

# Golden Plains Planning Scheme Review

Final Report

14 October 2022



 firstnational Golden Plains



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# Document Control

## Contact for Enquiries

Please address any questions regarding this document to:

**Name:** Bonnie Crowe

**Title:** Senior Planner, Regional Planning Partnerships

**Email:** bonnie.crowe@delwp.vic.gov.au

## Document History

Version	Date	Author	Summary of changes
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## Contributors and Reviewers

The following people were involved, to different extents, in the process of developing and finalising this document, but were not responsible for its authorship:

- Contribute – had input into the creation of the document
- Review – receives the document in order to review and provide feedback

Name and title	Contribute	Review
Elke Cummins	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cazz Redding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

## Approval

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# Executive summary

## Why is the planning scheme being reviewed?

Council as the planning authority for the Golden Plains planning scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (the Act).

Council last undertook a comprehensive review of the planning scheme in 2016. The findings of this review were translated into the planning scheme via Amendment C76 which was gazetted on 21 December 2017. As part of Amendment C76 the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework.

The current review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance at Appendix Two to this report.

## Overall health check

Overall, the Golden Plains Planning Scheme is operating effectively and is in very good shape. The settlement narrative in the scheme is clear and continuous strategic work is undertaken to keep settlement strategy up to date, recognising the high levels of growth in the municipality. This work is complemented by the Growing Places Strategy Council is currently preparing, which includes, among other items, a Housing Needs Assessment and Characteristics and Comparative Significance Analysis.

Some further strategic work has been identified in this review, including policy guidance for infrastructure in new subdivisions; management of amenity around animal keeping, home based businesses and the Rural Living Zone and Low Density Residential Zone; landscape protection; environment and sustainable design and some corrections to the Special Use Zone that are beyond the scope of this review.

Through this review, numerous small, largely policy neutral changes have been identified to bring the Golden Plains Planning Scheme in line with the Ministerial Direction on the Form and content of planning schemes.

## Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review.

Recommendations are grouped as follows:

- Planning scheme recommendations.
- Further strategic work recommendations
- Process improvement recommendations.
- Advocacy recommendations

## Planning scheme amendment recommendation

These recommendations relating to the planning scheme amendment that should be progressed to implement the findings of this review relating to administrative matters or to incorporated Council or State adopted strategic planning work into the scheme.

The planning scheme review has identified many policy neutral changes that should be made to the planning scheme to bring it into alignment with the Ministerial Direction on the Form and Content of Planning Schemes. These are purely administrative matters and do not change the policy intent of the scheme.

There are several factual changes that should be made to the Municipal Planning Strategy to bring it up to date with the latest ABS data, the Council Plan and to acknowledge the Traditional Owners of the land in which the Golden Plains Shire Council sits – the people and lands of the Eastern Maar and Wadawurrung.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review (Appendix One) has identified new policy that has the strategic justification to be incorporated into the planning scheme.



These changes are marked up on the supporting Ordinance (See Appendix Two). Changes that are policy neutral are in blue and red. Changes that are not policy neutral are in green and orange.

In Appendix Two, the reason for each change is included in orange text in brackets like this: [\[source code\]](#) This reason will take the reader back to the correct page of the parent document or the correct provision in the planning scheme as appropriate and enable changes to be understood in their original context.

It will be up to Council to liaise with the DELWP Regional Planning Services team to determine what sort of amendment or amendments should be pursued.

### **Recommendation:**

Prior to seeking authorisation for a planning scheme amendment, it is recommended that Council:

- 1. Consult with all referrals authorities proposed to be moved to the schedules to Clause 66.04s and 66.06s. to ensure they are supportive of the move.**
- 2. Rationalise the further strategic work identified in the current Clause 74.02 with the further strategic work listed at Recommendations 5 to 16 in the Executive Summary of this report.**
- 3. Review Appendix Three to ensure that the further strategic work identified in it has been resolved or is addressed in 74.02 or Recommendations 5 to 16 in the Executive Summary of this report.**

Once these matters are resolved, it is recommended that Council:

- 4. Prepare a planning scheme amendment or amendments using the marked up ordinance at Appendix Two to:**
  - a) Incorporate the changes identified to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.**
  - b) Incorporate the vision from the Council Plan and make other updates to factual data.**
  - c) Remove the expiry date of framework plans that were included as part of the PPF translation as these will be applied as Council undertakes further strategic work in line with the priorities recommended in this report.**
  - d) Reinstate local transport policy that was deleted through the PPF translation (Amendment C90) under the appropriate PPF headings in Clause 18. The translation removed policy that is required to aid statutory planning decisions, and therefore should not have formed part of a policy neutral translation amendment.**
  - e) Include new policy to implement the:**
    - *Golden Plains Shire Social Housing Plan 2021.* (Golden Plains Shire, G21, 25 June 2021)**
    - *Golden Plains Environment Strategy 2019-2027.* (Environment Evolution Australian Pty Ltd, 22 January 2019)**
    - *Sport and Active Recreation Strategy 2020-2030.* (Golden Plains Shire Council, 2020)**
  - f) Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.**

## **Further strategic work recommendations**

The Golden Plains Planning Scheme is in good shape, and Council has a good handle on the further strategic planning work before it.

The significant parcels of work identified in the last planning scheme review in 2017 have largely been completed or are underway. There are a few matters identified in the last planning scheme review that have not been completed as yet. Where these are still coming up as issues through consultation with planners, VCAT and the audit of the review, they have been included in the further strategic work listed below.

The further strategic work at Appendix Three should be prioritised by Council to eliminate low priority or redundant further strategic work, and ensure the priorities identified by the consultants preparing this report accurately reflect Council's priorities.



A recommended Clause 72.04 is included in the marked-up ordinance at Appendix Two. Council does not currently utilise this schedule. The benefit of including the schedule is that it provides a summary of the priorities that Council will address to improve the planning scheme. The list of work identified in recommendations 3 – 14 form forms this schedule.

- 5. Finalise the Growing Places strategy underway.**
- 6. Finalise and implement the following structure plans:**
  - **South East Precinct Structure Plan**
  - **Smythesdale Structure Plan**
  - **Haddon Structure Plan**
- 7. Develop guidelines to assist applicants in understanding the requirements of Farm Management Plans where dwellings are proposed in conjunction with an agricultural use on smaller lots in the Farming Zone. Incorporate these into the planning scheme if permitted by DELWP.**
- 8. Develop appropriate infrastructure guidance for subdivision planning, stormwater runoff and road corridor planning in new subdivisions recognising that the scale of growth in parts of Golden Plains requires more guidance than the Infrastructure Design Manual Standards.**
- 9. Prepare amenity strategies that:**
  - **Identify preferred locations for racing dog keeping and training.**
  - **Address land use conflicts in the LDRZ and RLZ, especially in relation to animal keeping and breeding, and home based businesses.**
- 10. Introduce policy to protect established trees. This may be a combination of PPF policy and an appropriate vegetation protection control.**
- 11. Undertake assessment work to identify significant landscapes and protect these with appropriate tools in the planning scheme.**
- 12. Develop a policy response to adaptation to climate change including further sustainable building and energy efficient design requirements.**
- 13. Redraft the table of uses in the Special Use Zone schedules and review purposes to ensure they not duplicate other parts of the scheme.**
- 14. Review Clause 37.01s3 Lethbridge Airport Air Operations Management Plan and the wording of associated requirements to ensure it is still relevant.**
- 15. Rationalise the objectives of the following Environmental Significance Overlay Schedules to provide only 1 objective to comply with MD drafting requirements:**
  - a) Schedule 1 (currently 5 objectives)**
  - b) Schedule 2 (currently 8 objectives)**
  - c) Schedule 4 (currently 6 objectives)**

## **Process improvement recommendations**

These recommendations are drawn from both the analysis of the planning scheme and consultation with Council staff and referral authorities.

The recommendations relate to improvements that could be made to the processes associated with collection and analysis of data (such as planning permits), processing and referral of applications, and communication. Process improvements may apply to Council, the State government or referral agencies.

### **Recommendations:**

- 16. Investigate process improvements that could be made to reduce the overall time of processing statutory applications from 78 statutory days to 60 statutory days or under to align with the requirements of the Act.**
- 17. Monitor the impact of Amendment C099g1pa to determine the reduction in planning permit applications now permit triggers for outbuildings and sheds over 120sqm in the LDRZ and RLZ have been reviewed. Report on this in the next planning scheme review.**

## Advocacy recommendations

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the Planning and Environment Act 1987. They are matters that Council may wish to discuss with the State Government to highlight the issue and advocate for change.

### Recommendations:

- 18. Advocate to the State Government the impact of the use of restrictive covenants on achieving the outcomes sought by the Golden Plains Planning Scheme, and the resourcing load management of them creates.**
- 19. Advocate to the State Government to provide clearer balancing tools between bushfire planning and vegetation protection. The current State policy prioritises settlement over vegetation protection by focussing on fire mitigation. Clearer direction on where settlement may not be the best outcome in order to maintain vegetation values is required.**
- 20. Seek funding from the State Government to undertake assessment of significant landscapes.**

## Minister for Planning recommendation

Golden Plains Shire Council, with assistance from the DELWP Regional Planning Hubs, has prepared a planning scheme review as required by section 12B(1) of the *Planning and Environment Act 1987* (the Act).

In accordance with section 12B(3) of the Act this review identifies opportunities, set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.

In accordance with section 12B(4) of the Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

### Recommendation:

- 21. That Golden Plains Council accept this Planning Scheme Review and forward to the Minister for Planning as evidence the Golden Plains Shire Council, as the planning authority for the Golden Plains Planning Scheme, has met its obligations in accordance with Section 12B of the Planning and Environment Act 1987 to review the planning scheme every four years.**

## 2. Introduction

### 2.1 Purpose

Council as the planning authority for the Golden Plains planning scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (The Act).

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews should focus on:

- The **effectiveness and efficiency** of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the **Ministerial Direction on the Form and Content of Planning Schemes**.
- Ensuring the planning scheme contains a **clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area**.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the planning scheme in 2016. The findings of this review were translated into the planning scheme via Amendment C76 which was gazetted on 21 December 2017. As part of Amendment C76 the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as Appendix 1 to this report.

## 2.2 Methodology

This planning scheme review was undertaken by the Regional Planning Partnerships at DELWP which has been funded to assist rural and regional municipalities with surplus planning work. Many rural and regional councils have requested assistance from the Hub to prepare their planning scheme reviews.

To support this, the Rural and Regional Hubs Team partnered with Redink Planning to develop a methodology, procedure and templates to enable planning scheme reviews to be undertaken more easily. This included developing a methodology that enabled a thorough and quick understanding on how the scheme is performing against various indicators, and identifying 'big rocks' to focus on to improve the scheme. The methodology also includes marking up the planning scheme ordinance with the recommended changes to enable the review to be progressed as a planning scheme amendment without further work being required.

The Golden Plains planning scheme was in the first tranche of six Councils to have their schemes reviewed using this new, simpler methodology. The six schemes were: Benalla, Corangamite, Golden Plains, Horsham, Mansfield and West Wimmera.

The methodology, procedure and templates have been documented and will continue to be refined by DELWP as further reviews are undertaken. The savings in officer time, consultants' fees and efficiencies by undertaking reviews in tranches and using the methodology, procedures and templates that have been developed are significant.

Stage	Tasks	Timing
Inception stage	Inception meeting with project manager Gather information from council (e.g. referral authorities, strategic plans, permit data etc) Survey of planning staff to identify performance strengths and weakness of the scheme and key issues. Email referral agencies for feedback	March, 2022
Analysis stage	Review of previous 12B Review of VCAT decisions and Panel recommendations Review of Planning Permit Activity Reporting System (PPARS) data. Review of new strategic plans (regional and local) Audit planning scheme and identify changes required. Document concurrent planning scheme amendments. Ongoing consultation with internal staff. Further consultation with referral authorities if required. Consultation with DELWP – Regional Office Review community satisfaction rating for planning	April & May, 2022
Consultation stage	Consultation with internal staff Briefing to Councillors and the Executive Team.	June & July, 2022
Reporting stage	Finalise planning scheme review report.	September 2022

	Finalise ordinance.	
	Prepare further strategic work program.	
Finalisation stage	Endorse review and send to Planning Minister as required by section 12(B) of the <i>Planning and Environment Act 1987</i> . Proceed with planning scheme amendment to implement the review.	TBD by Council

## 2.3 Guidance

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DELWP.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes and advice:

- A Practitioners' Guide to Victorian Planning Schemes.
- PPN – 46 Strategic Assessment Guidelines
- PPN32 – Review of planning schemes

## 3. What's driving change

### 3.1 Population, growth and economy

In 2018 Golden Plains Shire was estimated to have a population of just over 23,000 people (VIF, 2019). This grew to just under 25,000 people by 2021 (ABS, 2021). Since the late 1990s the Shire has consistently experienced some of the highest population growth rates in percentage terms of any municipality outside of the Melbourne metropolitan area.

The high rate of growth is influenced by the Shire's proximity to Melbourne, Geelong, and Ballarat.

Sufficient land has been set aside to meet growth forecasts across the Shire except in Bannockburn, where rezoning continues to be required to accommodate expected future growth as identified in the Bannockburn Growth Plan (Victorian Planning Authority, May 2021).

The main driver of economic activity in Golden Plains Shire is the agricultural sector, employing 26% of the Shire's workforce and comprising 20% of the Shire's economy.

The retail sectors of the Shire's urban centres have strong relationships with surrounding agricultural communities. Bannockburn is a regional shopping centre with a significant catchment and other towns such as Inverleigh, Linton, Meredith and Smythesdale perform important local shopping and business roles. However, a significant proportion of the Golden Plains community's retail expenditure occurs outside of the Shire in the major regional centres of Ballarat, Colac, Geelong and Melbourne.

Golden Plains Shire has a moderate manufacturing base with employment in the manufacturing industry representing approximately 14.7 per cent of jobs in the Shire.

Tourism in Golden Plains Shire is currently a relatively small industry sector, but with significant capacity to grow.

The Shire is characterised by agricultural land used predominantly for grazing and cropping as well as other activities including intensive animal industries and wind farms. There are many small townships as well as extensive natural forested areas, bushland areas and riverine gorges in the municipality.

### 3.2 Climate change and other environmental risks

Bushfire is a significant issue across the municipality, affecting both built communities and natural systems.

The catchments of the various rivers and streams within Golden Plains Shire include areas of flood prone land where flooding has historically caused substantial damage to the natural and built environment. The town of Inverleigh is most affected by flooding due to the confluence of the Leigh and Barwon Rivers.

Golden Plains Shire also includes areas that have experienced salinisation of soil and water resources, with resultant impacts on biodiversity, agriculture and water resources.

## 4. State government amendments and advice

New state and regional planning scheme amendments, and new guidance in the form of practice notes have been gazetted and published by the State Government since the last planning scheme review in 2016. These are listed below, and have been taken into consideration when assessing the Golden Plains Planning Scheme to identify any impact and changes that should be made to the Golden Plains Planning Scheme, or further work that may be required, to respond to the amendments and guidance.

