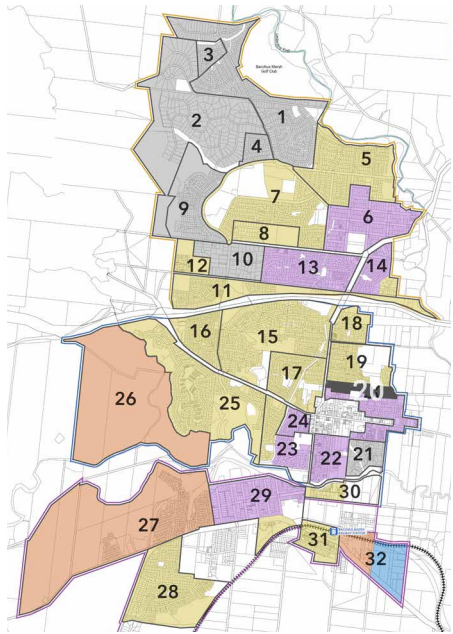


Articulated contemporary dwelling with a mix of building materials.



Contemporary weatherboard dwelling with well landscaped front garden.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 20



Historical dwelling set behind well landscaped and a manicured garden with low scale front fencing which is typical throughout the precinct.



Wide road reserves with some matured street tree plantings, and two sided footpath network.

## Existing Character Statement

This precinct covers Lerderberg Street as its own precinct, due to this street being identified as the most intact street within Bacchus Marsh with both strong heritage and character values.

Lerderberg Street is located north of the Bacchus Marsh town centre and therefore is within a walkable catchment of many services and facilities.

The topography of the precinct is flat with footpaths on both sides of the street which provides for good pedestrian connectivity to the surrounding area.

Strong street tree plantings, that range in species are present through the precinct, however many of the plantings are yet to reach full maturity. Landscaping within the lots is generally formalised, well maintained, with a sense of pride in the upkeep of the gardens.

Dwellings exhibit varied styles, materials and eras, however there are several dwellings within the precinct that represent a specific housing era and style such as Edwardian and Californian bungalow style dwellings and therefore the precinct also contains a range of housing with heritage values, some of which have been located within a Heritage Overlay.

Most lots have low scale front fencing constructed out of a range of materials, with small brick walls and timber picket fences being dominant. Car parking is generally in the form of a carport or garage to the side of the dwelling.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh  
Lot Size / 840 m<sup>2</sup>  
Site Coverage / 39%  
Front Setback / 8m

\* The above information represents an average across the precinct.

A wide street network, traditional front setbacks and relatively low site coverage contributes to a sense of openness within the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 20

This precinct is recommended for **Minimal Residential Growth Area**

*"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."*

## Preferred character statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens while preserving the intact nature of the streetscape. Built form to side boundaries will be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site area.

The streetscapes will continue to have a sense of openness through new built form retaining generous front setbacks and minimal or low scale front fencing, which will allow for views to gardens and dwellings.

The built form will be of a modest scale and be sympathetic to the existing heritage and character of the precinct, however innovative and unique built form that blends with the existing character will be encouraged.

New development will complement the existing landscape environment and native and non-native landscaping throughout the precinct will be encouraged.



Landscaped streetscape with strong canopy tree plantings.



Dwelling that complements the existing character of the precinct.



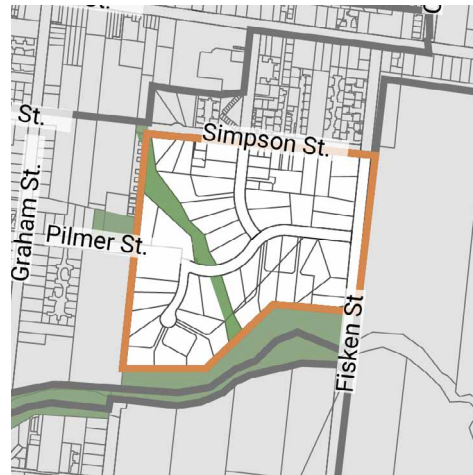
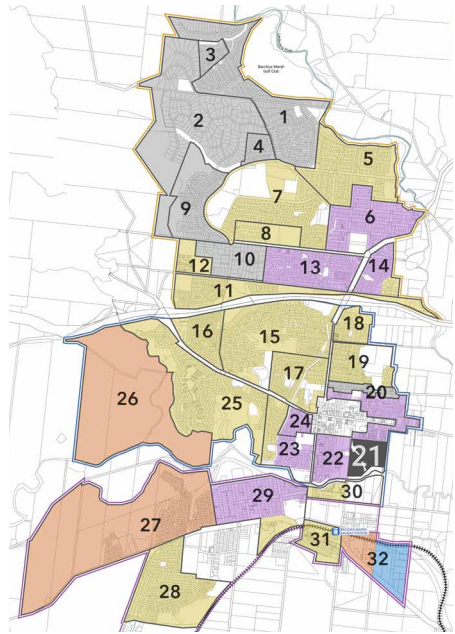
Dwelling with a generous front setback which has landscaping and built form materials that compliment the precinct.



Dwelling that is of a similar style to existing development within the precinct. New development should complement the existing dwellings that surround the proposed development site, through the consideration of the bulk, height, mass, articulation, roof pitches, setbacks, landscaping, materials etc.



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 21



Locality / Bacchus Marsh  
 Lot Size / 2333 m<sup>2</sup>  
 Site Coverage / 20%  
 Front Setback / 27m  
 Key Features / McGrath St Reserves

\* The above information represents an average across the precinct.

## Existing Character Statement

The character of this precinct is typified by larger residential lots with a flat topography. The street network is curvilinear with wide road reserves, cul-de-sacs and no footpaths.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established and consistent plantings than others.

Built form is generally large single storey brick dwellings from the 1980s era ranging from a homestead style dwelling through to a more contemporary older brick dwelling with skillion roofs.

Front and side setbacks are generous with off street car parking in the form of attached carports or garages to the side or often to the rear of the dwelling due to the size of the lot. Gardens are generally well established, of an eclectic style, with large open grass areas that often flow to the street, with no clear delineation between the lot and the verge. Minimal front fencing exists within the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.



Natural landscape with a homestead style dwelling on a larger lot.



Wide road reserve, inconsistent street tree plantings with no footpaths.

# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 21

This precinct is recommended for **Minimal Residential Growth Area**

*"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."*

## Preferred Character Statement

This precinct will continue to maintain the open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and generous setbacks around the dwellings.

Built form will occupy a low proportion of the site which will allow for openness, landscaping and vegetation to dominate the lots.

New development will complement the existing landscape environment and native and non-native landscaping throughout the precinct will be encouraged.

Built form will generally be of scale similar to existing development, however innovative and unique built form that enhances the precinct is desirable.

Front fencing is discouraged and where front or side fencing is proposed it should be of a low scale

Carports, garages and outbuildings should not dominant the streetscape and are encouraged to be located to the side or rear of the dwelling.



Dwelling not dominating the lot and setback behind an open and spacious garden.



Landscaped streetscape with strong canopy tree plantings.



Articulated two storey dwelling on a corner allotment that has a strong presence to both streets.



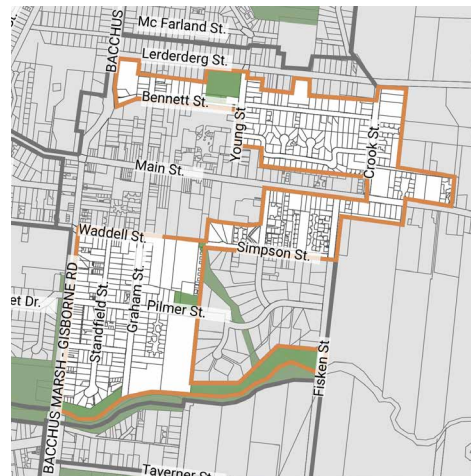
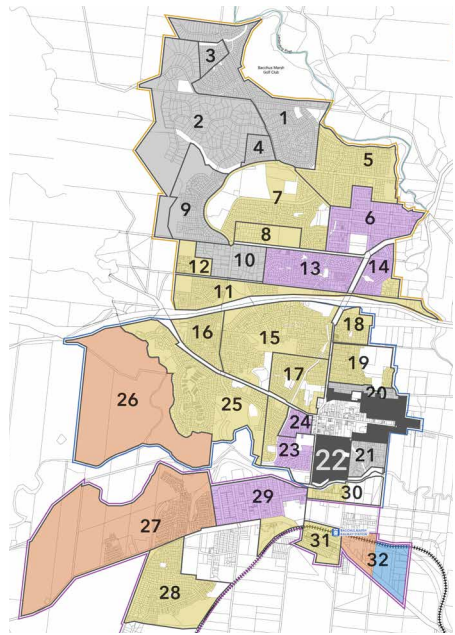
Contemporary dwelling with skillion roof that complements many roof forms within the precinct.



Homestead style dwelling set behind natural landscaped front garden.



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 22



Wide road reserve, with established street tree plantings and a one sided footpath network



Brick dwelling set behind landscaped front garden with low scale fencing which is typical of this precinct.

**Locality** / Bacchus Marsh

**Lot Size** / 640 m<sup>2</sup>

**Site Coverage** / 53%

**Front Setback** / 6m

**Key Features** / Werribee River, Gisborne Rd, Rotary Park.

**Key Infrastructure in Surrounds** / Public Swimming Pool, Peppertree Park Reserve, White Avenue Reserve, Clarinda St Reserve and Playground, Hospital, Grant lodge aged care, CFA, Medical Centre, Retail, Bacchus Marsh Train Station.

\* The above information represents an average across the precinct.

## Existing Character Statement

This precinct covers an older area of Bacchus Marsh that has several strong character elements, including a range of dwellings with heritage values and representing renowned architectural styles. The precinct adjoins the Bacchus Marsh town centre and therefore is within a walkable catchment of many services and facilities including the Bacchus Marsh train station to the south of the precinct.

The topography of the precinct is reasonably flat. The street network is a legible, modified grid with footpaths ranging from some streets having none, one or two sided footpaths and therefore reasonably good pedestrian connectivity exists within the precinct and to the surrounding area.

Street tree plantings are inconsistent throughout the precinct, however the planting that is established is often canopy cover, which contributes to the character of the precinct.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey brick dwellings being evident throughout the precinct. Although the precinct contains a range of architectural styles, there are several dwellings within the precinct that represent a specific housing era and style such as Edwardian and Californian bungalow style dwellings and therefore the precinct also contains a range of housing with heritage values.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Most lots have low scale front fencing constructed out of a range of materials, with small brick walls and timber picket fences being prominent throughout the precinct. A range of car parking arrangements exist within the precinct with carports or garaging to the side of the dwelling prevalent.

A wide street network, traditional front setbacks and relatively low site coverage contributes to a sense of openness within the precinct.

There is evidence of some change occurring with the precinct, with contemporary and multi-dwelling developments also existing. Multi dwellings and are often attached, which is notably atypical for the precinct.

# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 22

This precinct is recommended for **Increased Residential Growth**.

*"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."*

## Preferred Character Statement

This precinct will allow for increased housing choice over time given its proximity to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged, however new development located in close proximity to dwellings that exhibit historical architectural styles should ensure built form complements these dwellings.

Increasing the diversity in housing products within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.



Innovative multi-dwelling development.



Articulated contemporary multi-dwelling development.



Multi-dwelling development, that is well articulated and uses a mix of building materials.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.



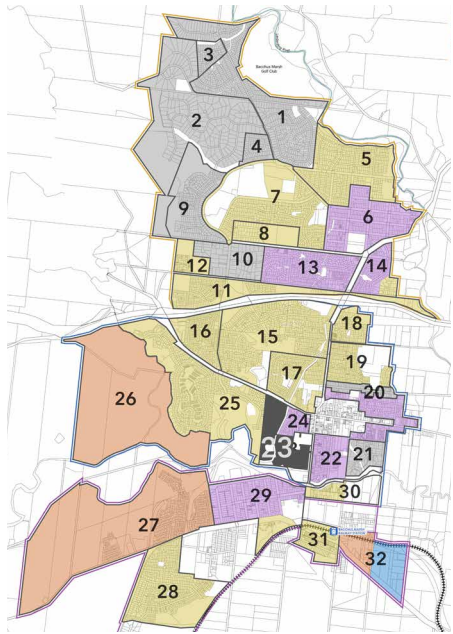
Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 23



Brick dwelling with moderate landscaping and generous front setback.



Wide road reserve, with inconsistent street tree plantings and a single sided footpath network.

