

Heyfield Low Density Residential Land Supply Study

Newsletter 3 – January 2017



Stage 3 of the Heyfield Low Density Residential Land Supply Study (the Heyfield Study) has now been completed. This is the third project newsletter and provides an update on the project.

Project progress

Since the distribution of the second project newsletter in October 2016, further detailed assessment of candidate areas has been undertaken and a draft Recommendations Report has been prepared. The Report includes an analysis of all identified candidate areas.



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 areas and assessment

As outlined in the previous project newsletter, four candidate areas were identified for investigation for their suitability and viability for low density residential development in Heyfield. Each candidate area has now been assessed by planning and engineering consultants against the following criteria:

- How well do the site characteristics of the candidate area align with the needs of the market and future residents in terms of amenity, location, and accessibility;
- Are there any constraints to the land being developed such as bushfire or native vegetation, and to what extent (if any) would low density residential development in this location impact long term strategic planning objectives; and most importantly:
- What proportion of the land is owned by those with an interest and capacity to sell or develop the land, how well would the land ownership pattern enable development, could the resulting lot yield meet demand over the next 5 years, and would development in the short term be feasible.

As part of the assessment, landowners within the candidate areas have been consulted directly.



Recommended approach to Low Density Residential Land

The draft Recommendations Report recommends the following:

- Area 3 (see Map 1) is the preferred location for low density residential development. The site is in single ownership, is well located in proximity to the existing town facilities, and has relatively low development costs. Development could be supported by a single stage subdivision which makes use of existing infrastructure. This site could provide approximately 11 lots to the market in the short term.
- Part of Area 2B is also recommended to be rezoned to the Low Density Residential Zone. The fragmented land ownership in this area with some larger lots could support small subdivisions to a total yield between 17 and 23 lots (depending on the subdivision layout).

The identification of two separate areas seeks to ensure that there is no shortage of low density lots over the next 5 years and seeks to encourage competition in the market.

It is also recommended that the southern property in Area 1A and Area 4 are identified in the Wellington Planning Scheme as potential long term low density residential opportunities.



I want to know more about the recommendations

The full draft Recommendations Report is on public exhibition from Monday 16 January until Monday 20 February 2017 and is available to download from the Council website:

www.wellington.vic.gov.au.

Hard copies can be viewed during opening hours in the Heyfield Library and Sale Service Centre from Monday 16 January 2017.

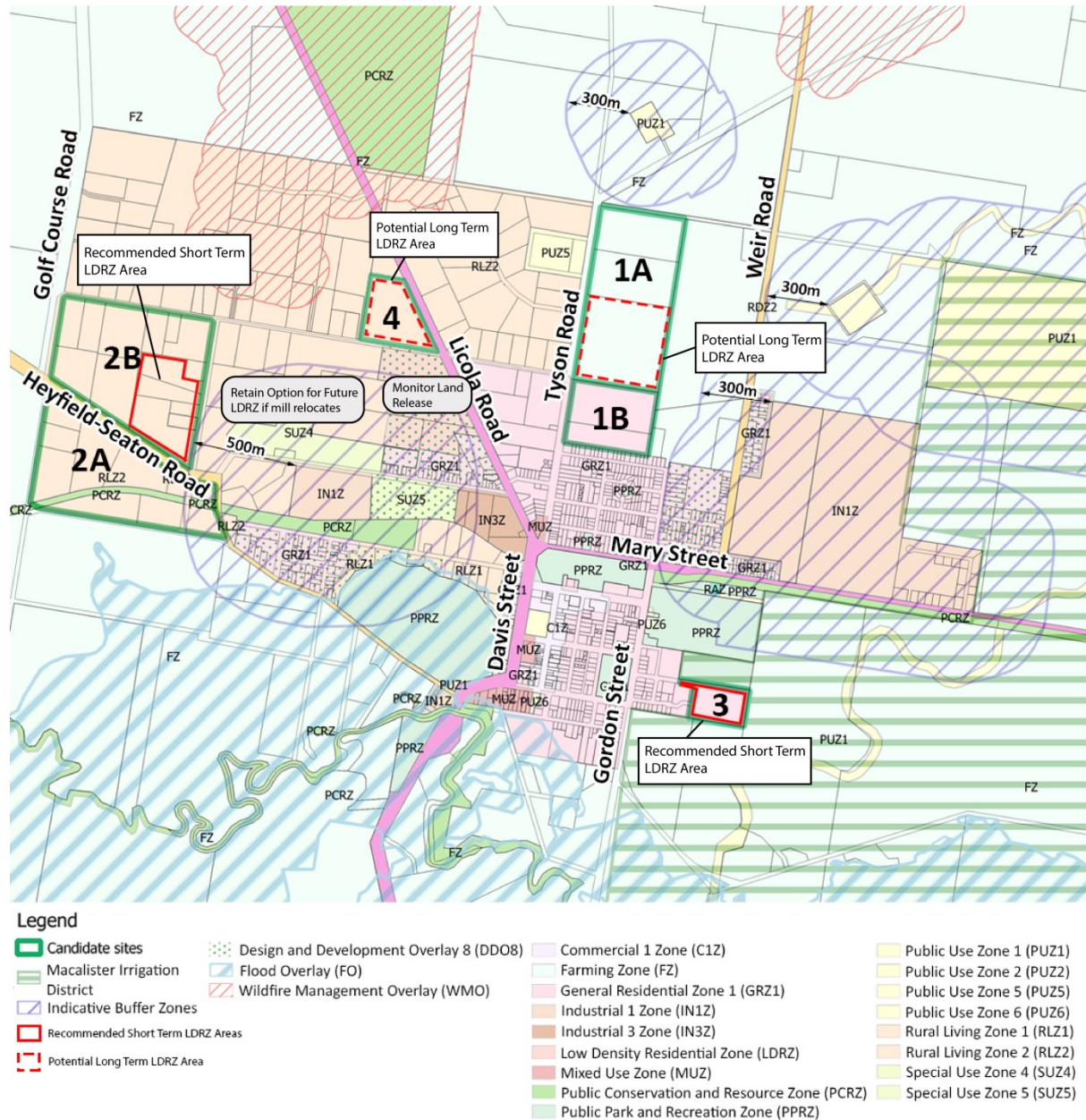
During the public exhibition period, an information session will be held and interested members of the community are invited to attend this session.