### 4.1 VC (Victorian) and GC (group of council) amendments.

Since the last planning scheme review in 2016, several VC and GC amendments have introduced new policy into the Golden Plains Planning Scheme and are directly relevant to this review:

VC134 – Introduced the Municipal Planning Statement (MPS)

VC138 – Updates to the Native Vegetation Framework

VC140 – Provisions for the Planning Policy Framework transition

VC142 – Update to the Ministerial Direction on Form and Content and clean-up of permit triggers.

VC148 – Planning Policy Framework introduction

VC150 - Implemented actions outlined in the Victorian Government's Planning for Sustainable Animal Industries Report.

VC175 – Buffer Area Overlay introduction

VC200, VC 204 and VC205 – Transport planning reforms

VC203- Introduced the new environment protection framework into the Victoria Planning Provisions

VC216 – Changed the Planning Policy Framework (PPF) to support Environmentally Sustainable Development (ESD).

### 4.2 New Planning Practice Notes

Since the last planning scheme review in 2016, Several Planning Practice Notes (PPNs) have been introduced which may impact on the future development of the Golden Plains Shire Planning Scheme.

PPN84 – Applying the minimum garden area requirement

PPN85 – Applying the Commercial 3 zone

PPN86 – Applying for a planning permit for a pig farm

PPN87 – Preparing a planning permit application for animal production

PPN88 – Planning considerations for existing residential rooftop solar energy facilities

PPN89 – Extractive energy and resources

PPN90 – Planning for housing

PPN91 – Using the residential zones

PPN92 – Managing buffers or land use compatibility

PPN94 – Land use and transport integration

PPN95 – Local heritage protection provisions

## 5. Previous review

### 5.1 Golden Plains Planning Scheme Review 2016

The Golden Plains Planning Scheme was last reviewed by Redink Planning in 2016 and endorsed/adopted by Council at its meeting on 26 July 2016.

The review found:

- There was strong evidence to suggest that Council has a sound range of policies in place to deal with the types of applications that were being received.
- The highest numbers of permit applications being received were for dwellings and sheds, and an existing local policy was already in place to assist with decision-making for such applications. The existing local policy had only been challenged at VCAT once.
- A high number of applications were being received for native vegetation removal. State provisions were triggering those applications, and the review found there was little Council could do to reduce the number of these applications being received. No matters relating to native vegetation removal had been before VCAT, indicating the policy settings in place at that time were serving adequately.
- Intensive animal husbandry applications were being assessed against existing local policy, and there was no evidence to suggest existing policy was not serving Council well in decision-making for such applications.
- The key emerging issue identified in the previous review was the tension between rural living / hobby farms and commercial agricultural uses.

### 5.2 Progress since last review

The review identified changes to the planning scheme to bring it in line with the Ministerial Direction on the Form and Content of Planning Schemes which were included in a marked up ordinance to the planning scheme. These changes were implemented through Planning Scheme Amendment C076 which was gazetted on 21 December 2017.

Since the last review, Council has implemented some very significant settlement projects including:

- Implementation of the Inverleigh Structure Plan.
- Implementation of the Northern Settlement Strategy.
- Implementation of the Teesdale Structure Plan.
- Implementation of the Bannockburn Growth Plan.

As well as:

- Removal of permit triggers for outbuildings greater than 120sqm in the LDRZ and RLZ and corresponding DDOs.
- Facilitation of the Golden Plains Windfarm.
- Updates to LSIO and FO mapping for Inverleigh.
- Amend the Heritage Overlay maps to correct the error of VHR (HO14/H1487 Former Stieglitz Court House) being mapped in both HO14 and part of the precinct HO34 to clarify that Heritage Victoria is responsible for the issue of heritage permits under the Heritage Overlay for that heritage place.

### 5.3 Outstanding work

The outstanding work from the last review includes:

- Continual work around townships growth boundaries to better define town edges and address interface issues and ensure sufficient land is available for growth.
- Amend the Heritage Overlay maps to correct the error of VHR (HO14/H1487 Former Stieglitz Court House) being mapped in both HO14 and part of the precinct HO34 to clarify that Heritage



Victoria is responsible for the issue of heritage permits under the Heritage Overlay for that heritage place.

- Improvement of referrals under the BMO.
- Consider the role and actions Council can take to assist the transition of less viable industries such as small broiler farms, to productive land uses.
- Consider policy guidance which could be incorporated to manage interface issues between the urban growth boundary around townships and the farming zone.

## 5.4 Planning permit activity

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and data provided by Council. Appendix 2 includes the raw data that has been used for the analysis.

## 5.5 Number of permits assessed

Table 1 shows the number of permit applications received, processed and issued between the 2017/18 financial year and the 2020/21 financial year. The numbers varied, with a low of 411 applications processed in 2019/2020 and a high of 479 in the last financial year, with the average permits being processed per year at 437.5.

In 2020/21 Council received and processed more applications than in previous years. There has been a general trend across the state in increased permit activity in regional areas which has been attributed to the COVID-19 pandemic. The number of permits issued in Golden Plains has also been consistently increasing over the last four years.

Table 1: PPARs report for permits issued between the 2017/2018 financial year and the 2020/2021 financial year

Permits (including refusals)	2017/2018	2018/2019	2019/2020	2020/2021
Received	450	431	413	499
Processed	418	442	411	479
Issued	294	324	359	423

## 5.6 Nature of permits issued

Over the last 4 years, the category of permits generating the highest activity has consistently been “one or more new buildings”. ‘Single dwellings’ and ‘Subdivision of land’ also generate a significant portion of overall permit activity within the Shire, reflecting the fact that the Shire has experienced some of the highest population growth rates in percentage terms of any municipality outside of the Melbourne metropolitan area.

‘Other Buildings and Works’ and ‘Other’ are also categories of permits that in combination, have consistently attract numerous permit applications. Through consultation Council Officers identified that Council processes many applications for sheds within the Farming Zones, and that many of these have little to no planning consequence and can be time consuming at the decision-making stage.

The analysis of Permit Data supplied by Council indicates more than a quarter (26.44%) of all applications processed by Council over the 4-year period related to sheds and outbuildings. Planning Scheme Amendment (C99gpla) was gazetted in September 2022 to remove the requirement for a planning permit for outbuildings greater than 120 square metres (sqm) in the Low Density Residential and Rural Living zones. The impact of this on overall permit activity should be monitored.

## Finding

- A. Monitor the impact of Amendment C099glpa to determine the reduction in planning permit applications now permit triggers for outbuildings and sheds over 120sqm in the LDRZ and RCZ have been reviewed. Report on this in the next planning scheme review.**

The review of Permit data supplied by Council also indicates that 3.05% of all applications that were processed by Council during the 4-year period related to the removal or variation of a Restrictive Covenant, and that such applications accounted for almost 20% (18.18%) of all applications when Council was decision-maker.

Restrictive Covenants can be implemented by other parties with no permission from or involvement by Council (other than at Plan of Subdivision Certification and Registration stages). This is creating a significant workload for Council that it is unable to influence, which is not an efficient use of the community's resources. Restrictive covenants reduce Council's ability to achieve its strategic planning goals and the outcomes sought by the Golden Plains Planning Scheme.

## Finding

- B. Advocate to the State Government the impact of the use of restrictive covenants on achieving the outcomes sought by the Golden Plains Planning Scheme, and the resourcing load management of them creates.**

## 5.7 Service performance

The median number of days taken between receipt of an application and a decision on an application was 78 days in 2020 – 2021. This is slightly higher than the average timeframe over the preceding 4 years (75.65 days).

The average for other similar councils is 64.59 days.

This processing timeframe is higher than the statutory 60 days provided in the Act. Council should review whether there are process improvements that could be implemented that would improve its processing time with an aim of reducing timeframes to 60 days or less.

Opportunities for policy improvements that may improve timeframes have been identified separately in this report.

## Finding

- C. Investigate process improvements that could be made to reduce the overall time of processing statutory applications from 78 statutory days to 60 statutory days or under to align with the requirements of the Act.**

## 5.8 Decision making

### 5.8.1 Decisions by Council

Based upon Council-supplied data, most decisions are made under delegation (96.7%) and most decisions are to issue a planning permit (98.8%) as shown in Table 2.

Applications decided by Council were either for more controversial uses (e.g. extractive industry) or generated a large number of objections received. Of the decisions made by Council, twenty two related to subdivision, ten related to the removal or variation of a restrictive covenant, and three related to extractive industry.

When Council was the decision-maker it refused 25.45% of applications. This is higher than under delegation (0.18%). This can be explained in part by the nature of applications that are not decided under delegation but go to Council for determination.

There is nothing concerning about this pattern of decision making. It suggests that Council has good systems in place for processing applications, including effective delegations and a sound decision making against the planning scheme.

## Finding:

- D. Delegations appear to be working effectively and do not require review.**

Table 2: Decision outcome data from 2018 to 2021

Decision maker	Refusal	Planning Permit	Planning Permit (NOD)	Total	% of total
Council	11	44	0	55	3.30%
Delegate	3	1603	6	1612	96.70%
VCAT*	0	0	0	0	0.00%
<b>TOTAL</b>	<b>14</b>	<b>1647</b>	<b>6</b>	<b>1667</b>	
<b>% of total</b>	<b>0.84%</b>	<b>98.80%</b>	<b>0.36%</b>	<b>100%</b>	

Source Golden Plains Shire Council planning permit data, 2022.

\*Council-supplied data did not include applications where VCAT was decision-maker

## 5.9 Geographic spread of applications

Table 3 shows that, during the preceding 4 years, 21.12% of all applications processed by Council related to the Bannockburn area and 10.7% related to the Teesdale area. This is not unexpected given the largest proportion of the Shire's population resides in Bannockburn followed by Teesdale.

Smythesdale has been identified as the northern growth centre for the Golden Plains Shire and it is a Strategic Direction at Clause 02.03-1 (Settlement) to direct residential development to Smythesdale (in combination with Bannockburn). Despite this, Smythesdale accounted for less than 5% of all applications processed during the 4-year period.

In combination Golden Plains 'Small Towns' (Teesdale [10.70%], Haddon [3.39%], Lethbridge [5.21%], Linton [1.22%], Meredith [3.88%], Ross Creek [5.16%] and Scarsdale [3.33%]) collectively accounted for 33.44% of all applications processed by Council during the 4-year period. This is reasonable given this is where growth is occurring.

Council has a good handle on where the growth is occurring and has implemented significant settlement policy over the last five years to guide decision making. The spread of applications is reflective of this work and there are no red flags emerging of where Council needs to prioritise work from a place-based perspective.

Table 3: Areas with more than 10 planning permit between 2018 and 2021

Location	Number of applications	% of total
Bannockburn	381	21%
Batesford	132	7%
Berringa	15	1%
Cambrian Hill	26	1%
Dereel	50	3%
Enfield	45	2%
Garibaldi	13	1%
Gheringhap	13	1%
Grenville	14	1%
Haddon	71	4%
Inverleigh	97	5%
Lethbridge	94	5%
Linton	22	1%
Maude	25	1%

Location	Number of applications	% of total
Meredith	70	4%
Murgheboluc	10	1%
Napoleons	27	2%
Newtown	12	1%
Rokewood	27	2%
Ross Creek	93	5%
Scarsdale	60	3%
She Oaks	10	1%
Shelford	25	1%
Smythes Creek	84	5%
Smythesdale	82	5%
Sutherlands Creek	19	1%
Teesdale	193	11%

## 6. Planning scheme performance

### 6.1 Planning Panel Victoria recommendations

Council has undertaken 30 'C' planning scheme amendments since the last planning scheme review. These are detailed in Appendix One.

Five of those amendments required a Planning Panel Hearing, and of those the following Amendments identified policy issues relevant to the performance of the planning scheme:

**Amendment C92 gpla:** sought to implement the recommendations of the Teesdale Structure Plan (2021). The Panel recommended that significant further work be undertaken by Council to inform and strategically justify the proposed amendment. This amendment has been finalised so it is assumed this recommendation has been addressed adequately.

**Amendment C87 gpla:** sought to implement the recommendations of the Inverleigh Structure Plan (Golden Plains, 2019) by replacing policy relating to Inverleigh and amending the schedule to the LDRZ. The Panel that recommended that Council pursue further advice on the appropriate bushfire strategy content for Clause 11.03-6L from DELWP and the CFA before finalising the Amendment. This amendment has been finalised so it is assumed this recommendation has been addressed adequately.

### 6.2 VCAT decisions

A detailed assessment of specific VCAT decisions of note is included in Appendix One.

Golden Plains Shire is not a regular at VCAT, with only 8 matters appealed in the last 4 years (PPARs data).

Given that the council received more than 1,800 planning permit applications in the last 4 years, it is positive that less than 1% have been challenged at VCAT.

A policy gap that was identified in three separate VCAT decisions ['Parkin v Golden Plains SC [2016] VCAT 1391 (18 August 2016), Campbell v Golden Plains SC [2018] VCAT 823 (30 May 2018) and Webster v Golden Plains SC [2020] VCAT 71 (20 January 2020)] was the absence of any policy that articulate Council's particular requirements for a Farm Management Plan to justify the use and development of a dwelling on a smaller FZ lot in conjunction with a proposed agricultural use.

An additional policy gap identified in VCAT decision 'Welsh v Golden Plains SC [2019] VCAT 1403 (24 September 2019)' was the absence of any policy in the Shire identifying the preferred locations for racing dog keeping and training.

## Findings

- E. Develop guidelines to assist applicants in understanding the requirements of Farm Management Plans for consideration of dwellings used in conjunction with an agricultural use on smaller lots in the Farming Zone. Incorporate these into the planning scheme if permitted by DELWP.
- F. Identify the preferred location for racing dog keeping and training and introduce policy guidance into the PPF.

## 6.3 Consultation with stakeholders

### 6.3.1 Council officer survey

All Council Planners were invited to provide responses to an online survey. As key users of the Planning Scheme, the purposes of the online survey were to identify any significant issues with the current efficiency and effectiveness of the Planning Scheme, and to identify potential improvements.

#### Sheds

Applications involving sheds were identified by survey respondents as being the most common type of application received, which sheds greater than 120sqm in area was identified as the most common planning permit trigger. Public enquiries about sheds were also identified as being one of the most commonly dealt with.

Existing permit triggers for sheds were identified as not appearing to serve a useful purpose, and sheds greater than 120m in the LDRZ, sheds not within setbacks and most shed applications were identified as being types of applications with no or very limited planning consequences.

Respondents note that a current Amendment is progressing which will remove shed requirements which do not appear to serve a useful purpose.

#### Setbacks

DDO setbacks were identified by respondents as one of the most common planning permit triggers.

Sheds not within specified setbacks, and buildings and works within specified setbacks from waterways and dams, were both identified as being types of applications with no or very limited planning consequences.

Existing setback triggers in the FZ, the RCZ and the RAZ were identified as being poorly drafted, not useful for decision making or redundant.

#### BMO

Dwellings in the BMO were identified by respondents as one of the most common types of applications received, and the BMO was identified as one of the most common planning permit triggers.

It was identified that conflict exists between the BMO, RCZ and Clause 52.17, whereby a large amount of vegetation removal may be required to meet defensible space requirements for a dwelling under the BMO, while the purposes of the Zone seek retention of said vegetation.