## Existing Character Statement

The character of this precinct is typified by larger residential lots with a steep and sloping topography, however the eastern section of the precinct does contain more conventional lot sizes. The street network is generally curvilinear with wide road reserves, cul-de-sacs and footpaths ranging from none, one sided and some streets having footpaths on both sides of the street.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established and consistent plantings than others.

Due to the topography of the precinct there are a range of single, split level and double storey dwellings. Dwellings are generally of a large scale, constructed of brick and from the 1980s and 1990s era. The architectural style of the dwellings range from homesteads through to older brick dwelling with pitched roofs. Side setbacks are generous with off street car parking in the form of attached carports or garages to the side of the dwelling dominant throughout the precinct.

Dwellings often sit behind a highly landscaped front garden with generous front setbacks that contributes to softening the built form impact of the large dwellings. Both high and low fencing exists, however no front fencing is dominant through the precinct, with many lots have a seamless flow between the lot and the verge.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

**Locality /** Bacchus Marsh

**Lot Size /** 835 m<sup>2</sup>

**Site Coverage /** 38%

**Front Setback /** 7m

**Key Features /** Public Swimming Pool, Peppertree Park Reserve, White Avenue Reserve, Clarinda St Reserve and Playground, Hospital, Grant lodge aged care.

**Key Infrastructure in Surrounds /** Rotary Park, CFA, Medical Centre, Retail, St Bernards Primary School.

\* The above information represents an average across the precinct.

# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 23

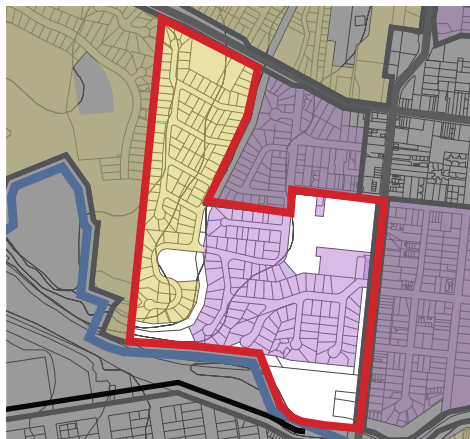
This precinct is recommended for:

## Increased Residential Growth.

*"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."*

## Natural Residential Growth.

*"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."*



Purple: Increased Residential Growth Areas  
Yellow: Natural Residential Growth Areas

## Preferred Character Statement

The precinct has been identified in part for Increased Residential Growth and in part for Natural Residential Growth.

In regards to the areas identified for Increased Residential Growth, these areas will allow for increased housing choice over time in proximity to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments, will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged. Increasing the diversity in housing products within the precinct is desirable, and products that allow for a variety of housing choices in areas accessible to services and facilities will be supported.

In regards to the Natural Residential Growth Areas, these areas will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Landscaped streetscape with strong canopy tree plantings.



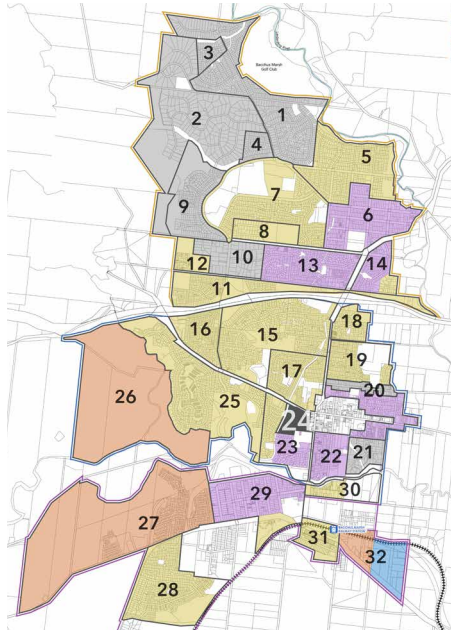
Contemporary multi-dwelling development that uses a mix of building materials. (Increased Residential Growth Areas).



Articulated contemporary dwelling with a mix of building materials (Natural Residential Growth Areas).



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 24



Weatherboard dwellings with traditional front setbacks dominate the precinct.



Wide road reserve, with inconsistent street tree plantings and a two sided footpath network.

## Existing Character Statement

This precinct covers an older area of Bacchus Marsh that is within close proximity to the Bacchus Marsh town centre. The precinct has a subtle sloping topography in a modified grid layout with some cul-de-sacs. The precinct has a strong footpath network with footpaths on both sides of the street.

Street tree plantings are inconsistent throughout the precinct with some streets having stronger and more established plantings than others, as a result canopy cover is generally low.

The precinct has a range of front fencing arrangements with some lots having no fencing through to lots that contain low and high fencing. Fencing has been constructed from a range of material, including timber (often pickets), palings, colourbond and metal.

Conventional lot sizes, front setbacks, relatively low levels of site coverage and minimal front gardens contributes to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with conservative 1960s weatherboard dwellings being the most common style represented. The dwellings are generally of a conservative scale and have a range of car parking arrangements from off-street with no cover, single carports and garages.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

**Locality** / Bacchus Marsh

**Lot Size** / 605 m<sup>2</sup>

**Site Coverage** / 41%

**Front Setback** / 7m

**Key Features** / CFA, Medical Centre, Retail, Bacchus Marsh Rd, Gisborne Rd.

**Key Infrastructure in Surrounds** / Rotary Park, St Bernards Primary School, Public Swimming Pool, Peppertree Park Reserve, White Avenue Reserve, Clarinda St Reserve and Playground, Hospital, Grant lodge aged care, Retail.

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 24

This precinct is recommended for **Increased Residential Growth**.

*"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."*

## Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments should ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged. Increasing the diversity in housing products within the precinct is desirable and houses that allow for a variety of housing choices in areas accessible to services and facilities will be supported.



Innovative multi-dwelling development.



Well articulated contemporary multi-dwelling development.



Multi-dwelling development that is well articulated and uses a mix of building materials.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.