When: Tuesday 31 January 2017, from 6:00pm

**Where: Heyfield Wetlands Information Centre,
1A MacFarlane Street**

The information session will include a general presentation starting at approximately 6:15pm. After the presentation both Council officers and a representative from Urban Enterprise (consultants) will be available to discuss any specific queries or questions.

Map 1 –Recommended Approach to Low Density Residential Land in Heyfield



Source: Urban Enterprise and Wellington Shire Council, 2016. Note: these are draft recommendations only based on the criteria as outlined in the draft Recommendations Report.

Can I provide comments?

Yes, you can provide comments and feedback on the draft Recommendations Report through a written submission or via the electronic form on Council's website. All submissions must be received by **Monday 20 February 2017**. Late submissions may not be accepted.

Please ensure that your submission clearly identifies the project name (Heyfield Low Density Residential Land Supply Study) and contains your contact details including postal address (name and contact details of submitters are required for Council to consider the submissions and to notify people of the next steps in the process).

Your submission should be sent to:

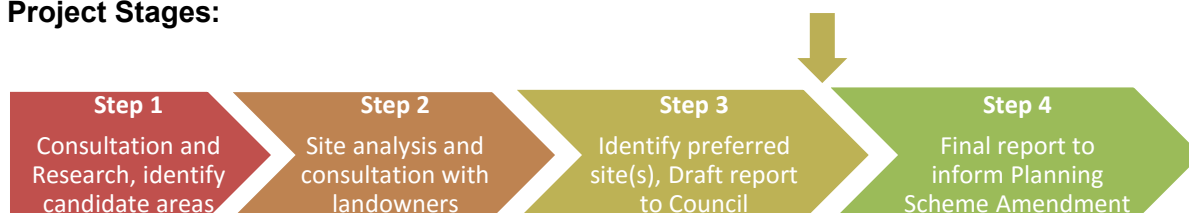
Sabine Provily, Strategic Planner
Wellington Shire Council
PO Box 506
SALE VIC 3850

Please note that all feedback received will be used for the sole purpose of the Heyfield Low Density Residential Land Supply Study. Your personal details (name, address, contact information) will be protected in accordance with the Privacy and Data Protection Act 2014. Where practicable, all personal information will be redacted prior to documents being made available to third parties.

Next Steps

Stage 3 of the Heyfield Study has now been completed, as shown in the diagram below.

Project Stages:



The next steps of the Heyfield Study are as follows:

20 February 2017	Public Exhibition period closes
March 2017	Consideration of submissions and preparation of final report
April 2017	Council meeting to adopt final report
Mid 2017 - 2018	Planning Scheme Amendment to implement final recommendations into the Wellington Planning Scheme.

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.

