

Heyfield Low Density Residential Land Supply Study

Newsletter 2 – October 2016



Stage 1 of the Heyfield Low Density Residential Land Supply Study (the Heyfield Study) has now been completed, and candidate sites have been identified which will be further investigated for suitability to provide additional 1 acre lots in Heyfield.

This is the second project newsletter and includes an update on the project.

Project progress

Since the first newsletter for the Heyfield Study which was distributed to inform residents and landowners about the project and invite input to the process, a range of consultation and research has been completed including:

- A community drop-in session at the Heyfield Resource Centre on 5 September 2016;
- A workshop with Council officers; and
- Workshops and discussions with relevant government authorities.

Based on the information collected and further background study, three potential candidate sites for future low density residential land in close proximity to Heyfield have been identified.

What is the Heyfield Low Density Residential Land Supply Study?

The Heyfield Low Density Residential Land Supply Study ('Heyfield Study') aims to provide independent recommendations to Council in relation to the availability of suitable, viable locations in proximity to Heyfield to provide for low density residential land (1 acre lots), that can be developed in the short term (0-5 years).

Council has appointed consultants Urban Enterprise to prepare the Heyfield Study and undertake viability assessments for various locations in Heyfield and to provide recommendations to Council.





Candidate Sites

In order to identify the potential areas for future low density residential development, a set of site selection criteria were used and included the following.

That the site was:

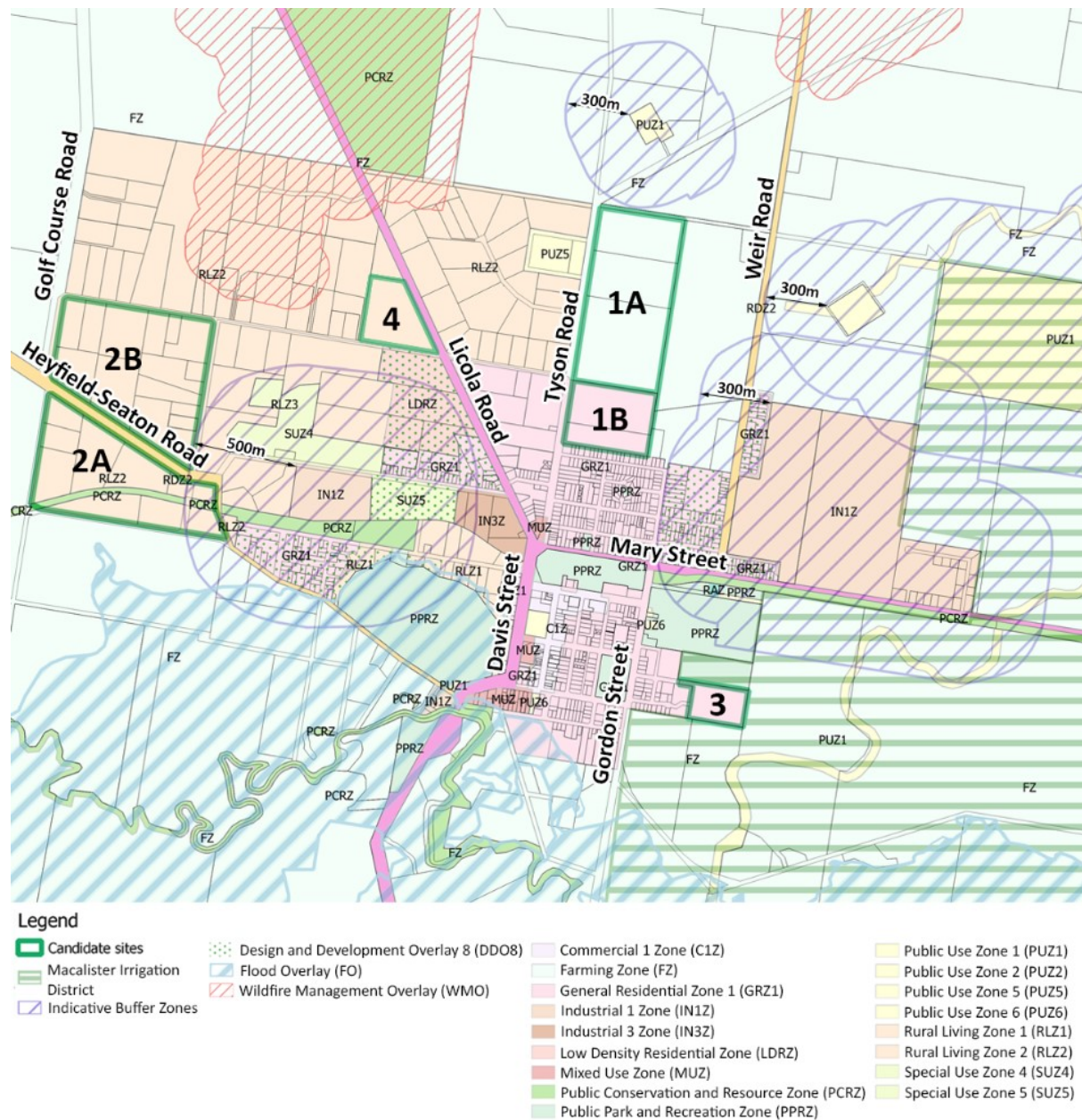
1. Not in an area affected by the Macalister Irrigation District, a declared water supply catchment or areas subject to flooding or inundation;
2. Not conflicting or compromising the future opportunities for long term urban growth (residential and industry/ employment);
3. Not conflicting with or requiring significant changes to the intent of the Heyfield Structure Plan, including retention of sufficient standard residential land;
4. Not in an area that is affected by environmental constraints and buffer areas, such as bushfire, significant native vegetation, noise (timber mills) and/ or odour (waste water treatment plant);
5. Within reasonable proximity to community services;
6. Within proximity to infrastructure services (power, water);
7. Appropriate interface with other land uses;
8. Accessibility (readily accessible by car and walking, but not likely to require works to the arterial road network for access);
9. Topography which is appropriate for development; and
10. Land area which is big enough to accommodate demand over at least the next 5-10 years.