#### Potential Areas for Improvement

Several areas in which the efficiency and effectiveness of the Planning Scheme could potentially be improved were identified by respondents, including:

- Existing planning permit triggers for dwellings in the BMO could be transformed into a VicSmart Application “*if CFA consent is provided with the application*”.
- ESO triggers could include further exemptions for things such as sheds.
- Overlays could include decision guidelines, in particular (where relevant) for sheds.
- Clause 15.01-6L (Low density residential subdivision) could introduce new strategies pertaining to design and layout, including vegetation retention & provision.
- Clause 18.02-1L (Walking) could introduce new strategies pertaining to footpath requirements.

### 6.3.2 Council planners and internal staff consultation

A workshop with the council planning team and internal stakeholders was held on 17 June 2022 (via teams).

During the workshop, Council's planners and internal stakeholders identified the following key issues:

1. Lack of clarity or perhaps 'balance, in bushfire planning, the current focus is on fire mitigation and lacks consideration of impact on vegetation. This is something that was raised in the last planning scheme review, and has not been yet been addressed.
2. Lack of strategic guidance for small lots in the FZ, particularly in relation to Farm Management Plans. This has already been addressed above.
3. Support for environmental policy to be included in the planning scheme, however its usefulness is limited where a planning permit is not triggered.
4. Restrictive Covenants a big issues and time consuming, particularly when not actually related to the planning trigger (i.e., ESO triggers planning permit, but covenant relates to design and development). This has been addressed earlier in the review.
5. Support for recognition of traditional owners in planning scheme.
6. Lack of guidance for infrastructure planning, particularly:
  - Above and beyond the IDM and in relation to subdivision planning (stormwater runoff an issue in growth areas).
  - Road corridor planning in subdivisions could respond to this issue and allow for drainage
7. Little policy support for retention and protection of established trees, not necessarily native vegetation.
8. Lack of policy to support decision makers dealing with potential land use conflicts in LDRZ and RLZ, particularly around animal keeping and breeding and home-based business. This has already been addressed above.

#### Findings:

- G. Advocate to the State Government to provide clearer balancing tools between bushfire planning and vegetation protection. The current State policy prioritises settlement over vegetation protection by focussing on fire mitigation. Clearer direction on where settlement may not be the best outcome to maintain vegetation values is required.**
- H. Develop a framework to better deal with climate change adaptation.**
- I. Develop appropriate infrastructure guidance for subdivision planning, stormwater runoff and road corridor planning in new subdivisions recognising that the scale of growth in parts of Golden Plains requires more guidance than the Infrastructure Design Manual Standards. Use of the Victoria Planning Authority Precinct Planning Guidelines may be more appropriate in more significant growth areas.**
- J. Introduce policy to protect established trees in the municipality. This may be a combination of PPF policy and an appropriate vegetation protection control if specific trees are identified such as the ESO which contains a building and works trigger (unlike the VPO).**

### 6.3.3 Councillors and executive team consultation

A Council briefing session was held on 16 August 2022. The Councillors were provided with an overview of the project and highlighted some of the key strategic recommendations that had been identified. Councillors raised a number of significant issues, including:

1. The lack of policy to guide decision makers when assessing non-agricultural uses (particularly dwellings) in small lots in the FZ. There was a robust discussion about Farm Management Plans and how these are to support the need for a dwelling, not just tick off an item on a check list.



2. Protection of significant landscapes and heritage throughout the municipality, via updated strategies. Councillors were also concerned with how these could all be funded.
3. Zoning for growth and settlement planning. These matters could largely be addressed via Council's housing strategy and other supporting work.
4. Lack of policy to support decision makers dealing with potential land use conflicts in LDRZ and RLZ, particularly around animal keeping and breeding and home-based business.

Overall, the issues raised by the Councillors align strongly with the issues that have been identified in other parts of this review indicating a well informed and engaged Council.

#### **Findings:**

- K. Develop guidelines to assist applicants in understanding the requirements of Farm Management Plans where dwellings are proposed in conjunction with an agricultural use on smaller lots in the Farming Zone. Incorporate these into the planning scheme if permitted by DELWP.**
- L. Undertake assessment work to identify significant landscapes and protect these with appropriate tools in the planning scheme.**
- M. Seek funding support from the State Government to undertake assessment of significant landscapes.**
- N. Finalise the Housing Strategy to accommodation of growth and settlement planning.**
- O. Develop policy to address land use conflicts in the LDRZ and RLZ, especially in relation to animal keeping and breeding, and home based businesses**

#### **6.3.4 Referral agencies**

As the Schedule to Clause 66.04 does not list any referral requirements, no agencies or authorities were asked to comment upon the referral of permit applications under Local provisions. However, the analysis of the Golden Plains Planning Scheme identified numerous cases of referral requirements being specified in Local Schedules.

These should all be moved to Clause 66.04s and 66.06s.

Prior to proceeding with an amendment, Council should consult with all of these referrals to ensure they are supportive of the move of the referral from the local schedule to the schedules to Clause 66.04s and 66.06s.

#### **Findings:**

- P. Relocate all referral requirements currently specified in Local Schedules to Clause 66.04 and liaise with the relevant agency / authority to confirm the appropriate 'referral authority type'.**
- Q. Consult with all referrals authorities proposed to be moved to the schedules to Clause 66.04s and 66.06s. to ensure they are supportive of the move prior to seeking authorisation for a planning scheme amendment.**

#### **6.3.5 Registered Aboriginal Parties**

The Victorian Aboriginal Heritage Act (2006) recognises Traditional Owners as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

The two Registered Aboriginal Parties were invited to participate in the planning scheme review.

The context of the planning scheme (clause 2.01) should be updated to reflect the traditional ownership of the land.

#### **Findings:**

- R. Include the following statement in Clause 2.01 Context of the Golden Plains Planning Scheme.**
  - **The Wadawurrung people and the Eastern Maar people are the traditional inhabitants of the Golden Plains region and have been present for at least 40,000 years.**

## 7. PPF translation

The State Government (through the Smart Planning project) prepared Amendment C90 as a Ministerial (policy neutral) planning scheme amendment on behalf of Council.

Two significant changes were made through this Amendment that are recommended to be reversed through the amendment to implement this planning scheme review.

### 7.1 Expiry dates for Clause 2.04 and Clause 11 policies

During the PPF translation, Smart Planning added expiry dates to Clause 2.04 Strategic Framework Plans, Clause 11.01-1L-02 Settlement in Golden Plains South East, Clause 11.03-6L-02 Gheringhap and 11.03-6L-04 Smythesdale as it was of the view that these framework plans required updating within three years.

This approach of including expiry dates on Clause 2.04 and Clause 11 local planning policies was applied inconsistently across the State, with some councils, like Golden Plains, having expiry dates included, and others not. Updating these clauses is one or more strategic projects to ensure they align with state and regional documents, and reflect the development that has occurred since they were initially prepared.

From discussion with officers, the biggest concern that the Smart Planning team seemed to have about the clauses identified for updating is that the plans contained within them are in an older format, not specifically the content of the plans. This is not a sound basis for identifying further strategic work. This is a 'nice to have', not a 'must have'. It is not a simple matter of updating the existing plans in a new framework, and even if it was, it would be tens of thousands of dollars in officer or consultant time to produce a new suite of plans based on work undertaken by several other councils reviewed by Redink Planning.

In placing expiry dates on these Framework Plans and local planning policies, DELWP has effectively set the strategic planning workplan for Golden Plains without the benefit of identifying whether the updating of these Framework Plans is the highest priority of Council. That prioritisation is properly done through the planning scheme review process (e.g. this exercise).

This review finds that the updating of the existing plans is not the highest priority of Council, and it would be much more orderly planning, and efficient use of Council resources, to update the Framework Plans and local planning policies as strategic work is updated for each of the plan areas.

It is recommended that the expiry date for each of the Framework Plans and local planning policies be removed. If DELWP is not comfortable removing the dates, they should be extended by ten years from gazettal of the planning scheme amendment to implement this review to enable Council a more reasonable amount of time to complete the strategic work in a properly justified order.

#### Finding:

- S. Remove the expiry date from Clause 2.04 Strategic Framework Plans, Clauses 11.01-1L-02 Settlement in Golden Plains South-East, 11.04-6L-02 Gheringhap and 11.03-6L-04 Smythesdale as these will be amended and updated as Council undertakes further strategic work in line with the priorities recommended in this report.**

### 7.2 Deleted transport policy

Amendment C90 deleted Council's local transport policy. While some of the former policy duplicated the State Clause 18 policy, not all of it did, and it should be been retained as local policy.

Through this process we have bought the inadvertently deleted Golden Plains local transport policy and nested in in the appropriate location under the new structure of Clause 18 that was introduced via Amendment C204.

#### Finding:

- T. Reinstate local transport policy that was deleted through the PPF translation (Amendment C90) under the appropriate PPF headings in Clause 18.**

## 8. New strategic work

### 8.1 Regional documents

The following regional documents were reviewed:

- *Glenelg Hopkins Regional Catchment Management Strategy 2021-2027* (Glenelg Hopkins CMA, 2021)
- *Eastern Mar Country Plan* (Eastern Maar Aboriginal Corporation, July 2015)
- *Paleert Tjaara Dja Wadawurrung Country Plan* (Wadawurrung Traditional Owners Aboriginal Corporation, 2020)

A detailed assessment of applicable Regional Documents is included in Appendix One.

In summary, the key recommendations for the Planning Scheme because of the review of the applicable Regional Documents are to:

- Include First Nations people recognition. This is included as a finding in the previous section.

### 8.2 Council documents

Council provided the project team with the following council documents for review:

- Golden Plains Council Plan 2021-2025 (Golden Plains Shire Council, 2021)
- Golden Plains Municipal Public Health And Wellbeing Action Plan (Golden Plains Shire, 2021)
- Golden Plains Shire Social Housing Plan (Golden Plains Shire, 25 June 2021)
- Environment Strategy 2019-2027 (Golden Plains Shire, 22 January 2019)
- Sport And Active Recreation Strategy 2020-2030 (Golden Plains Shire, 2020)

A detailed assessment of Council Documents and Strategies adopted since the last review is included in Appendix One.

The findings for the Planning Scheme because of the review of adopted Council Documents and Strategies are to:

- U. Amend the Vision (02.02) to reflect the current Council Plan (2021-2025).**
- V. Amend Clause 74.02 (Further strategic work) to include priority work identified in adopted Documents / Strategies, including:**
  - Preparation of the South East Precinct Structure Plan, the Smythesdale Structure Plan and the Haddon Structure Plan.
  - Preparation and implementation of a Development Contribution Policy.
  - Implementation of further sustainable building and energy efficient design requirements.
- W. Introduce a range of new policies to give effect to Council's adopted strategies, as shown in Appendix Two, for the:**
  - Golden Plains Shire Social Housing Plan 2021.
  - Golden Plains Environment Strategy 2019-2027.
  - Sport and Active Recreation Strategy 2020-2030.

## 9. Audit and assessment of the current scheme

An audit of each local provision and schedule in the planning scheme has been undertaken. This audit has compared the drafting and application of each provision against the Ministerial Direction on the Form and Content of Planning Schemes, a *Practitioners' Guide to Victorian Planning Schemes* (Version 1.5, April 2022) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the State, regional and local planning provisions.

The detailed outcomes of the audit are contained in Appendix One to the scheme.

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up Ordinance at Appendix Two. Others require further strategic work to justify the change and are listed as findings.

## 9.1 Recommended changes

Clause	Change	Policy neutral	Not policy neutral	Further strategic work
MPS 2.01	Insert reference to First Nations people in Clause 2.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS 2.01	Update Clause 2.01 with the most up to date economic and ABS data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS 2.02	Update Clause 2.02 Vision to reflect Council Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS 2.03	Updated Clause 2.03 to reinstate transport policy that was inadvertently deleted through the PPF translation process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS 2.03	Update Clause 2.03 to reflect adopted Sport and Recreation Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MPS 2.04	Delete expiry date the Clause	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF General	Rename policies to include Golden Plains at end of title	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF General	Include policy documents listed in PPF policies in Clause 72.08 Background Documents if not already included.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF General	Apply an approved verb to policies commencing with a verb not approved in the Practitioners Guide.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF 11.01 General	Delete expiry dates to Clauses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF 11.01-1L	Settlement: redraft policy guidelines and change to strategy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF 11.01-1L	Settlement in Golden Plains South East: redraft policy guidelines and change to strategy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF 11.01-1L	Settlement in Golden Plains South East: Delete expiry date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF 12.03-1L	Waterways and wetlands: Update to reflect adopted Environment Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 13.10-1L	Natural hazards and climate change: Update to reflect adopted Environment Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 13.02-1L	Bushfire planning: Introduce new policy to reflect adopted Environment Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 13.03-1L	Floodplains: Update policy reference to latest version of CMA Strategy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF 14.01-2L	Sustainable agricultural land use: Update to reflect adopted Environment Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 14.01-2L	Animal industries: redraft some fine grain strategies as policy guidelines so they inform decision making.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Clause	Change	Policy neutral	Not policy neutral	Further strategic work
PPF 15.01-6L	Built environment: Low Density Residential Subdivision: relocate to 15.01-3. Redraft policy guideline so it informs decision making.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 16.01-2L	Housing affordability: Introduce new policy to reflect adopted Social Housing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 17.01-1L	Diversified economy: Update to reflect adopted Environment Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 17.04-1L	Tourism: Update to reflect adopted Environment Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 18	Include Transport policies to reinstate policy that was inadvertently deleted through the PPF translation process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF 18	Transport: update various policies to reflect adopted Council Plan, Health and Wellbeing Plan and Sport and Recreation Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF19.02-4L	Community facilities: update to reflect adopted Public Health and Wellbeing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF 19.02-6L	Open space: Introduce new policy to reflect adopted Environment Strategy, Sport and Recreation Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zones 35.03s	Rural Living Zone: create separate schedules for each different lot size.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones 35.07s	Farming Zone: insert mandatory subcategories under Section 1.0 Subdivision and other requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones 37.01s1	Refuse disposal: Redraft table of uses so that it conforms with MD. Review purposes to determine whether all are relevant or duplicate other provisions in the scheme.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zones 37.01s2	Regional refuse disposal: Redraft table of uses so that it conforms with MD. Review purposes to determine whether all are relevant or duplicate other provisions in the scheme.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zones 37.01s3	Lethbridge Airport: Redraft table of uses so that it conforms with MD. Review the Air Operations Management Plan and the wording of associated requirements to ensure its still relevant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zones 37.01s4	Bannockburn Golf Course: Redraft table of uses so that it conforms with MD.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Objectives General	Include policy documents listed in PPF policies in Clause 72.08 Background Documents if not already included.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 42.01s1	Barwon Water Supply Catchment: Rationalise objectives to 1 (instead of 5). Redraft to align with MD. Move referral and notice requirements to 66.06s.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlays 42.01s2	Watercourse protection: Rationalise objectives to 1 (instead of 8). Move referral and notice requirements to 66.06s.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlays 42.01s3	Mt Misery Creek etc: Rationalise objectives to 1 (instead of 5). Redraft first two permit requirements as decision guidelines. Move referral and notice requirements to 66.06s.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Clause	Change	Policy neutral	Not policy neutral	Further strategic work
Overlays 42.01s4	Inverleigh Remnant Vegetation Area: Rationalise objectives to 1 (instead of 6). Redraft application requirements to read as application requirements as per MD. Move referral and notice requirements to 66.06s.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlay 42.02s1	Western plain grasslands: Redraft first two permit requirements as decision guidelines. Move referral and notice requirements to 66.06s.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlay 42.02s2	Bushland reserves: Redraft first two permit requirements as decision guidelines. Move referral and notice requirements to 66.06s. Redraft wording of permit exemptions to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 42.03s14	Brisbane Ranges: Rational 6 objectives to 5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.01s1	Heritage overlay: Reword application requirements to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.02s1	Meredith and Smythesdale: Rationalise 6 objectives to 5. Reword application requirements to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.02s2	Woodlands and forest glades: Reword buildings and works to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.02s3	Future Ross Creek tank servicing area: Reword buildings and works to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.02s4	Napoleons Township Area: Reword 2.0 to remove buildings and works as permit requirement. Move referral and notice requirements to 66.06s.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.02s6	Willow Brae: Reword to comply with MD. Delete decision guidelines that repeat parent provision,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.02s8	B4 Business Park: Reword 5.0 to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.03s9	Bannockburn TC: Rationalise 6 objectives to 5, reword to comply with MD. Remove duplication under 4.0 with 52.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.02s10	Manse estate: Rationalise 7 objectives to 5. Reword to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.03s1	Dog Rocks Batesford: Redraft 1.0, rationalise decision guidelines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s2	LDRZ Development Plan: Reword 4.0 to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s4	Levy Road, Bannockburn. Turn intro paras into objectives. Reword 2.0 and 3.0 to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s6	Glen Avon Estate: reword 2.0 to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s7	Common Road, Inverleigh: Turn intro paras into objectives. reword 2.0 to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s8	Faulkner Road, Inverleigh: Reword descriptive para as objective to align with MD. Reword 2.0 to comply with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s9	Barrabool Views, Inverleigh: Reword descriptive para as objective to align with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s10	Bannockburn East: Reword descriptive para to align as objective with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Clause	Change	Policy neutral	Not policy neutral	Further strategic work
Overlays 43.04s11	Hills Road: Reword descriptive para as objective to align with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s13	The Manse Estate: Reword descriptive paras as objectives to align with MD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 43.04s14	Yellowglen: Reword descriptive para as objective to align with MD, reword 2.0 to comply with MD. Move referral and notice requirements to 66.06s.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays 44.03s	Inverleigh: Reword 4.0 to comply with MD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Particular provisions 51.01	Change wording to match wording in Clause 72.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General provisions	Include all referral and notice requirements currently specified in the Scheme at Clauses 66.04 and 66.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General provisions	Update Clause 72.08 to include all background documents referenced in the planning scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Findings:

Most of the findings of the audit of the planning scheme can be made now as part of the planning scheme amendment for the planning scheme review, and are marked up in Appendix Two.

The following projects have been identified as further strategic work for Council:

- X. Identify areas that are suitable to accommodate future industrial development.**
- Y. Redraft the Tables of Uses in the Special Use Zone schedules, and review purposes to ensure they do not duplicate other parts of the scheme.**
- Z. Review Clause 37.01s3 Lethbridge Airport Air Operations Management Plan and the wording of associated requirements to ensure its still relevant.**
- AA. Rationalise the objectives of the following Environmental Significance Overlay Schedules to provide only 1 objective to comply with MD drafting requirements:**
  - a. Schedule 1 (currently 5 objectives)**
  - b. Schedule 2 (currently 8 objectives)**
  - c. Schedule 4 (currently 6 objectives)**

## 10. Key issues

Golden Plains Planning Scheme is extremely well maintained and in excellent shape. It is up to date, focused on settlement issues and responsive to priorities as they emerge.

Council has in place a highly efficient and engaged strategic planning team that works collaboratively and positively with the statutory planning team to pre-empt important issues and ensure planning is in place to deal with them.

This is admirable and something that many other municipalities across Victoria recognise and respect.

This situation has occurred because Council has recognised the unique growth pressures facing Golden Plains and ensure that appropriate resourcing is in place. This approach has been taken over many years and has clearly paid off for the Golden Plains community.

No key issues of consequence have been identified.

## 10.1 Strategic work program

Council is currently preparing the Growing Places Strategy which includes a Housing Needs Assessment and Characteristics and Comparative Significance Analysis. As well as directing growth at a municipal level, this will form the basis for variations to the residential zones to guide housing development across the municipality in line with Planning Practice Notes 90 and 91.

Council should continue the work it is doing to proactively undertake and update land use plans across the municipality.

Decision making issues that should be addressed include:

- Clearer guidance for the threshold to be met for dwellings in conjunction with agricultural uses on small Farming Zone lots.
- Identifying infrastructure guidelines for new, large subdivisions that are proportional, which may mean relying more on the VPA Precinct Structure Plan Guidelines than the Infrastructure Design Manual.
- Non residential uses in the Rural Living Zone and Low Density Residential Zone.

Thematic issues that should be addressed include:

- Improving protection of existing trees, including identifying and protecting individually significant trees if appropriate.
- Identifying and protecting significant landscapes with State Government assistance. This was identified as a priority by Councillors.
- Ensuring heritage citations are up to date.

## 10.2 Reducing statutory processing days for planning permits

The most significant issue identified for Council is reducing the statutory processing days for planning permits from 78 days to 60 days or less.

To address this, in the first instance it is recommended that a review of processes be undertaken to:

- Document the work flow for each activity carried out by the statutory planning team and admin.
- Identify how long each part of the process is taking.
- Review work practices to identify efficiencies and tasks that can be carried out concurrently.
- Review IT systems for efficiency and identify improvements that can be made. .
- Ensure officers are clear on their roles, are appropriately trained, and are supported in working efficiently.
- Identify whether additional staff are required to support the planning permit approval process.

# 11. Further strategic work

Appendix Three lists the strategic work that has been identified through the Planning Scheme Review.

The consolidated list of strategic work in Appendix Three is drawn from:

- Council planning strategies that have been recently adopted.
- The previous planning scheme review in 2017
- The audit of the planning scheme outlined in Section 7 of this report.
- Key stakeholder engagement.

The consultants' recommendations of the priority work for development of the Golden Plains Planning Scheme are outlined at Recommendations 3 to 14 of the Executive Summary in priority order.

This does not align exactly with the current Clause 74.02, and officers will need to review the two sets of strategic work to determine the priorities to be included in Council's further strategic work plan.

Appendix Three lists all projects that have been identified through this review. Some are clearly redundant and officers should review this appendix to ensure that redundant projects are removed, and that the strategic work program aligns.

**BB. Rationalise the further strategic work identified in the current Clause 74.02 with the further strategic work listed at Recommendations 5 to 16 in the Executive Summary of this report before.**

**CC. Review Appendix Three to ensure that the further strategic work identified in it has been resolved or is addressed in 74.02 or Recommendations 5 to 16 in the Executive Summary of this report.**

## Appendix One: Analysis documents

See separate document.

## Appendix Two: Marked up ordinance

See separate document.

## Appendix Three: Further strategic work assessment

See separate document.



## Appendix One – Analysis Documents

# Municipal Strategy Plan (MPS) analysis

## Document A.1 Golden Plains Planning Scheme

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
Word count	Is the word count 5000 words or less?	Yes	
02.01 Context	Does the Context section include a brief description of the geographic qualities of the municipality?	Yes	
	Does the Context section include a brief description of the economic qualities of the municipality, using the most recently available data, with source and date specified?	Yes	Include most recently available economic data
	Does the Context section include a brief description of the demographic qualities of the municipality, using the most recently available demographic data / projections, with source and date specified? (Specifically ABS and VIF)	Yes	
	Are the First Nations people of the land recognised in the first paragraph of the Context. (May be multiple).	No	Include First Nations people recognition
	Is there opportunity to reduce the word count for this Clause (aim for 500 words).	No	Current word count is 376
02.02 Vision	Does the Vision section clearly and succinctly describe the type of municipality Council seeks to create? (If unsure use the Council Plan vision, extracting land use matters).	Yes	Include minor amendments to Vision as per Document A3-8
	Does the Vision section only include land use and development issues capable of being influenced by the Planning Scheme?	Yes	
02.03 Strategic directions			



# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
02.03-1 Settlement	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-2 Environmental and landscape values	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
02.03-3 Environmental risks and amenity	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	Introduce new 15.01-1L to give effect to strategic direction "Balancing native vegetation conservation with development pressures, land use change and protection of people from bushfire". Introduce new 12.01-1L to give effect to bushfire risk strategic direction to "Minimise the impact of bushfire protection measures on vegetation with high environmental value"
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-4 Natural resource management (r)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?		Introduce new Strategy at 14.01-3L to give effect to strategic direction "Directing timber plantations to land that is already cleared and is used for grazing or cropping".  Introduce new 14.02-1L to give effect to strategic direction "Manage use and development in the Moorabool River and Stony Creek Water Supply Catchment Areas"
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-5 Built environment and heritage	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
(Senior)	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	N/A	
02.03-6 Housing	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	Housing strategic direction "Discourage subdivision that does not meet the requirements of the Domestic Wastewater Management Plan" references a

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
			Council-adopted document that is not included in 72.04 or 72.08. Introduce new 15.01-3L to give effect to this strategic direction and the relevant requirements of the Council-adopted document.
02.03-7 Economic development	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	Undertake further strategic work to identify "areas that are strategically sound" to accommodate future industrial development
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-8 Transport	Are the Strategic Directions consistent with and build upon State Planning Policy?	No strategic directions included – these were	02.03-8 Transport Golden Plains is well located to existing export and transport facilities, which represents a competitive advantage for the Shire. [21.06-1 Transport]

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
		omitted in PPF translation. Suggestions based on previous Clause 21.06-1 provided.	<p>The Geelong Ring Road and the Western Highway have dramatically reduced travel times to Melbourne, and existing rail connections facilitate reliable connectivity to Melbourne. [GPEDTS, p6] Major infrastructure projects such as the Outer Metropolitan Ring Road (OMR), improved regional road networks and the proposed improvements to Geelong, Werribee and Wyndham rail lines, in addition to improved rail services on the Ballarat Line, are anticipated to facilitate greater connectivity between the Shire and Geelong and Ballarat, and support ongoing economic growth. [GPEDTS, p7]</p> <p>The Shire has a 1,800km road network. [GPSCP, p36] and around three-quarters of resident workers that travel outside of the Shire to work. [GPSCP, p53]. The proportion of the Shire's population living near public transport is significantly lower than the State average. [GPSCP, p36]</p> <p>Council seeks to:</p> <ul style="list-style-type: none"> <li>• Ensure the transport network supports economic opportunities. [21.06-1 Transport]</li> <li>• Encourage the development and use of sustainable forms of transport. [21.06-1 Transport]</li> </ul> <p>18.01-2L Transport system - Golden Plains</p>

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
			<p>Maintain the efficiency of transport linkages from the Shire to metropolitan and regional markets, facilities and suppliers. [21.06-1 Transport]</p> <p>18.01-1L Land use and transport integration - Golden Plains</p> <p>Protect the efficiency and safety of the Shire's transport infrastructure to support economic activities. [21.06-1 Transport]</p> <p>Facilitate road and bridge infrastructure to service plantation and agroforestry development. [21.06-1 Transport]</p> <p>Facilitate infrastructure to service the grain industries and intensive animal husbandry operations. [21.06-1 Transport]</p> <p>18.02-4L Roads - Golden Plains</p> <p>Support use and development where associated heavy vehicle impacts respect the existing condition of road and parking infrastructure. [21.06-1 Transport]</p> <p>18.02-3L Public transport - Golden Plains</p> <p>Support convenient and safe public transport to Townships. [21.06-1 Transport]</p>
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?		
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?		



# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
02.03-9 Infrastructure	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?		
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?		
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?		
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?		
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?		
	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	N/A	

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
2.04 Strategic Framework Plans Golden Plains Strategic Framework Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Northern Settlement Strategy Strategic Directions Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Batesford Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Corindhap	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	2007 plan, need to update?
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Dereel Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	yes	2007 plan, need to update?

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?		
2.04 Strategic Framework Plans Haddon Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	2007 plan, need to update?
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Lethbridge Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Linton	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Meredith Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Meredith Precinct Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Napoleons Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Rokewood Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	2007 plan, need to update?

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
Rokewood Structure Plan			
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Ross Creek Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Scarsdale Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Shelford Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	

# Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amendment Further strategic work (future amendment) in PSR improve
2.04 Strategic Framework Plans Teesdale Structure Plan	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	Clause contains policy expiry.
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	

# Planning Policy Framework (PPF) analysis

## Document A.2 Golden Plains Planning Scheme

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
<b>11 Settlement</b>			
11.01-1L Settlement	Not specified	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> <li>No policy application specified (but appropriate)</li> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategies drafted to have one idea each strategy</li> <li>Strategies drafted with an approved verb to commence the sentence</li> <li>Policy guideline as drafted is confusing</li> <li>No policy documents</li> <li>No plan</li> </ul>	Redraft policy guideline and change to strategy (prioritize the utilization of existing zoned land for urban purposes ahead of the rezoning greenfield areas).
11.01-1L Settlement in Golden Plains South East	This policy applies to the areas identified in the Golden Plains South East area map.	<ul style="list-style-type: none"> <li>Name of the policy appropriate</li> <li>Location of policy is appropriate.</li> <li>Policy application specified</li> <li>No objective, but clear what State objective Clause implements</li> </ul>	Redraft policy guideline and change to strategy Note: policy expires: 09/07/2023, further strategic work required to extend.



# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes <i>20(4) in PSR amend</i> <i>Further strategic work (future amendment) in PSR improve</i>
		<ul style="list-style-type: none"> <li>No duplications of State or Regional policy</li> <li>Strategies drafted to have one idea each strategy</li> <li>Strategies drafted with an approved verb to commence the sentence</li> <li>Policy guideline as drafted is appropriate</li> <li>No policy documents</li> <li>Plan is clear and helpful</li> </ul>	
11.03-6L-01 Planning for Places - Bannockburn	This policy applies to the land identified on the Bannockburn Framework Plan.	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> <li>Policy application specified</li> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategies drafted to have one idea each strategy</li> <li>Strategies drafted with an approved verb to commence the sentence</li> <li>No policy guidelines</li> <li>Not all Policy documents at 72.04 or 72.08</li> <li>Plan is clear and helpful</li> </ul>	<i>Strategic Bushfire Risk Assessment for the Bannockburn Growth Plan Investigation Area</i>  <i>(Ecology and Heritage Partners Pty Ltd, August 2020) not in 72.04 or 72.08</i>  <i>Unclear if Golden Plains Heritage Study (Heritage Matters, 2009) is Stage 1 or 2 – amend to be consistent with naming in 72.08</i>
11.03-6L-02 Planning for Places - Gheringhap	This policy applies to the land identified on Gheringhap Framework Plan.	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> <li>Policy application specified</li> </ul>	<i>Redraft “Set back development from the Midland Highway and the Fyansford-Gheringhap Road” to start with an approved verb (suggest: Ensure that development is set back from the Midland Highway and the Fyansford-Gheringhap Road).</i>

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes <b>20(4) in PSR amend</b> <b>Further strategic work (future amendment) in PSR improve</b>
		<ul style="list-style-type: none"> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategies drafted to have one idea each strategy</li> <li>Not all Strategies drafted with an approved verb to commence the sentence</li> <li>No policy guidelines</li> <li>Policy document at 72.08</li> <li>Plan is clear and helpful</li> </ul>	<p>Amend name of policy document to be consistent with naming in 72.08</p> <p>Note: policy expires: 09/07/2023, further strategic work required to extend.</p>
11.03-6L-03 Planning for Places – Inverleigh	This policy applies to the land identified on the Inverleigh Framework Plan contained within the settlement boundary.	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> <li>Policy application specified</li> <li>Objective specified and appropriate</li> <li>No duplications of State or Regional policy</li> <li>Strategies drafted to have one idea each strategy</li> <li>Not all strategies drafted with an approved verb to commence the sentence</li> <li>No policy guidelines</li> <li>Policy documents at 72.08</li> <li>Plan is clear and helpful</li> </ul>	<p>Redraft the following strategies to start with an approved verb (suggest 'Provide for the integration of....):</p> <ul style="list-style-type: none"> <li>- Integrate new bio-links and open space networks consistent with the Inverleigh Framework Plan and that do not increase bushfire risk.</li> <li>- Integrate pedestrian and cycle links in development areas to improve connectivity to the town centre and key destinations.</li> </ul>
11.03-6L-04 Planning for Places – Smythesdale	This policy applies to the land identified on the	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> </ul>	<p>Redraft "Link drainage and stormwater management with the implementation of the reticulated sewerage system" to start with approved verb (suggest: ensure that the approval of drainage</p>

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes <b>20(4) in PSR amend</b> <b>Further strategic work (future amendment) in PSR improve</b>
	Smythesdale Strategic Framework Plan.	<ul style="list-style-type: none"> <li>• Policy application specified</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• Not all strategies drafted with an approved verb to commence the sentence</li> <li>• No policy guidelines</li> <li>• Policy document at 72.08</li> <li>• Plan is clear and helpful</li> </ul>	<p>and stormwater management infrastructure is linked with the implementation of the reticulated sewerage system).</p> <p>Note: policy expires: 09/07/2023, further strategic work required to extend.</p>
<b>12 Environment and landscape values</b>			
12.03-1L Waterways and Wetlands	Not specified	<ul style="list-style-type: none"> <li>• Name of the policy is appropriate</li> <li>• Location of policy is appropriate.</li> <li>• Policy application not specified (but appropriate)</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• All strategies drafted with an approved verb to commence the sentence</li> <li>• No policy guidelines</li> <li>• No policy documents</li> </ul>	

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes <i>20(4) in PSR amend</i> <i>Further strategic work (future amendment) in PSR improve</i>
		<ul style="list-style-type: none"> <li>No plan</li> </ul>	
<b>13 Environment risks and amenity</b>			
13.03-1L Floodplains - Golden Plains floodplain management	This policy applies to all land affected by the Floodway Overlay (FO) or the Land Subject to Inundation Overlay (LSIO).	<ul style="list-style-type: none"> <li>Name of the policy is not appropriate</li> <li>Location of policy is appropriate.</li> <li>Policy application specified</li> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategies drafted to have one idea each strategy</li> <li>All strategies drafted with an approved verb to commence the sentence</li> <li>No policy guidelines</li> <li>Policy documents at 72.08</li> <li>No plan</li> </ul>	<p>Update policy documents to reference updated &amp; adopted version:</p> <p><i>Corangamite Catchment Management Authority Regional Catchment Strategy 2013-2019</i></p>
13.04-3L Soil degradation – salinity in Golden Plains	Not specified	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> <li>Policy application not specified (but appropriate)</li> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategies drafted to have one idea each strategy</li> </ul>	

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> <li>• All strategies drafted with an approved verb to commence the sentence</li> <li>• No policy guidelines</li> <li>• No policy documents</li> <li>• No plan</li> </ul>	
<b>14 Natural resource management</b>			
14.01-1L Agriculture – Rural dwellings, excisions and subdivision in the Farming Zone	This policy applies to all land within the Farming Zone (FZ).	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• Policy application specified</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• All strategies drafted with an approved verb to commence the sentence</li> <li>• Policy guidelines as drafted are appropriate</li> <li>Policy document at 72.08</li> <li>• No plan</li> </ul>	
14.01-2L Agriculture – Sustainable agricultural land use	Not specified	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• Policy application not specified (but appropriate)</li> </ul>	

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes <b>20(4) in PSR amend</b> <b>Further strategic work (future amendment) in PSR improve</b>
		<ul style="list-style-type: none"> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• All strategies drafted with an approved verb to commence the sentence</li> <li>• No policy guidelines</li> <li>• No policy documents</li> <li>• No plan</li> </ul>	
14.01-2L Agricultural – Animal industries	his policy applies to applications for the use and development of land for intensive animal production that are not covered by a Code of Practice incorporated in the planning scheme.	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• Policy application specified</li> <li>• Objectives included</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• Not all strategies drafted with an approved verb to commence the sentence</li> <li>• No policy guidelines</li> <li>• No policy documents</li> <li>• No plan</li> </ul>	<p><b>Redraft the following strategies to commence with an approved verb:</b></p> <ul style="list-style-type: none"> <li>- Fence the area of the site that is developed with enclosures, yards or buildings used to hold animals. (Suggest: Ensure that the area of the site that is developed with enclosures, yards or buildings used to hold animals is fenced)</li> <li>- Contain buffer areas wholly on the property where practical. (Suggest: Ensure that, wherever practical, buffer areas are contained wholly on the property)</li> <li>- Treat and dispose of all manure and polluted run-off water within the boundaries of the site or in an alternative manner to the satisfaction of the responsible authority. (Suggest: Ensure that all manure and polluted run-off water is treated and disposed within the boundaries of the site or in an</li> </ul>

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes <b>20(4) in PSR amend</b> <b>Further strategic work (future amendment) in PSR improve</b>
			<p>alternative manner to the satisfaction of the responsible authority)</p> <p>- Incorporate measures to ensure that the use and development does not prejudicially affect the amenity of the locality because of appearance or emission of noise, smell, fumes, waste water, waste products or otherwise. (Suggest deleting "Incorporate measures to...")</p>
14.01-3L Agriculture – Timber production and agroforestry	Not specified	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• Policy application not specified (but appropriate)</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategy drafted to have one idea each strategy</li> <li>• Strategy drafted with an approved verb to commence the sentence</li> <li>• No policy guidelines</li> <li>• No policy documents</li> <li>• No plan</li> </ul>	
15 Built environment and heritage			



# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
15.01-6L Built Environment – Low density residential subdivision	This policy applies to subdivisions in the Low Density Residential Zone (LDRZ).	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is not appropriate.</li> <li>• Policy application specified</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• Strategies drafted with an approved verb to commence the sentence</li> <li>• Policy guideline doesn't assist decision making</li> <li>• No policy documents</li> <li>• No plan</li> </ul>	<p>Relocate to 15.01-3</p> <p>Re-draft policy guideline so it informs decision making</p>
15.03-1L Heritage conservation	This policy applies to all applications under the Heritage Overlay (HO).	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• Policy application specified</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategy drafted to have one idea each strategy</li> <li>• Strategy drafted with an approved verb to commence the sentence</li> <li>• Policy guideline appropriate as drafted</li> <li>• Policy documents at 72.08</li> </ul>	

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> <li>No plan</li> </ul>	
<b>16 Housing</b>			
16.01-2L Housing supply in Golden Plains Shire	Not specified	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is not appropriate.</li> <li>Policy application not specified (but appropriate)</li> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategy drafted to have one idea each strategy</li> <li>Strategy drafted with an approved verb to commence the sentence</li> <li>Policy guideline appropriate as drafted</li> <li>No policy documents</li> <li>No plan</li> </ul>	
<b>17 Economic development</b>			
17.01-1L Employment – Diversified economy	Not specified	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> <li>No policy application specified (but appropriate)</li> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategy drafted to have one idea each strategy</li> </ul>	

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> <li>• Strategy drafted with an approved verb to commence the sentence</li> <li>• Policy guideline appropriate as drafted</li> <li>• No policy documents</li> <li>• No plan</li> </ul>	
17.02-1L Commercial - Business	Not specified	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• No policy application specified (but appropriate)</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• Strategies drafted with an approved verb to commence the sentence</li> <li>• No policy guideline</li> <li>• No policy documents</li> <li>• No plan</li> </ul>	
17.04-1L Tourism	Not specified	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• No policy application specified (but appropriate)</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> </ul>	

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> <li>Strategies drafted to have one idea each strategy</li> <li>Strategies drafted with an approved verb to commence the sentence</li> <li>No policy guideline</li> <li>No policy documents</li> <li>No plan</li> </ul>	
<b>18 Transport</b>			
N/A			
<b>19 Infrastructure</b>			
19.02-4L Community infrastructure - Co-locating community facilities	Not specified	<ul style="list-style-type: none"> <li>Name of the policy not appropriate</li> <li>Location of policy is appropriate.</li> <li>No policy application specified (but appropriate)</li> <li>No objective, but clear what State objective Clause implements</li> <li>No duplications of State or Regional policy</li> <li>Strategy drafted to have one idea each strategy</li> <li>Strategy drafted with an approved verb to commence the sentence</li> <li>No policy guideline</li> <li>No policy documents</li> <li>No plan</li> </ul>	

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
19.03-2L Development infrastructure – Infrastructure design and provision	Not specified	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• No policy application specified (but appropriate)</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategy drafted to have one idea each strategy</li> <li>• Strategy drafted with an approved verb to commence the sentence</li> <li>• Policy guideline as drafted appropriate</li> <li>• Policy document at 72.08</li> <li>• No plan</li> </ul>	
19.03-3L Development infrastructure – Dam management	Not specified	<ul style="list-style-type: none"> <li>• Name of the policy not appropriate</li> <li>• Location of policy is appropriate.</li> <li>• No policy application specified (but appropriate)</li> <li>• No objective, but clear what State objective Clause implements</li> <li>• No duplications of State or Regional policy</li> <li>• Strategies drafted to have one idea each strategy</li> <li>• Not all strategies drafted with an approved verb to commence the sentence</li> <li>• No policy guideline</li> <li>• No policy documents</li> </ul>	Amend “Construct dams using construction and soil conservation techniques that avoid leakage to groundwater” to start with approved verb (suggest: Ensure dams are constructed using construction and soil conservation techniques that avoid leakage to groundwater)

# Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes
		• No plan	<b>20(4) in PSR amend</b> <b>Further strategic work (future amendment) in PSR improve</b>

## Document A.3 Golden Plains Planning Scheme

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
<b>RESIDENTIAL ZONES</b>				
<b>32.03</b> <b>Low Density Residential Zone (LDRZ)</b>		To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.		
32.03s1 Schedule 1 to the LDRZ		Minimum subdivision area not specified Permit required to construct an outbuilding - 120sqm	Complies with MD	
<b>32.05</b> <b>Township Zone (TZ)</b>		To provide for residential development and a range of commercial, industrial and other uses in small towns. To encourage development that respects the neighbourhood character of the area. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.		
32.05s Schedule to the TZ	Golden Plains Townships	No content	Complies with MD	
<b>32.08</b> <b>General Residential Zone (GRZ1)</b>		To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.		



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.		
32.08s1 Schedule 1 to the GRZ1	Golden Plains General Residential Area	No content	Complies with MD	
<b>INDUSTRIAL ZONES</b>				
<b>33.01</b> Industrial 1 Zone (IN1Z)		To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.		
33.01s1 Schedule 1 to the IN1Z		No content	Complies with MD	
<b>COMMERCIAL ZONES</b>				
<b>34.01</b> Commercial 1 Zone (C1Z)		To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. To provide for residential uses at densities complementary to the role and scale of the commercial centre.		
34.01s1 Schedule 1 to the C1Z		No content	Complies with MD	
<b>34.02</b> Commercial 2 Zone (C2Z)		To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.	N/A MD contains no template for C2Z Schedule.	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
<b>RURAL ZONES</b>		To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.		
<b>35.03</b> Rural Living Zone (RLZ)		<p>To provide for residential use in a rural environment.</p> <p>To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.</p> <p>To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p>		
35.03s1 Schedule 1 to the RLZ		<p>Min subdivision area – 8 ha all land, except marked A on map 1</p> <p>Min subdivision area – 2 ha all land marked A on map 1</p> <p>Min area no permit required to use land for a dwelling – 8 ha</p> <p>Max floor area no permit required to alter/extend existing dwelling – No content</p> <p>Max floor area no permit required to construct out-building associated with existing dwelling – No content</p> <p>Max floor area no permit required to alter/extend existing building used for agriculture – No content</p> <p>Min setback from a road – 10m</p> <p>Min setback from a boundary – 5m</p> <p>Min setback from a dwelling not in the same ownership – 30m</p> <p>Earthworks which change the rate of flow/discharge point of water across a property boundary – all land</p>	<p>Does not comply:</p> <p>A separate schedule is required for each minimum subdivision area.</p> <p>Inclusion of separate Schedules means map can be deleted</p>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
35.06 Rural Conservation Zone (RCZ)		Earthworks which increase the discharge of saline groundwater – all land		
		<p>To conserve the values specified in a schedule to this zone.</p> <p>To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.</p> <p>To protect and enhance natural resources and the biodiversity of the area.</p> <p>To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.</p> <p>To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.</p> <p>To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.</p>		
35.06s1 Schedule 1 to the RCZ	North West Central Area	<p>Min subdivision area – 60 ha</p> <p>Max floor area no permit required to alter/extend existing dwelling – No content</p> <p>Max floor area no permit required to construct an out-building associated with a dwelling – No content</p> <p>Max floor area no permit required to alter/extend existing building used for agriculture – No content</p>	Complies	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		Earthworks which change the rate of flow/discharge point of water across a property boundary – all land Earthworks which increase the discharge of saline groundwater – all land		
35.06s2 Schedule 2 to the RCZ	Bamganie-Woodbourne	Min subdivision area – 60 ha Max floor area no permit required to alter/extend existing dwelling – No content Max floor area no permit required to construct an out-building associated with a dwelling – No content Max floor area no permit required to alter/extend existing building used for agriculture – No content Earthworks which change the rate of flow/discharge point of water across a property boundary – all land Earthworks which increase the discharge of saline groundwater – all land	Complies	
35.06s3 Schedule 3 to the RCZ	Sheoaks-Steiglitz Area	Min subdivision area – 60 ha Max floor area no permit required to alter/extend existing dwelling – No content Max floor area no permit required to construct an out-building associated with a dwelling – No content Max floor area no permit required to alter/extend existing building used for agriculture – No content Earthworks which change the rate of flow/discharge point of water across a property boundary – all land Earthworks which increase the discharge of saline groundwater – all land	Complies	
35.07		To provide for the use of land for agriculture.		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
Farming Zone (FZ)		<p>To encourage the retention of productive agricultural land.</p> <p>To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p> <p>To encourage the retention of employment and population to support rural communities.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p> <p>To provide for the use and development of land for the specific purposes identified in a schedule to this zone.</p>		
35.07s Schedule to the FZ		<p>Subdivision</p> <p>Min subdivision area – 100 ha</p> <p>Min area no permit required to use land for a dwelling – 100 ha</p> <p>Max area no permit required to use land for timber production. Land contained within an Environmental Significance, Significant Landscape or Vegetation Protection Overlay – 40 ha</p> <p>Max floor area no permit required to alter/extend existing dwelling – No content</p> <p>Max floor area no permit required to alter/extend existing building used for agriculture – No content</p> <p>Min setback from TRZ2 – 100m</p> <p>Min setback from TRZ3 – 40m</p> <p>Min setback from any other road – 20m</p> <p>Min setback from a boundary – 5m</p>	<p>Does not comply:</p> <p>Excludes mandatory sub-categories under Section 1.0</p> <p>Subdivision and other requirements</p>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Min setback from a dwelling not in the same ownership – 100m</p> <p>Earthworks which change the rate of flow/discharge point of water across a property boundary – all land</p> <p>Earthworks which increase the discharge of saline groundwater – all land</p>		
<b>35.08</b> <b>Rural Activity Zone (RAZ)</b>		<p><b>To provide for the use of land for agriculture.</b></p> <p><b>To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.</b></p> <p><b>To ensure that use and development does not adversely affect surrounding land uses.</b></p> <p><b>To provide for the use and development of land for the specific purposes identified in a schedule to this zone.</b></p> <p><b>To protect and enhance natural resources and the biodiversity of the area.</b></p> <p><b>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</b></p>		
35.08s1 Schedule 1 to the RAZ	North West Area	<p>Subdivision</p> <p>Min subdivision area – 40 ha</p> <p>Max area no permit required to use land for timber production – 40 ha</p> <p>Max floor area no permit required to alter/extend existing dwelling – No content</p> <p>Max floor area no permit required to construct an out-building associated with an existing dwelling – No content</p>	Complies with MD	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Max area no permit required alter/extend existing building used for agriculture – No content</p> <p>Min setback from a road – 30m</p> <p>Min setback from a boundary – 5m</p> <p>Min setback from a dwelling not in the same ownership – No content</p> <p>Earthworks which change the rate of flow/discharge point of water across a property boundary – all land</p> <p>Earthworks which increase the discharge of saline groundwater – all land</p>		
35.08s2 Schedule 2 to the RAZ	Moorabool Valley	<p>Subdivision</p> <p>Min subdivision area – 40 ha</p> <p>Min area no permit required to use land for timber production – 40 ha</p> <p>Min area no permit required to alter/extend existing dwelling – No content</p> <p>Max floor area no permit required to construct an out-building associated with an existing dwelling – No content</p> <p>Max area no permit required alter/extend existing building used for agriculture – No content</p> <p>Min setback from a road – 30m</p> <p>Min setback from a boundary – 5m</p> <p>Min setback from a dwelling not in the same ownership – 30m</p> <p>Earthworks which change the rate of flow/discharge point of water across a property boundary – all land</p> <p>Earthworks which increase the discharge of saline groundwater – all land</p>	Complies with MD	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
<b>PUBLIC LAND ZONES</b>				
<b>36.01</b> <b>Public Use Zone (PUZ)</b>		<p>To recognise public land use for public utility and community services and facilities.</p> <p>To provide for associated uses that are consistent with the intent of the public land reservation or purpose.</p>		
36.01s Schedule to the PUZ		No content	Complies with MD	
<b>36.02</b> <b>Public Park and Recreation Zone (PPRZ)</b>		<p>To recognise areas for public recreation and open space.</p> <p>To protect and conserve areas of significance where appropriate.</p> <p>To provide for commercial uses where appropriate.</p>		
36.02s Schedule to the PPRZ		No content	Complies with MD	
<b>36.03</b> <b>Public Conservation and Resource Zone (PCRZ)</b>		<p>To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.</p> <p>To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.</p> <p>To provide for appropriate resource based uses.</p>		
36.03s Schedule to the PCRZ		No content	Complies with MD	