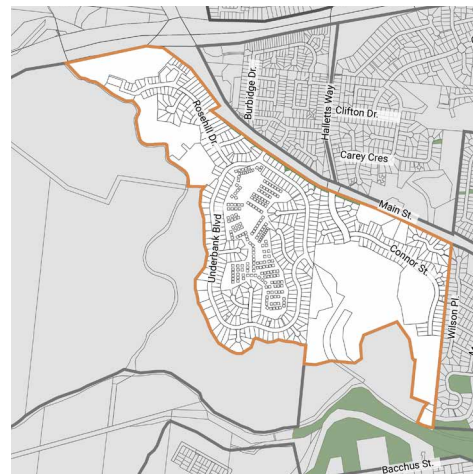
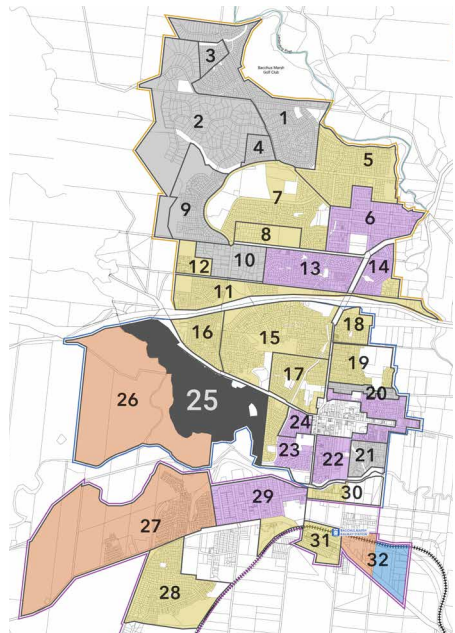


Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets built to one side boundary.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 25



Wide road reserve, with inconsistent street tree plantings and no footpath network.



Conventional brick dwelling with moderate landscaping and no front fencing.

## Existing Character Statement

This precinct is characterised by two distinct areas due to the topographical variation throughout the precinct. The precinct has a flat and in part undulating topography within a curvilinear and disconnected street network with several cul-de-sacs. However, parts of the southern section of the precinct is also undulating but with a significantly steeper topography than the balance of the precinct. As a result, dwellings in this area are substantially elevated or in some instance sit below street level.

Footpaths are inconsistent throughout the precinct with several streets having no footpaths, and some streets having one sided footpaths. Therefore, pedestrian connectivity is limited throughout the precinct.

Traditional front setbacks, moderate site coverage and conservative front gardens are dominant. Street tree planting are inconsistent and some streets have stronger, established plantings, or garden spill to the kerb that do contribute to the character of the precinct.

Dwellings exhibit varied styles, however brick veneer dwellings from the 1980s through to more current contemporary dwellings are the most common style represented. The dwellings are almost uniformly single storey, although where there is slope, split and double storey dwellings exist.

Dwellings are generally detached in form with off street car parking ranging from carports, single and double storey garaging to the side of the dwelling being the norm. Minimal front fencing exists throughout the precinct, and where they do exist, the fencing is of a low scale.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 1086 m<sup>2</sup>

Site Coverage / 33%

Front Setback / 7m

Key Features / Underbank Private Bowling Green, Bellbrook Gardens Retirement

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 25

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Dwelling complementing the landscape and avoid significant site cut.



Articulated multi-dwelling development.

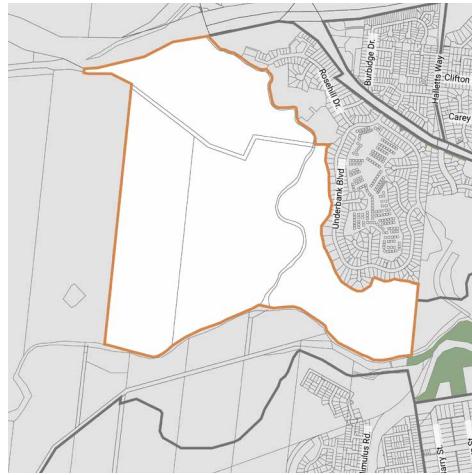
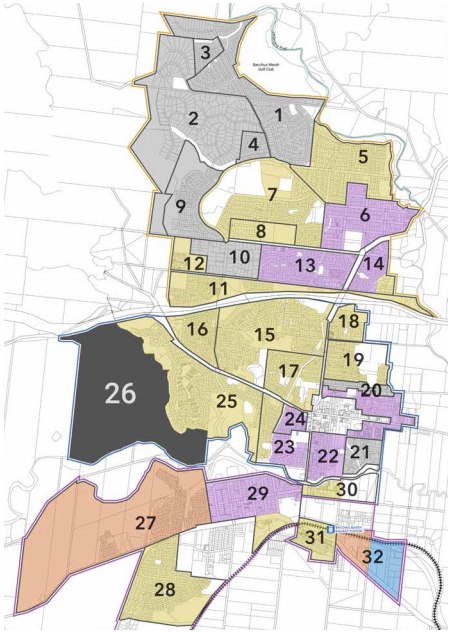


Contemporary weatherboard dwelling with well landscaped front garden.



Articulated contemporary dwelling with a mix of building materials.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 26



## Existing Character Statement

This precinct forms a recently rezoned residential parcel of land known as Underbank. The precinct is currently vacant land and no development has commenced and therefore there is no residential existing neighbourhood character.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / n/a

Site Coverage / n/a

Front Setback / n/a

Key Features / n/a

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 26

This precinct is recommended for **Greenfield Residential Growth Area**

*“Land that is generally located on the fringe that has been identified as land suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years.”*

## Preferred Character Statement

In accordance with the requirements of the Development Plan Overlay (Schedule 6), this precinct will be developed as a master planned estate over several years. Prior to development commencing, a Development Plan will need to be approved by Council that will assist in identifying the preferred character of the Precinct including identifying urban design principles to be achieved for future built form within the precinct.

Despite the above, the precinct should allow for a diverse range of housing choice, while ensuring a sense of place and character is developed throughout the estate for future residents. Multi-dwelling developments should be encouraged in locations that provide high levels of amenity.

Future development is encouraged to be sympathetic to the landscape and should avoid excessive site disturbance. Open front gardens should blend into the public realm, with minimal front fencing. Strong street tree plantings will be encouraged to ensure the precinct, in time, provides a high level of landscaping, including canopy tree cover.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.



Contemporary dwelling with landscaped front garden.



Articulated contemporary dwelling with a mix of building materials.