Four candidate areas have been identified as shown in Map 1.

As part of the next steps of the project further detailed investigation and assessment will be undertaken prior to identifying preferred locations for the application of the Low Density Residential Zone.



Map 1 –Candidate Areas for Further Investigation



Source: Urban Enterprise and Wellington Shire Council, 2016. Note: Identification of the candidate areas does not mean that these sites will be rezoned - these sites will be investigated further through the next stages of this project.

Next Steps

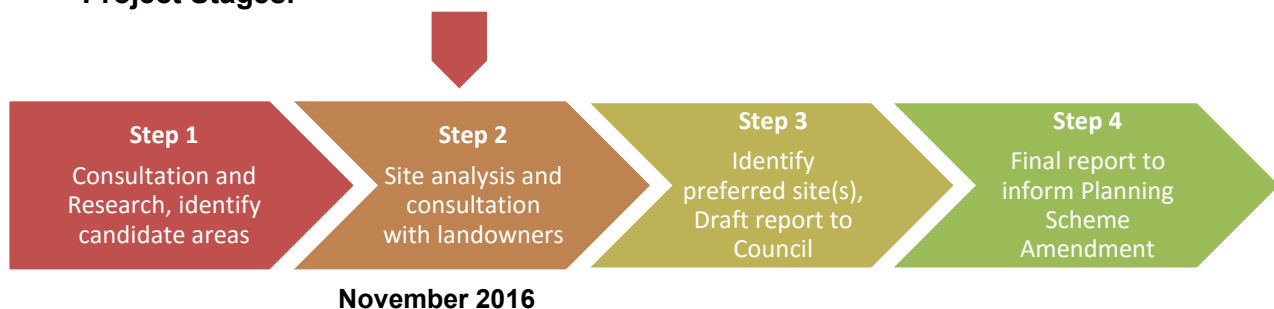
Stage 2 of the Heyfield Study will involve the preparation of a site analysis and feasibility assessment of the candidate areas, with consideration of the opportunity for the site to provide 1 acre lots in the short term.

During this stage, the consultant team will contact landowners within the candidate areas to discuss whether their properties may be made available for residential subdivision in the near future.

Following completion of Stage 2, a draft report will be issued to Council containing recommended locations for future low density residential areas in Heyfield. This draft report will also be made available for public viewing and comment early in 2017, prior to its finalisation.

The project stages are shown in the chart below – we are currently at the commencement of Stage 2.

Project Stages:



Further information

Further information about the Heyfield Study is available on Council's website:

www.wellington.vic.gov.au.

If you have any queries or would like to be placed on the correspondence list, please contact Sabine Provily or the Strategic Planning Team on 1300 366 244 or email

sabine.provily@wellington.vic.gov.au.