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
36.04 Transport Zone (TRZ)		<p>To provide for an integrated and sustainable transport system.</p> <p>To identify transport land use and land required for transport services and facilities.</p> <p>To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.</p> <p>To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.</p>	<p>N/A</p> <p>MD contains no template for TRZ Schedule.</p>	
<b>SPECIAL PURPOSE ZONES</b>				
37.01 Special Use Zone (SUZ)		<p>To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.</p>		
37.01s1 Schedule 1 to the SUZ	Refuse Disposal	<p>To provide for the use of land for refuse disposal.</p> <p>To ensure that the refuse disposal is developed in an orderly and proper manner having regard to land capability and environmental impact.</p> <p>To ensure that the operation of the refuse disposal is not detrimental to the productive use of surrounding land and the amenity of the area through the provision of suitable attenuation distances.</p> <p>To allow a range of uses compatible with the operation and management of the land for a refuse disposal.</p>	<p>Does not comply:</p> <p>Table of uses is incorrectly constructed.</p>	<p>Review purposes to determine whether all are relevant / duplicate other provisions of the Scheme.</p>
37.01s2 Schedule 2 to the SUZ	Regional Refuse Disposal	<p>To provide for the use and development of land as a regional refuse disposal.</p>	<p>Does not comply:</p> <p>Table of uses is incorrectly constructed.</p>	<p>Review purposes to determine whether all are relevant / duplicate other provisions of the Scheme.</p>

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure that the refuse disposal is developed in an orderly and proper manner having regard to land capability and environmental impacts.</p> <p>To ensure that the operation of the refuse disposal is not detrimental to the productive use of surrounding land and the amenity of the area through the provision of suitable attenuation distances.</p>		
37.01s3 Schedule 3 to the SUZ	Lethbridge Airport	<p>To provide for a safe and efficient operational airport for the use of light aircraft and associated activities.</p> <p>To provide for the use and development of industries and activities associated with light aircraft.</p> <p>To allow for restricted commercial and retail activities related to the use of the land for light aircraft.</p> <p>To provide for aeronautical related training.</p> <p>To ensure use and development of the site is compatible with existing uses in the vicinity.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Table of uses is incorrectly constructed.</li> <li>Wording does not match mandatory wording in MD template</li> </ul>	Examine whether the 'Air Operations Management Plan' and the wording of associated requirements remain relevant.
37.01s4 Schedule 4 to the SUZ	Bannockburn Golf Course	<p>To provide for the use and development of the land for a golf course and ancillary activities.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Table of uses is incorrectly constructed.</li> <li>Wording does not match mandatory wording in MD template</li> </ul>	Consider redrafting Section 2.0 Use of land application requirements to read as actual application requirements

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
<b>ENVIRONMENTAL AND LANDSCAPE OVERLAYS</b>				
<b>42.01</b> <b>Environmental Significance Overlay (ESO)</b>		<b>To identify areas where the development of land may be affected by environmental constraints.</b> <b>To ensure that development is compatible with identified environmental values.</b>		
42.01s1 Schedule 1 to the ESO	Barwon Water Supply Catchment	<p>2.0 Environmental objective to be achieved</p> <p>To ensure the protection and maintenance of water quality and water quantity within the Moorabool River (Sheoaks) and Stony Creek Special Water Supply Catchment Areas.</p> <p>To encourage best practice land and water management in areas within the Moorabool River (Sheoaks) and Stony Creek Special Water Supply Catchment Areas.</p> <p>To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.</p> <p>To prevent pollution, increased nutrient loads and increased turbidity of water in watercourses, drains and other features.</p> <p>To prevent increased surface water runoff, or concentration of surface water runoff, leading to erosion, siltation, pollution of watercourses, drains and other features.</p> <p>3.0 Permit requirement</p> <p>Development and subdivision within the Moorabool River (Sheoaks and Stony Creek Special Water Supply Catchment</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Contains 5 objectives, MD permits only 1</li> <li>First 2 Permit Requirements should be redrafted as Decision Guidelines</li> <li>Referral / Notice requirements are not permitted in the Schedule and should be moved to Clause 66.06</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Areas) shall be undertaken in accordance with the environmental objectives of this schedule.</p> <p>Development and subdivision of land will be consistent with the physical capability of the land, so that degradation of water quality and quantity does not occur.</p> <p>Any applications to develop or subdivide may be referred for comment to the Department of Environment, Land, Water and Planning and must be referred for comment to the relevant water board or water supply authority.</p> <p>A permit is not required for:</p> <ul style="list-style-type: none"> <li>• Fence, wall or similar structure.</li> <li>• Construction of paved areas, including patios and car parks.</li> <li>• Passive recreation.</li> <li>• Unenclosed buildings, except for dairy milking sheds, buildings used for animal keeping and buildings used for intensive animal husbandry.</li> <li>• Works ancillary to a dwelling, except for any effluent disposal system.</li> <li>• Construction of a pergola.</li> <li>• The provision of floodlighting.</li> <li>• Minor road widening or deviation.</li> <li>• Works undertaken by the relevant water board or water supply authority.</li> </ul> <p>4.0 Application requirements</p> <p>None specified.</p>		
42.01s2	Watercourse Protection	2.0 Environmental objective to be achieved	Does not comply:	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
Schedule 2 to the ESO		<p>To maintain the quality and quantity of water within the watercourse.</p> <p>To maintain the ability of streams and watercourses to carry natural flows.</p> <p>To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.</p> <p>To protect and encourage the long term future of fauna and flora habitats along watercourses.</p> <p>To prevent pollution and increased turbidity of water in natural watercourses.</p> <p>To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.</p> <p>To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.</p> <p>To restrict the intensity of use and development of land and to activities which are environmentally sensitive and which are compatible with potential drainage or flooding hazards.</p> <p>3.0 Permit requirement</p> <p>Permit requirement</p> <p>Any application to develop land may be referred for comment to:</p> <ul style="list-style-type: none"> <li>• The Department of Environment, Land, Water and Planning.</li> <li>• The relevant water board or water supply authority.</li> </ul> <p>Planning permits are not required for works and maintenance of roads, railways and highways controlled by the Head,</p>	<ul style="list-style-type: none"> <li>• Contains 8 objectives, MD permits only 1</li> <li>• Referral / Notice requirements are not permitted in the Schedule and should be moved to 66.06</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>		
42.01s3 Schedule 3 to the ESO	Mt Misery Creek, Surface Hill – Smythesdale, Klein and Swanston Road Area, Dereel, Yarrowee Creek, Teesdale Reserve, Moorabool Valley, Sutherland Creek, Meredith, Steiglitz	<p>2.0 Environmental objective to be achieved</p> <p>To protect the conservation values of the above areas.</p> <p>To protect natural environmental processes, maintain biodiversity and protect natural resources of soil, water, flora and fauna.</p> <p>To protect habitat for fauna.</p> <p>To protect geological formations and landscape values.</p> <p>To protect significant vegetation, protect wetland habitat for fauna, and protect geologically significant features.</p> <p>3.0 Permit requirement</p> <p>Development and subdivision within the above area shall be undertaken in accordance with the environmental objectives of this schedule.</p> <p>Development and subdivision of land will be consistent the environmental qualities of the site and surrounding land.</p> <p>Any application to develop land may be referred for comment to the Department of Environment, Land, Water and Planning.</p> <p>Planning permits are not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>A permit is not required for:</p> <ul style="list-style-type: none"> <li>• A fence.</li> </ul>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• Contains 5 objectives, MD permits only 1</li> <li>• First 2 Permit Requirements should redrafted as Decision Guidelines</li> <li>• Referral / Notice requirements are not permitted in the Schedule and should be moved to 66.06</li> </ul>	Further strategic work to either clarify when and where effluent disposal systems should trigger a planning permit, or to remove this requirement.

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>Road works.</li> <li>Passive recreation.</li> <li>Unenclosed buildings.</li> <li>Works ancillary to a dwelling, except for any effluent disposal system.</li> </ul> <p>4.0 Application requirements</p> <p>None specified</p>		
42.01s4 Schedule 4 to the ESO	Inverleigh Remnant Vegetation Area	<p>2.0 Environmental objective to be achieved</p> <p>To protect and retain the large mature remnant vegetation across the site.</p> <p>To protect, retain and manage the Clover Glycine from removal or any potentially threatening processes.</p> <p>To protect the habitat values of the land.</p> <p>To ensure the area which adjoins the Inverleigh Golf Course and the Inverleigh Nature Conservation Reserve is not compromised.</p> <p>To ensure that the siting of development, infrastructure and works respects the physical and biological integrity of the remnant vegetation.</p> <p>To promote the use of locally indigenous plants for regeneration and revegetation.</p> <p>3.0 Permit requirements</p> <p>A permit is required for a fence.</p> <p>A permit is not required for:</p> <ul style="list-style-type: none"> <li>An extension (50 square metres or less) to an existing dwelling provided that it is to be constructed within an</li> </ul>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Contains 6 objectives, MD permits only 1</li> <li>Wording of application requirements does not comply with MD</li> <li>Referral / Notice requirements are not permitted in the Schedule and should be moved to 66.06</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>approved building envelope and does not require any native vegetation removal.</p> <p>4.0 Application requirements</p> <p>An application to remove vegetation must:</p> <ul style="list-style-type: none"> <li>• Be accompanied by a plan that identifies the existing extent and quality of native vegetation on the land and the extent of proposed clearing, destruction or lopping.</li> <li>• Demonstrate that the extent of removal, destruction or lopping of native vegetation has been reduced as much as is reasonable and practicable.</li> <li>• Specify the purpose of any proposed clearing.</li> <li>• Include an arborist's report identifying the quality of the vegetation to be removed and a management plan.</li> </ul> <p>An application may be referred for advice to the Department of Environment, Land, Water and Planning.</p>		
42.02 Vegetation Protection Overlay (VPO)		<p><b>To protect areas of significant vegetation.</b></p> <p><b>To ensure that development minimises loss of vegetation.</b></p> <p><b>To preserve existing trees and other vegetation.</b></p> <p><b>To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.</b></p> <p><b>To maintain and enhance habitat and habitat corridors for indigenous fauna.</b></p> <p><b>To encourage the regeneration of native vegetation.</b></p>		
42.02s1	Western Plains Grasslands	<p>2.0 Vegetation protection objectives to be achieved</p> <p>To protect the conservation values of the above areas.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• First 2 Permit Requirements should</li> </ul>	



# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
Schedule 2 to the VPO		<p>To protect significant remnant grassland species.</p> <p>3.0 Permit requirement</p> <p>Development and subdivision within the above area shall be undertaken in accordance with the environmental objectives of this schedule.</p> <p>Development and subdivision of land will be consistent the environmental qualities of the site and surrounding land.</p> <p>Any application to develop land may be referred for comment to the Department of Environment, Land, Water and Planning.</p> <p>Planning permits are not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>	<p>be redrafted as Decision Guidelines</p> <ul style="list-style-type: none"> <li>Referral / Notice requirements are not permitted in the Schedule and should be moved to 66.06</li> </ul>	
42.02s2 Schedule 2 to the VPO	Bushland Reserves and Roadside Vegetation Areas	<p>2.0 Vegetation protection objectives to be achieved</p> <p>To protect the conservation values of the above areas.</p> <p>To protect significant remnant vegetation species.</p> <p>3.0 Permit requirement</p> <p>Development and subdivision within the above area must be undertaken in accordance with the environmental objectives of this schedule.</p> <p>Development and subdivision of land will be consistent with the environmental qualities of the site and surrounding land.</p> <p>Any application to develop land may be referred for comment to the Department of Environment, Land, Water and Planning.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head,</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>First 2 Permit Requirements should be redrafted as Decision Guidelines</li> <li>Referral / Notice requirements are not permitted in the Schedule and should be moved to 66.06</li> <li>Wording of permit exemptions for Council do not comply with MD</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Transport for Victoria or VicTrack where a vegetation management plan has been approved by the responsible authority.</p> <p>A permit is only required for works and maintenance of roads controlled by the Golden Plains Shire Council in the absence of a Roadside Management Plan.</p> <p>4.0 Application requirements</p> <p>None specified.</p>		
<b>42.03</b> <b>Significant Landscape Overlay (SLO)</b>		<p><b>To identify significant landscapes.</b></p> <p><b>To conserve and enhance the character of significant landscapes.</b></p>		
42.03s1 Schedule 1 to the SLO	Devils Kitchen	<p>2.0 Landscape character objectives to be achieved</p> <p>To conserve and enhance the significant Devils Kitchen landscape, which is characterised by its geological formation.</p> <p>To ensure development is designed to minimise the visual impact on the landscape character of the area.</p> <p>To maintain views to the Devils Kitchen from viewing corridors, including the viewing corridor of Linton-Piggoreet Road.</p> <p>To encourage the siting and design of buildings or works that respond to the landscape character of the site.</p> <p>To conserve and enhance indigenous vegetation corridors in the Devils Kitchen landscape.</p> <p>3.0 Permit requirement</p> <p>A permit is not required to construct or carry out any of the following:</p>	Complies with MD	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>An alteration or extension to an existing dwelling where the alteration or extension is less than 5 metres in height above natural ground level and less than 100 square meters in additional floor area.</li> <li>A building used for agriculture that is less than 5 metres in height above ground level and less than 200 square meters in floor area.</li> </ul> <p>A permit is required to:</p> <ul style="list-style-type: none"> <li>Remove, deface or destroy rock formations or natural geological features.</li> <li>Construct a fence. This does not apply to a timber post and wire, timber post and railing, wire mesh ('ringlock'), chainmesh or similar open rural style fence less than 1.8 metres in height.</li> <li>Remove, destroy or lop native vegetation. This does not apply to: <ul style="list-style-type: none"> <li>The removal of vegetation that is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</li> <li>The minimum extent of vegetation necessary for the maintenance of existing fences, to a combined maximum width of clearing for either side of the fence of 4 metres.</li> </ul> </li> </ul> <p>4.0 Application requirements</p> <p>None specified.</p>		
42.03s2 Schedule 2 to the SLO	Russell's Bridge Landscape	2.0 Landscape character objectives to be achieved	Complies with MD	Is Map 1 necessary if PS Maps are correct?