Innovative multi-unit development

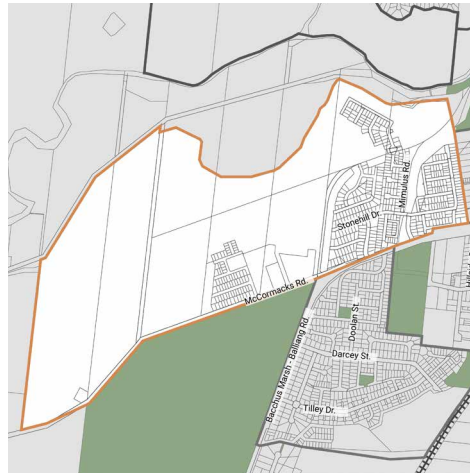
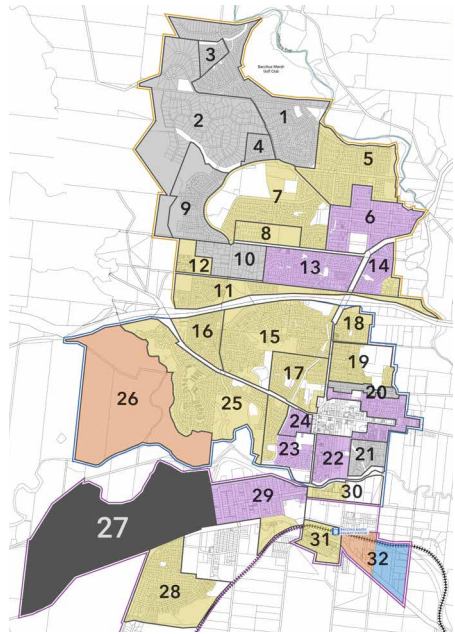


Medium density development overlooking open space.



Articulated multi-dwelling development.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 27



Contemporary dwelling with landscaping still establishing and a conventional front setback.



Consistent street tree plantings that are still maturing with a two sided footpath network.

## Existing Character Statement

This precinct is a master planned development known as Stonehill Estate that is characterised by recent contemporary development with several years of residential development still to occur. The topography of the precinct is gently undulating within a modified grid street network that includes several green spaces and links throughout. A two sided footpath network exists throughout the precinct that in time, will provide strong connectivity to a Neighbourhood Activity Centre proposed to be built as part of the development.

Front setbacks are conventional, while front fences are rarely used and gardens are generally formal, of a low scale and often still establishing. Strong and consistent street tree plantings are evident throughout the precinct, however yet to reach maturity and therefore canopy cover is currently low. In time the street trees will significantly add to the character of the precinct.

The predominant building style is single storey brick dwellings in contemporary or reproduction styles, although double storey dwellings do also exist. Integrated double garages are the norm. Boundary to boundary development and dwellings built to one side boundary are evident throughout the precinct.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Maddingley

Lot Size / 456 m<sup>2</sup>

Site Coverage / 52%

Front Setback / 3m

Key Features / Future Neighbourhood Activity Centre, Primary School and Community Facilities

\* The above information represents an average across the precinct.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 27

This precinct is recommended for **Greenfield Residential Growth Area**

*“Land that is generally located on the fringe that has been identified as land suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years.”*

## Preferred character Statement

This precinct will continue to develop similar to the existing development within the Stonehill Estate.

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.



Contemporary dwelling with landscaped front garden.



Articulated contemporary dwelling with a mix of building materials



Innovative multi-unit development



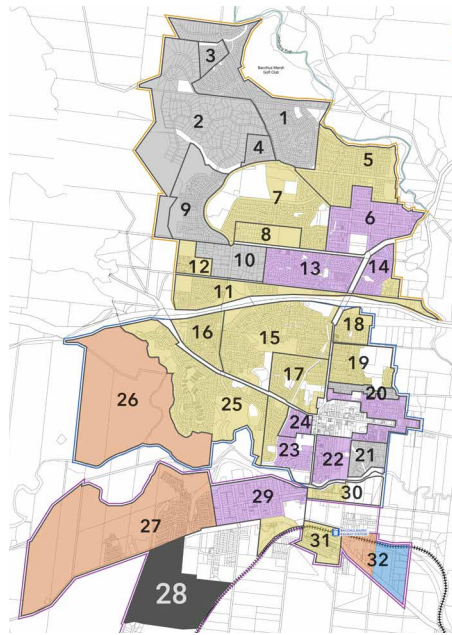
Medium density development overlooking open space.



Articulated multi-dwelling development.



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 28



Conventional dwelling with moderate landscaping and no front fencing.



Wide road reserve, with inconsistent street tree plantings and a single sided footpath network.

## Existing Character Statement

The precinct is dominated by a flat topography with some sections undulating. The precinct has wide road reserves in a modified grid layout, however the street network is disconnected due to several cul-de-sacs and mews existing. The footpath network is inconsistent throughout the precinct with none, one and two side footpaths existing and therefore pedestrian connectivity is low.

Traditional front setbacks and site coverage with conservative front gardens are dominant throughout the precinct. Street tree plantings are inconsistent with some streets have stronger and more established plantings than others.

Brick dwellings from the 1990s to current contemporary dwellings are the most common style represented. The dwellings are almost uniformly single storey. Dwellings are generally detached in form with off street car parking in the form of single and double garaging to the side of the dwelling being the norm. A mix of none and low scale front fencing exists throughout the precinct.

The precinct provides numerous mews-style treatments that contain single storey multi-dwelling developments. The mews are generally constructed of cement and have significant amounts of hard surfaces, which has resulted in minimal landscaping within the front setbacks. The dwellings are constructed of brick, of a low scale and provide limited open space opportunities.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Maddingley

Lot Size / 751 m<sup>2</sup>

Site Coverage / 41%

Front Setback / 7m

Key Features / Hillview Reserve and Playground, Sarino Park Estate Playgrounds, Early Learning Centre Maddingley.

\* The above information represents an average across the precinct.

# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 28

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the slope of the landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification. Mews, similar to what has already being developed within the precinct should be avoided.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Contemporary weatherboard dwelling with well landscaped front garden.