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To recognise and protect the significant landscape values of the former Russell's Bridge settlement, Moorabool River valley, ridgelines and river plain.</p> <p>To protect the significant views into and out of the Russell's Bridge landscape area.</p> <p>To minimise the visual impacts of inappropriate development upon the significance of the landscape.</p> <p>To encourage the siting, bulk, form, design and use of materials in buildings and works which respond to the landscape values of the area.</p> <p>3.0 Permit requirement</p> <p>A planning permit is required to:</p> <ul style="list-style-type: none"> <li>Remove, destroy or lop any native vegetation.</li> </ul> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>		
42.03s3 Schedule 3 to the SLO	Murgheboluc Landscape	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the Murgheboluc settlement, Barwon River valley, ridgelines and river plain.</p> <p>To protect the significant views into and out of the Murgheboluc landscape area.</p> <p>To minimise the visual impacts of inappropriate development upon the significance of the landscape.</p>	Complies with MD	Is Map 1 necessary if PS Maps are correct?

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To encourage the siting, bulk, form, design and use of materials in buildings and works which respond to the landscape values of the area.</p> <p>3.0 Permit requirement</p> <p>A planning permit is required to:</p> <ul style="list-style-type: none"> <li>Remove, destroy or lop any native vegetation.</li> </ul> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>		
42.03s4 Schedule 4 to the SLO	Corindhap Avenue of Honour	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the Corindhap Avenue of Honour as a dramatic entrance feature into the township.</p> <p>To protect and maintain the Corindhap Avenue of Honour as an important landscape feature.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the <i>Pinus radiata</i> (Monterey Pine) and <i>Cupressus macrocarpa</i> (Monterey Cypress) Avenue of Honour.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>	Complies with MD	<p>Decision Guidelines lists Documents which are neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
42.03s5 Schedule 5 to the SLO	Inverleigh Entrance Avenues and Street Trees	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the avenues of Cupressus macrocarpa (Monterey Cypress) and the inter planting of street trees along High Street.</p> <p>To protect and maintain the avenues and the street trees as important landscape features of the Inverleigh Township.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the Cupressus Macrocarpa avenues and street trees along High Street.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>	Complies with MD	<p>Decision Guidelines list Documents which are neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>
42.03s6 Schedule 6 to the SLO	World War 1 Avenue of Honour, Linton	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the World War 1 Avenue of Honour.</p> <p>To protect and maintain the Ulmus procera avenue as an important landscape feature and memorial to those that served and died in the Great War.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the Ulmus procera avenue.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		4.0 Application requirements None specified.		
42.03s7 Schedule 7 to the SLO	Recreation Reserve Linton	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the Linton Recreation Reserve.</p> <p>To protect and maintain the significant perimeter plantings of mature <i>Pinus radiata</i> trees as important landscape features.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the early twentieth century <i>Pinus radiata</i> trees.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>
42.03s8 Schedule 8 to the SLO	Meredith Cupressus Macrocarpa Avenue – North Approach	<p>Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the <i>Cupressus macrocarpa</i> (Monterey Cypress) avenue as an important entrance feature into the township.</p> <p>To protect and maintain <i>Cupressus macrocarpa</i> avenue as an important landscape feature.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the <i>Cupressus Macrocarpa</i> avenue.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head,</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>		
42.03s9 Schedule 9 to the SLO	Meredith Cupressus Macrocarpa Avenue – South Approach	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the Cupressus macrocarpa (Monterey Cypress) avenue as an important entrance feature into the township.</p> <p>To protect and maintain the Cupressus macrocarpa avenue as an important landscape feature.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the Cupressus Macrocarpa avenue.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>
42.03s10 Schedule 10 to the SLO	Scarsdale Avenue of Honour	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the Scarsdale Avenue of Honour as a dramatic entrance feature into the township.</p> <p>To protect and maintain the Scarsdale Avenue of Honour as an important landscape feature.</p> <p>3.0 Permit requirement</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>



# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>A permit is required to remove, prune or lop the Populus alba (White Poplars Avenue of Honour).</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>		
42.03s11 Schedule 11 to the SLO	World War 1 Avenue of Honour, Newtown	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the World War 1 Avenue of Honour as a dramatic entrance feature into the township.</p> <p>To protect and maintain the Scarsdale Avenue of Honour as an important landscape feature.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the Quercus (Oak) avenue and the inter plantings of mixed exotic trees on either side of the Pitfield – Scarsdale Road.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>
42.03s12 Schedule 12 to the SLO	Former Smythesdale Botanic Gardens	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the Former Smythesdale Botanic Gardens.</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p>

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To protect and maintain the significant plantings and open space comprising the Former Smythesdale Botanic Gardens as important landscape features.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the significant plantings comprising the Former Smythesdale Botanic Gardens.</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p> <p>None specified.</p>		<p>Is Map 1 necessary if PS Maps are correct?</p>
42.03s13 Schedule 13 to the SLO	Row of 8 Maclura Pomifera (Osage Orange) and Pinus Pinea (Stone Pine)	<p>2.0 Landscape character objectives to be achieved</p> <p>To recognise and protect the significant landscape values of the row of 8 Maclura pomifera (Osage Orange) trees and the Pinus pinea (Stone Pine).</p> <p>To protect and maintain significant plantings as important landscape features in the township of Teesdale.</p> <p>3.0 Permit requirement</p> <p>A permit is required to remove, prune or lop the Maclura pomifera (Osage Orange) trees or the Pinus pinea (Stone Pine).</p> <p>A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.</p> <p>4.0 Application requirements</p>	Complies with MD	<p>Decision Guidelines list a Document which is neither an incorporated or background document, nor a Policy document to the Clause</p> <p>Is Map 1 necessary if PS Maps are correct?</p>

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
42.03s14 Schedule 14 to the SLO	Brisbane Ranges & Rowsley Scarp Environs	<p>None specified.</p> <p>2.0 Landscape character objectives to be achieved</p> <p>To conserve and enhance the significant landscape features of the Brisbane Ranges and Rowsley Scarp.</p> <p>To maintain views from the viewing corridors to the Brisbane Ranges and Rowsley Scarp, including the viewing corridors of Steiglitz and De Motts Roads.</p> <p>To encourage the siting and design of development that is responsive to the landscape character.</p> <p>To encourage the revegetation of indigenous species in cleared areas of the landscape to emphasise natural features such as ridges and watercourses.</p> <p>To conserve and enhance indigenous vegetation corridors throughout the Brisbane Ranges and Rowsley Scarp Environs landscape.</p> <p>To encourage appropriate siting and design of commercial timber production to ensure the distinctive topographical features of the Brisbane Ranges and Rowsley Scarp Environs is not adversely affected, or the timber production does not contrast with the vegetated edge of the National Park.</p> <p>3.0 Permit requirement</p> <p>A permit is not required to construct or carry out any of the following:</p> <ul style="list-style-type: none"> <li>An alteration or extension to an existing dwelling provided the height of the alteration or extension is less than 5 metres in height above ground level and the floor area is less than 100 square meters.</li> </ul>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Contains 6 objectives, MD only allows 5</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>A building used for agriculture provided the height of the building is less than 5 metres above ground level and the floor area is less than 200 square meters.</li> </ul> <p>A permit is required to:</p> <ul style="list-style-type: none"> <li>Construct a fence. This does not apply to a timber post and wire, timber post and railing, wire mesh ('ringlock'), chainmesh or similar open rural style fence less than 1.8 metres in height.</li> <li>Remove, destroy or lop native vegetation. This does not apply to: <ul style="list-style-type: none"> <li>The removal of vegetation that is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</li> <li>The minimum extent of vegetation necessary for the maintenance of existing fences, to a combined maximum width of clearing for either side of the fence of 4 metres.</li> </ul> </li> </ul> <p>4.0 Application requirements</p> <p>None specified.</p>		
<b>HERITAGE AND BUILT FORM OVERLAYS</b>				
43.01 Heritage Overlay (HO)		<p><b>To conserve and enhance heritage places of natural or cultural significance.</b></p> <p><b>To conserve and enhance those elements which contribute to the significance of heritage places.</b></p> <p><b>To ensure that development does not adversely affect the significance of heritage places.</b></p>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.		
43.01s Schedule to the HO		Refer to the Golden Plains Planning Scheme	Does not comply: <ul style="list-style-type: none"> <li>Wording of application requirements does not comply with MD</li> </ul>	Need to confirm with Council whether any additional heritage places are subject to 'Incorporated Plan', 'Statement of Significance' or 'Heritage Design Guidelines'. If so, may necessitate full Amendment
<b>43.02</b> <b>Design and Development Overlay (DDO)</b>		<b>To identify areas which are affected by specific requirements relating to the design and built form of new development.</b>		
43.02s1 Schedule 1 to the DDO	Meredith and Smythesdale	<p>1.0 Design objectives</p> <p>To implement the Meredith Town Place Study and Smythesdale Urban Design Framework.</p> <p>To ensure that all development has regard to design, siting and landscaping issues in Meredith and Smythesdale.</p> <p>To ensure that development assists in the presentation of main road entrances into the towns and enhances the immediate environment.</p> <p>To ensure that development assists pedestrian level comfort and access.</p> <p>To protect heritage values and built character.</p> <p>To support tourism development and reinforce civic pride and town character.</p> <p>2.0 Buildings and works</p>	Does not comply: <ul style="list-style-type: none"> <li>Contains 6 objectives, MD only allows 5</li> <li>Wording of application requirements does not comply with MD</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>None specified.</p> <p>3.0 Subdivision</p> <p>None specified.</p> <p>Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>Applications for development under this schedule should be accompanied by the following information demonstrating compliance with the Meredith Town Place Study or Smythesdale Urban Design Framework, whichever is relevant:</p> <ul style="list-style-type: none"> <li>• A landscape plan demonstrating compliance with landscape themes and plantings.</li> <li>• A design report demonstrating that building mass, scale and form have been considered in the design of buildings, having regard to the local surroundings.</li> <li>• Demonstration that streetscape character of the relevant Town Place Study or Urban Design Framework have been identified and considered.</li> </ul>		
43.02s2 Schedule 2 to the DDO	Woodlands and Forest Glades	<p>1.0 Design objectives</p> <p>To recognise the Enfield Estates Sewerage District declared for the Woodlands and Forest Glades wastewater collection system.</p> <p>To recognise the limited capacity of infrastructure services at the Woodlands and Forest Glades wastewater collection system.</p> <p>To provide for residential development in accordance with the capacity of the Woodlands and Forest Glades wastewater collection system.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• Buildings and works requirements are not drafted as specific permit requirements and do not comply with MD</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>2.0 Buildings and works Any new building requiring sanitary drains within the Enfield Estates Sewerage District should be connected to the system.</p> <p>Only one dwelling on each allotment should be permitted.</p> <p>Owners of properties within the Sewage District have certain responsibilities that are not applicable to conventional sewage systems and require ongoing financial commitments.</p> <p>Installing and maintaining a pump and septic tank.</p> <p>Maintaining access to the septic tank for a vehicle to remove sludge from the tank.</p> <p>3.0 Subdivision</p> <p>No further subdivision of land should be permitted.</p> <p>4.0 Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>None specified.</p>		
43.02s3 Schedule 3 to the DDO	Future Ross Creek Tank Servicing Area	<p>1.0 Design objectives</p> <p>To identify areas that are too high to be provided with the minimum standard of water pressure in the vicinity of the proposed Ross Creek tank.</p> <p>2.0 Buildings and works</p> <p>New dwellings should be constructed below 450 metres Australian Height Datum unless alternative water supply measures are agreed with the relevant water board or water supply authority.</p> <p>3.0 Subdivision</p> <p>None specified.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Wording of 2,0 Buildings and works is not a permit requirement</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>4.0 Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>None specified.</p>		
43.02s4 Schedule 4 to the DDO	Napoleons Township Area	<p>1.0 Design objectives</p> <p>To recognise the environmental constraints of land which may affect the retention of waste water.</p> <p>To ensure new use and development is in accordance with these environmental constraints.</p> <p>2.0 Buildings and works</p> <p>The responsible authority will, where it considers necessary, require a soil and water report for new use and development which demonstrates the capacity of the site to adequately retain wastewater.</p> <p>Applications for dwellings will be referred to the relevant water board or water supply authority for comment.</p> <p>3.0 Subdivision</p> <p>None specified.</p> <p>4.0 Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>None specified.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• Wording of 2,0 Buildings and works is not a permit requirement</li> <li>• Referral / Notice requirements are not permitted in the Schedule and should be moved to 66.06</li> </ul>	
43.02s5 Schedule 5 to the DDO	Low Density Residential Zone Setbacks	<p>1.0 Design objectives</p> <p>To ensure that the siting and design of buildings creates an attractive low density residential environment.</p> <p>To ensure that development has regard to the low density residential character of the area.</p>	Complies with MD	