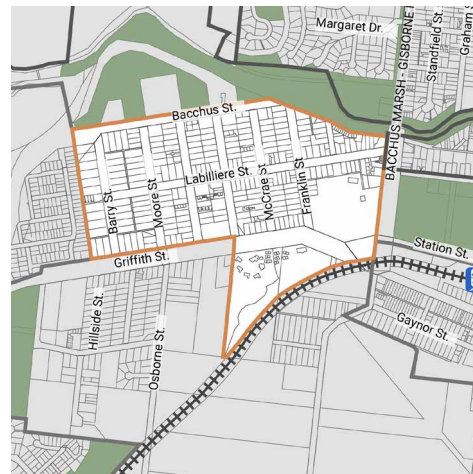
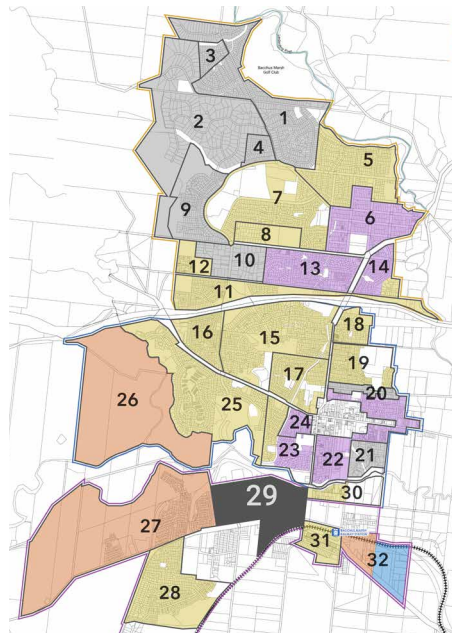
Articulated multi-dwelling development.



Articulated contemporary dwelling with a mix of building materials.



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 29



Dwellings with heritage features exist throughout the precinct.



Wide road reserve, with inconsistent street tree plantings and no footpath network.

## Existing Character Statement

This precinct covers an older area of Maddingley that has several strong character elements, including a range of dwellings with heritage values and representing renowned architectural styles.

The topography of the precinct ranges from a gentle sloping to undulating. The street network is a legible grid with no footpaths, however a wide street network exists and allows pedestrians to walk within the road reserve. The wide street network, traditional front setbacks, minimal front fencing and relatively low levels of site coverage contributes to a sense of openness within the precinct.

Street tree plantings are inconsistent throughout the precinct, although the plantings which are established generally provides canopy cover which contributes to the overall character of the precinct.

A variety of car parking arrangements exist within the precinct, with some lots having no car parking through to a variety of carports and garaging arrangements.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey brick dwellings being evident throughout the precinct. Although the precinct contains a range of architectural styles, there are several dwellings within the precinct that represent a specific housing era and architectural style such as settlement cottages and Victorian style dwellings.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Maddingley

Lot Size / 877 m<sup>2</sup>

Site Coverage / 43%

Front Setback / 9m

**Key Features** / Providence Aged Care, Merrimu Disability Services, Bacchus Marsh Secondary College and Leisure Centre, Maddingley Medical Centre.

**Key Infrastructure in Surrounds** / Maddingley Park, Oval, Pavillion, and Tennis Club, Proximity Bacchus Marsh Train Station, Early Learning Centre Maddingley, Retail.

\* The above information represents an average across the precinct.

# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 29

This precinct is recommended for **Increased Residential Growth**.

*"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."*

## Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged, however new development located in close proximity to dwellings that exhibit historical architectural styles should ensure built form complements these dwellings.

Increasing the diversity in housing products within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.



Innovative multi-dwelling development.



Articulated contemporary multi-dwelling development.



Multi-dwelling development, that is well articulated and uses a mix of building materials.



Quality street tree planting, with good off-street car parking and pedestrian connectivity.



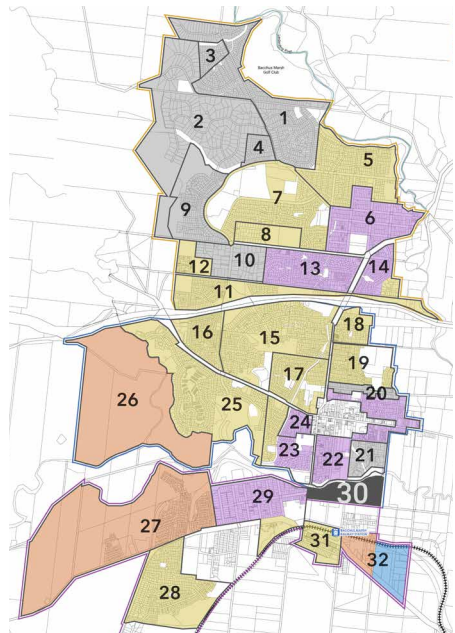
Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 30



Conventional dwelling with minimal landscaping.



Wide road reserve, with established street tree plantings and a single sided footpath network.

## Existing Character Statement

This precinct is located within close proximity to the Bacchus Marsh Train Station, Maddingley Park, Grant Street shopping strip and the Werribee River. The precinct has a flat topography and is a modified grid layout. The precinct has a limited footpath network and ranges from some streets having no footpaths to others having one sided footpaths. A narrow, one way street (Peelemans Lane) with no kerb and channel, is unique to the Precinct, and contains both older development and contemporary single and double storey dwellings, including multi dwelling developments which all contribute to the eclectic style of the precinct. The eastern portion of the precinct is yet to be developed for residential purposes.

Street tree plantings are inconsistent throughout the precinct with some streets, such as Taverner and Grant Street having stronger and more established plantings than others, as a result canopy cover varies throughout the precinct.

A variety of front setbacks exist with some lots having reduced front and side setbacks, relatively high site coverage and minimal front gardens, while other lots having more conventional setbacks and site coverage. Front fencing ranges significantly from none to low scale fencing constructed of a range of materials.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Dwellings exhibit varied styles and materials with modest 1960s weatherboard dwellings through to more contemporary dwellings also present. Off-street car parking to the side of the dwelling in the form of carports and garages are dominant throughout the precinct.

This precinct is low lying due to its proximity to the Werribee River, and therefore sections of the precinct may be subject to flooding in significant rain events.

Locality / Maddingley

Lot Size / 1141m<sup>2</sup>

Site Coverage / 40%

Front Setback / 6m

Key Features / Maddingley Park, Oval, Pavillion, and Tennis Club, Proximity to Train Station

\* The above information represents an average across the precinct.

# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 30

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

Due to the low lying nature of this precinct, although well located to services and facilities, the precinct has been identified as a Natural Residential Growth Area. Some intensification may be appropriate, however this will need to be considered on a site by site basis.

Where new development is considered appropriate, front setbacks will be sufficient to allow for enhancement of the front garden character, including increased canopy tree cover. Front fences will continue to be of a low scale, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where an innovative and unique development is proposed that enhances the character of the precinct.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



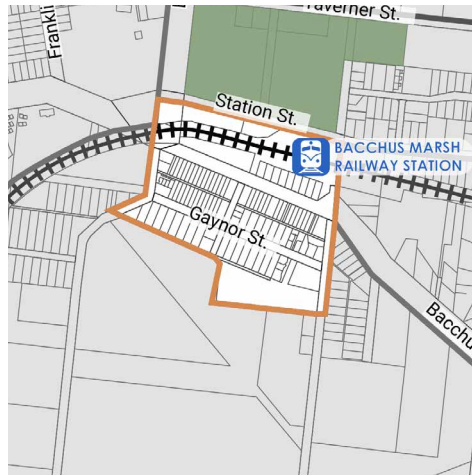
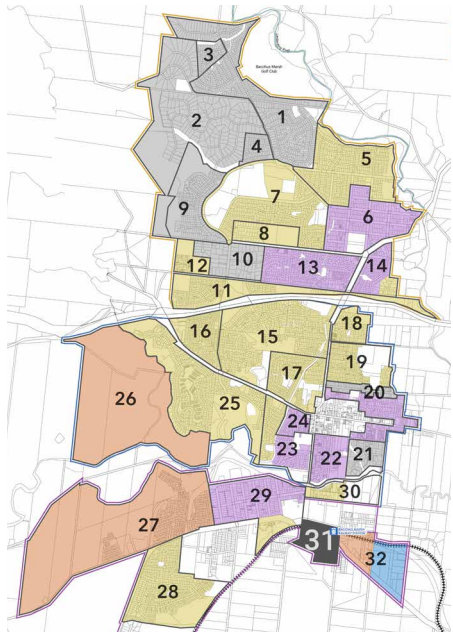
Articulated multi-dwelling development.



Articulated contemporary dwelling with a mix of building materials.



# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 31



Weatherboard dwelling with low landscaping and no front fencing.



Wide road reserve, with inconsistent street tree plantings and a two sided footpath network.

Locality / Maddingley  
 Lot Size / 914 m<sup>2</sup>  
 Site Coverage / 30%  
 Front Setback / 9m

\* The above information represents an average across the precinct.

## Existing Character Statement

This precinct is an isolated area on the southern side of the railway line and therefore in a proximate location to the Bacchus Marsh Train Station. The topography of the precinct is sloping. The street network is a grid layout, however pedestrian and vehicle connectivity is reliant on the Bacchus Marsh-Geelong Road.

The precinct generally has a strong footpath network with footpaths on both sides of the street. A unique characteristic of this precinct is the presence of some rear laneways which is atypical to the area.

Street tree plantings are inconsistent, however some established plantings that provide canopy cover do exist throughout the precinct.

The precinct contains a range of front fencing with several lots having no fencing through to low scale fencing varying in style, although permeable timber fencing is dominant.

A wide street network, traditional front setbacks, relatively low site coverage and minimal to moderate front gardens contribute to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey dwellings existing. Building material range from brick to weatherboard and represent a range of architectural styles. The dwellings are generally of a conservative scale and provide a range of car parking arrangements from off-street with no cover to single carports and garages.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 31

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

## Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped streetscape with strong canopy tree planting.



Articulated contemporary dwelling with a mix of building materials.

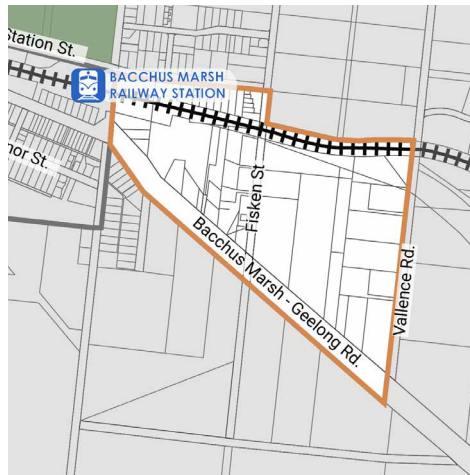
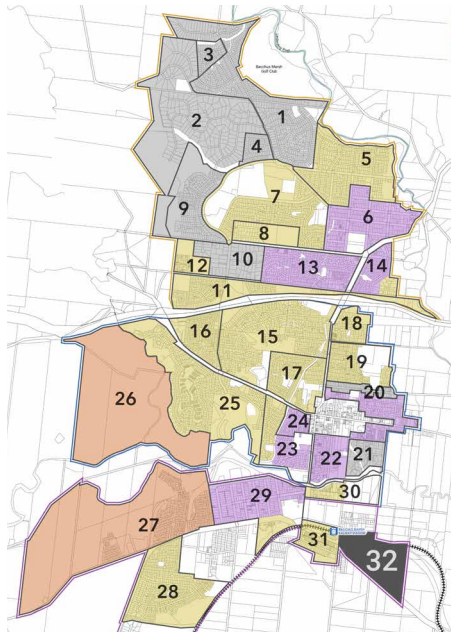


Articulated multi-dwelling development.



Contemporary weatherboard dwelling with well landscaped front garden.

# EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 32



Large lot with substantial front setback in an open and spacious rural setting.



Rural streetscape with informal planting.

Locality / Maddingley  
 Lot Size / 4850 m<sup>2</sup>  
 Site Coverage / 16%  
 Front Setback / 33m

\* The above information represents an average across the precinct.

## Existing Character Statement

This precinct is an isolated precinct on the southern side of the railway line and therefore in a proximate location to the Bacchus Marsh Train Station, however generally lacks walkable connectivity with no footpath network present.

Lots and streets within the precinct are accessed through the wide verges of the Bacchus Marsh-Geelong Road and often by gravel driveways. The precinct is atypical of a residential area, and is dominated by a mix of lots sizes with some more of a rural nature.

The topography of the precinct is sloping. Street tree plantings are inconsistent and landscaping within lots varies, however is generally of a low scale and often planted with a mix of native and non-native species.

The precinct contains a range of front fencing with several lots having no fencing through to low scale fencing varying in style.

Dwellings exhibit varied styles, materials and eras with 1960s to more contemporary dwellings existing. Building materials range from brick to weatherboard and generally of a conservative scale with a range of car parking arrangements.

The eastern section of the Precinct, east of Fisker Street, is located within the Mixed Use Zone, and contain a mix of dwellings. These dwellings are often large brick homestead style dwellings on rural blocks through to established businesses.

## HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.



# PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 32

This precinct is recommended for **Natural Residential Growth**.

*“Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations.”*

*Note: The Natural Residential Growth Area applies to the land on the western side of Fiskin Street.*

## Preferred Character Statement

This precinct will continue with the current low scale and informal pattern of development. The eastern portion of the precinct, east of Fiskin Street will continue to operate as a mixed use precinct.

Due to the informal pattern of development and the wide road verges that rely on several gravel access-ways, multi dwelling developments and further intensification of the precinct need to appropriately respond to site conditions. Any new development should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern, therefore some lots within the precinct may not be suitable for further intensification and any proposal would need to be considered on a site by site basis.

New development should be of a modest scale to complement the existing character of the precinct, however innovative and unique built form will be encouraged. Second storey development should not be visually dominate on the precinct and is encouraged to be recessed from the front building line so as to present as single storey when viewed from the street.

Open front gardens will blend into the public realm, with minimal or low scale front fencing. Site coverage will not dominate the lot and will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Contemporary dwelling with landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Articulated contemporary dwelling with a mix of building materials.



Contemporary weatherboard dwelling with well landscaped front garden.



Articulated double storey dwelling.



Contemporary dwelling with landscaped front garden.



PROPOSED RESIDENTIAL  
ZONES: CASE STUDIES

ADDRESS	Proposal	Existing Controls	Proposed Controls	Comments
<b>131 Halletts Way, Darley</b>	<p>Proposed 2 lot subdivision creating a 1249m2 and a 1236m2 allotment.</p> <p>Two objections received, concerns include impact on neighbourhood character which is typified by large lots, impact on wildlife including loss of trees, loss of country atmosphere.</p> <p>No decision on the application had been made by Council at the time of preparing the case studies.</p>	GRZ1	<p>NRZ, Schedule 4</p> <p>Precinct 10 Preferred Character Statement</p>	<p>Under the proposed controls this subdivision would be prohibited as a minimum lot size of 1500m2 is proposed.</p> <p>The precinct is located proximate to some services and facilities, however the precinct is fragmented and has a well-established 'lifestyle' character. The proposed controls would allow most lots within the precinct to undertake a two lot subdivision, given the average lot size in this precinct is 3881m2.</p> <p>It is noted that unless a proponent proposes to demolish the existing dwelling, any subdivision proposal is likely to result in a battle axe arrangement. Given this, it is considered allowing most lots within the precinct to undertake a two lot subdivision will not compromise the character of the precinct, however allowing more than two lots would likely compromise the existing character and therefore the use of the NRZ with a tailored schedule is considered appropriate.</p> <p>The Preferred Character Statement encourages any battle axe allotment to have a wider 'battle axe entrance' to enable significant landscaping and to assist with the precinct retaining its existing character.</p>
<b>31 Nathan Drive, Darley</b>	<p>2 lot subdivision approved. Proposed a 1911m2 and an 1833m2 allotment.</p> <p>3 objections essentially about impact on neighbourhood character typified by large lots.</p> <p>Officer recommended approval, upheld by Council, no objector appeal to VCAT.</p>	GRZ1	<p>NRZ, Schedule 4</p> <p>Precinct 10 Preferred Character Statement</p>	<p>Similar to the proposed comments above, the controls propose a minimum lot size of 1500m2.</p> <p>The proposal subdivision could be supported under the proposed controls and is an example of the likely subdivision outcomes that could be achieved under the recommended controls (including the battle axe arrangement).</p> <p>As per the Preferred Character Statement it would be encouraged to increase the width of the battle axe entranceway (the application proposes 5m) to allow increased landscaping within the entranceway.</p> <p>It is noted that a section 173 Agreement to prohibit further subdivision would not be required as the minimum lot sizes under the proposed controls would not allow further subdivision.</p>



	Permit conditions included S173 agreement to prohibit further subdivision of the lots created and construction of more than one dwelling on either lot.			
<b>15 Ross Street, Darley</b>	Approved 3 double storey dwellings on a 750m2 lot.  No objections and received officer support.	GRZ1	GRZ1	The proposal would be allowed under the recommended controls. However, the proposal would be at odds with the proposed settlement type and preferred character statement. The Natural Residential Growth Areas, which this site would be subject to under the new controls, encourages smaller lots in close proximity to services and facilities.  Further the Preferred Character Statement encourages the balance of the precinct to be developed with more conventional lot sizes given the precinct does not have strong connectivity to services and facilities.
<b>49 Lerderderg Street. Precinct 20.</b>	Approval sought for two single storey dwellings to the rear of existing single storey dwelling.  11 objections including overdevelopment and neighbourhood character.  Officer recommended approval, but Council refused the application. Applicant appeal heard at VCAT in March 2016, decision pending.	GRZ	NRZ2 - minimum lot size of 500 square metres.	The intent of the proposed controls are to limit development in Lerderderg Street to ensure the street remains as 'intact' as possible.  The proposal is considered to be at odds with the preferred character for the precinct, in particular with intensifying development on the site and with car parking proposed in the front setback which is inconsistent with car parking arrangements in Lerderderg Street.  Although this proposal did not include subdivision, it is likely that the intent will be to subdivide the site into three lots each containing a dwelling. A subdivision proposal would be prohibited under the new controls as the lots are less than 500m2.



**8. FURTHER BUSINESS AS ADMITTED BY UNANIMOUS RESOLUTION OF COUNCIL**

**9. CLOSED SESSION OF THE MEETING TO THE PUBLIC****Recommendation:**

That pursuant to the provisions of the Local Government Act 1989, the meeting now be closed to members of the public to enable the meeting to discuss matters, which the Council may, pursuant to the provisions of Section 89(2) of the Local Government Act 1989 (the Act) resolve to be considered in Closed Session, being a matter contemplated by Section 89(2) of the Act, as follows:

- (a) personnel matters;
- (b) the personal hardship of any resident or ratepayer;
- (c) industrial matters;
- (d) contractual matters;
- (e) proposed developments;
- (f) legal advice;
- (g) matters affecting the security of Council property;
- (h) any other matter which the Council or special committee considers would prejudice the Council or any person;
- (i) a resolution to close the meeting to members of the public

**10. MEETING CLOSURE**