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure that a high level of amenity is maintained in low density residential areas.</p> <p>2.0 Buildings and works</p> <p>A permit is not required except to construct a building if the following minimum setbacks are not met:</p> <ul style="list-style-type: none"> <li>20 metres from a Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>The Head, Transport for Victoria is the acquiring authority; and</li> <li>The purpose of the acquisition is for a road.</li> </ul> </li> <li>10 metres from any other road.</li> <li>5 metres from any other boundary.</li> <li>15 metres from a dwelling not in the same ownership.</li> </ul> <p>3.0 Subdivision</p> <p>None specified.</p> <p>4.0 Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>None specified.</p>		
43.02s6 Schedule 6 to the DDO	Willow Brae Development - Bannockburn	<p>1.0 Design objectives</p> <p>To facilitate the comprehensive development of the site, including a multi-lot subdivision, creek side townhouses and reservation of land along Bruce's Creek as public open space.</p> <p>To facilitate the reservation and development of land along Bruce's Creek for public open space and trails, contributing to the Bruce's Creek corridor</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Wording of Section 3.0 subdivision does not comply with MD</li> <li>4.0 Signs contains Application requirements</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure that medium density housing (townhouses) proposed as part of the development respond to site conditions, the creek setting and to the desired character of the area.</p> <p>To ensure that the subdivision of the site responds to the environmental and physical features of the site, including the management of stormwater discharge, slope stability, floodways, native vegetation and Aboriginal cultural heritage.</p> <p>To enable the site to be developed in stages.</p> <p>2.0 Buildings and works</p> <p>A permit is not required to construct a building or carry out works where all the following are met:</p> <ul style="list-style-type: none"> <li>• The lot has an area of at least 500 square metres.</li> <li>• Any building is set back at least 5 metres from the front boundary.</li> <li>• Any building is no greater than two stories in height (including attics).</li> <li>• Fences fronting a road or public open space are no greater than 1 metre in height.</li> </ul> <p>If the requirements listed above cannot be met, a planning permit is required for all buildings and works. All permit applications should be assessed against the Decision guidelines of this schedule.</p> <p>A permit is not required for buildings and works where:</p> <ul style="list-style-type: none"> <li>• The buildings and works are within open space reserves and conducted on behalf of the public land manager.</li> </ul> <p>The proposal designates areas fronting Bruce's Creek for medium density housing in the form of townhouses. As these lots are proposed to be below the 500 square metres in area,</p>	<ul style="list-style-type: none"> <li>• 5.0 Application requirements contains a sub-set for buildings and works which is repeated in 4.0</li> <li>• Second decision guideline duplicates other Scheme provisions</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>a planning permit is required for all buildings and works. Townhouses must be designed:</p> <ul style="list-style-type: none"> <li>• So that there are no blank walls fronting streets or open space.</li> <li>• To accommodate changes of level within the site.</li> <li>• To ensure adequate passive surveillance primarily to open space and secondly to the rear access laneways.</li> <li>• To consider the building scale in respect of the creek setting and avoid the appearance of building bulk. This means that townhouses should not be designed as a large rectangular slab with no detail or variation and should not dominate the landscape.</li> <li>• To incorporate articulation and variation into the design. For example, the variation of facades, roof structures, cladding materials/colours or setbacks to provide streetscape character.</li> <li>• No greater than two stories in height (including attics).</li> <li>• To incorporate vehicular access from the rear laneway.</li> </ul> <p>All permit applications submitted to construct townhouses must demonstrate that these matters have been responded to within the design response.</p> <p>3.0 Subdivision</p> <p>A permit is required to subdivide land.</p> <p>The subdivision of land must occur generally in accordance with the Willow Brae Concept Masterplan included at the end of this schedule.</p> <p>The natural surface level of all lots created must be at least 300 millimetres above the 1 in 100-year floodway.</p> <p>Bruce Street must be upgraded to the satisfaction of the responsible authority, including the sealing of the road for the</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>full length of the development; with kerb, channel, street trees and footpaths provided along the eastern side of the road.</p> <p>4.0 Signs</p> <p>Where appropriate, an application for subdivision must be accompanied by:</p> <ul style="list-style-type: none"> <li>• A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, contributing catchments, water quality protection, mitigation of flows and ultimately the protection of Bruce's Creek to the satisfaction of the responsible authority.</li> <li>• An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified Archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The Archaeological Survey is to be completed to the satisfaction of the responsible authority.</li> <li>• A traffic impact assessment report which considers the impact of traffic movements at the Shelford-Bannockburn/Bruce Street intersection. The assessment needs to consider the impacts of traffic generated by the fully completed Willow Brae Development, namely the area within this schedule 6 of the Design and Development Overlay.</li> <li>• The assessment should identify projected traffic volumes, the impacts of the increased traffic and treatments to</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>mitigate these impacts. The assessment shall also consider pedestrian and cycle links to the Bannockburn town centre. The report should recommend staging of works (if appropriate) and mechanisms to fund the works in stages (Section 173 Agreement for example).</p> <ul style="list-style-type: none"> <li>The traffic impact assessment report and mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the Responsible Authority. All works must be carried out at no cost to Transport for Victoria.</li> </ul> <p>Where appropriate, an application for buildings and works must be accompanied by:</p> <ul style="list-style-type: none"> <li>A more detailed design geological stability assessment must be prepared for all areas shown in the intermediate zone on the Willow Brae Concept Masterplan provided at the end of this schedule before any building works are approved in these areas. All recommendations and requirements of the assessment must be adhered to ensure the safety of buildings and infrastructure.</li> </ul> <p>5.0 Application requirements</p> <p>The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> <li>A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, contributing catchments, water quality protection, mitigation of flows and ultimately</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>the protection of Bruce's Creek to the satisfaction of the responsible authority.</p> <ul style="list-style-type: none"> <li>• An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.</li> <li>• A traffic impact assessment report which considers the impact of traffic movements at the Shelford-Bannockburn/Bruce Street intersection. The assessment needs to consider the impacts of traffic generated by the fully completed Willow Brae Development, namely the area within this schedule 6 of the Design and Development Overlay.</li> <li>• The assessment should identify projected traffic volumes, the impacts of the increased traffic and treatments to mitigate these impacts. The assessment shall also consider pedestrian and cycle links to the Bannockburn town centre. The report should recommend staging of works (if appropriate) and mechanisms to fund the works in stages (an agreement under Section 173 of the Act for example).</li> <li>• The traffic impact assessment report and mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria.</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Buildings and works</p> <p>The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> <li>A more detailed design geological stability assessment must be prepared for all areas shown in the intermediate zone on the Willow Brae Concept Masterplan provided at the end of this schedule before any building works are approved in these areas. All recommendations and requirements of the assessment must be adhered to ensure the safety of buildings and infrastructure.</li> </ul>		
43.02s7 Schedule 7 to the DDO	Rural Living Zone Outbuildings and Sheds	<p>1.0 Design objectives</p> <p>To ensure that the siting, design and scale of outbuildings and sheds respect the character of the area.</p> <p>To ensure that the design and siting of outbuildings and sheds do not have a detrimental impact upon visual amenity and the natural landscape.</p> <p>To ensure that the amenity of nearby and neighbouring properties are not unduly affected by the use or development of outbuildings and sheds.</p> <p>Encourage the appropriate siting, external finishing/materials of sheds and outbuildings.</p> <p>2.0 Buildings and works</p> <p>A permit is not required except:</p> <ul style="list-style-type: none"> <li>To construct an outbuilding or shed where the outbuilding or shed will have a total floor area of greater than 120</li> </ul>	Complies with MD	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>square metres, including attached verandahs, carports and extensions.</p> <p>3.0 Subdivision</p> <p>None specified.</p> <p>4.0 Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>None specified.</p>		
43.02s8 Schedule 8 to the DDO	Business 4 Zone Business Park	<p>1.0 Design objectives</p> <p>To provide for a high quality and well presented service industrial precinct adjacent to the Glenelg Highway that is attractive in its appearance on both the Glenelg Highway frontage and the Ballarat to Skipton Rail Trail frontage.</p> <p>2.0 Buildings and works</p> <p>The following buildings and works requirements apply to an application to construct a building or construct or carry out works:</p> <ul style="list-style-type: none"> <li>• Encourage the design and built form of new development to respect the scale and character the Smythesdale township. Building design should not be flat wall/ box style, but rather use articulation, landscaping and rear parking areas to present an attractive appearance to the Glenelg Highway.</li> <li>• The site layout, including the location of building envelopes, must provide for the concealment of open parking and external storage areas away from frontages to the Glenelg Highway and Ballarat-Skipton Rail Trail.</li> <li>• A minimum setback for buildings of 10 metres from the Glenelg Highway frontage and a 10 metre setback from</li> </ul>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• Wording of 5.0 Application requirements does not comply with MD</li> </ul>	



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>the rear of the lots adjacent to the Ballarat to Skipton Rail Trail should be maintained.</p> <ul style="list-style-type: none"> <li>• Provision should be made for a 5 metre landscape buffer at the frontage to the Glenelg Highway and also to the rear fronting the Ballarat to Skipton Rail Trail to soften the built form.</li> <li>• Retain existing vegetation within and on the boundary of sites.</li> <li>• Building colours and materials should be muted and non-reflective.</li> <li>• Signage shall be designed to complement building design on the site and should not detract or dominate the adjacent building(s).</li> <li>• Hardstand areas, surfacing and provision of infrastructure to the site shall be sited so as not to dominate the site and shall be of materials and colours that blend with the buildings and landscaping on the site.</li> </ul> <p>3.0 Subdivision</p> <p>A permit to subdivide land must meet the following requirements:</p> <ul style="list-style-type: none"> <li>• Subdivision layout must be designed to provide for: <ul style="list-style-type: none"> <li>– An internal road within the Business 4 Zone Commercial Precinct (where applicable).</li> <li>– Building envelopes for the siting of buildings.</li> <li>– Car parking and storage areas.</li> <li>– Co-ordinated infrastructure provision to lots and landscaping buffer areas at the frontage to the Glenelg Highway and the boundaries adjacent to the Ballarat-Skipton Rail Trail.</li> </ul> </li> <li>• The site layout, including the location of building envelopes, must provide for the concealment of open</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>parking and external storage areas away from frontages to the Glenelg Highway and Ballarat-Skipton Rail Trail.</p> <p>4.0 Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>Buildings and works</p> <p>Applications for buildings and works in the Design and Development Overlay Area should be accompanied by the following information demonstrating compliance with the Smythesdale Urban Design Framework:</p> <ul style="list-style-type: none"> <li>• A landscape plan demonstrating compliance with the landscape themes and plantings.</li> <li>• A design report demonstrating that building mass, scale and form have been considered in the design of buildings, having regard to the local surroundings.</li> </ul> <p>Subdivision</p> <p>Applications for subdivision shall be accompanied by an access plan which demonstrates a single access to the Glenelg Highway, servicing all lots proposed within the subdivision plan. The access plan shall be undertaken in consultation with the Head, Transport for Victoria, and shall include linkages to access plans for adjoining lots, where applicable.</p> <p>Applications for subdivision under this schedule must be accompanied by a landscape plan demonstrating compliance with the landscape themes and plantings outlined in the Smythesdale Urban Design Framework.</p>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
43.02s9 Schedule 9 to the DDO	Bannockburn Town Centre	<p>1.0 Design objectives</p> <p>To provide a comprehensive and coordinated framework to facilitate the development and expansion of the Bannockburn Town Centre.</p> <p>To encourage development that enhances and is in keeping with the character and appearance of the Bannockburn Town Centre.</p> <p>To encourage development that has active frontages, particularly to major roads and pedestrian links.</p> <p>To provide for public spaces and suitable access for all.</p> <p>To encourage a high standard of architectural and urban design that is respectful of the existing styles, built form, height and scale of existing buildings and streetscape in the centre.</p> <p>To facilitate the provision of necessary infrastructure such as road networks, pedestrian links, car parking and drainage.</p> <p>2.0 Buildings and works</p> <p>A permit is required to construct buildings or to carry out works except for:</p> <ul style="list-style-type: none"> <li>• A single dwelling or an extension to an existing dwelling on a lot greater than 300 square metres in area.</li> <li>• Outbuildings and sheds under 120 square metres in area.</li> <li>• Repairs and routine maintenance to buildings and infrastructure.</li> <li>• A fence associated with a dwelling.</li> </ul> <p>The Bannockburn Town Centre Investment Strategy 2008 identified various precincts within the Town Centre. Each</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• Contains 6 design objectives, MD allows only 5.</li> <li>• Wording of specific buildings and works requirements for each precinct does not comply with MD</li> <li>• 4.0 Signs are drafted as decision guidelines not application requirements</li> </ul>	<p>Consider whether the application requirements at 4.0 Signs are already covered by 52.05</p>

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>precinct is designed to guide appropriate development, deliver key outcomes and protect existing elements.</p> <p>Precinct A - Retail Development Precinct</p> <p>Buildings and works requiring a permit within Precinct A must:</p> <ul style="list-style-type: none"> <li>• Respond to the design, height and built form of existing buildings.</li> <li>• Respond to the need for active frontages to roads and public spaces.</li> <li>• Retain Burns Street (in part) to the north east of Milton Street as a principal access way to proposed car parks servicing the future expansion of the Plaza, along with access to adjacent commercial and residential properties.</li> <li>• Incorporate design techniques to articulate all visually exposed facades.</li> <li>• Have a high standard of design that positively contributes to the character of Bannockburn.</li> <li>• Incorporate appropriate setbacks from important heritage buildings, in particular the Bannockburn Shire Hall and associated public spaces that contribute to the character of Bannockburn.</li> <li>• Retain car parking areas adjacent to the Shire Hall.</li> <li>• Provide integration between the open spaces and the retail precinct in the form of inviting access ways and entrance points.</li> <li>• Retain the existing access between Burns Street and High Street, in order to service the local shopping precincts adjacent to the Plaza development and the Bannockburn Shire Hall.</li> </ul> <p>Precinct B - Medium Density Development Precincts</p> <p>Buildings and works requiring a permit within Precinct B must:</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>• Provide an increased housing density of at least 18 dwellings per hectare.</li> <li>• Provide a maximum building height of 2 storeys.</li> <li>• Provide setbacks consistent with other medium density developments within the precinct.</li> <li>• Be consistent with the general character of the area, in terms of built form, scale and articulation.</li> <li>• Provide drainage infrastructure within the area and any necessary improvements required resulting from development.</li> </ul> <p>Precinct C- Commercial/ Services Precincts</p> <p>Buildings and works requiring a permit within Precinct C must:</p> <p>Existing commercial precinct (east of High Street)</p> <ul style="list-style-type: none"> <li>• Preserve the heritage nature of any significant buildings.</li> <li>• Provide adequate off-street parking on site for employees.</li> <li>• Ensure any future development in this precinct is respectful of the existing wide tree lined avenues, low scale streetscape and surrounding buildings.</li> <li>• Provide a maximum building height of 1 storey.</li> </ul> <p>Redevelopment of the school site</p> <ul style="list-style-type: none"> <li>• Preserve the heritage nature of any significant buildings.</li> <li>• Reuse existing buildings, where suitable and when appropriate, for future uses.</li> <li>• Ensure a high standard of articulation and design, while positively contributing to the existing wide tree lined avenues, low scale streetscape and character of Bannockburn.</li> <li>• Provide a maximum building height of 2 storeys.</li> </ul> <p>Commercial Services precinct above the Plaza centre</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>• Be of a recessed built form to present an articulated façade to the surrounding street frontages.</li> <li>• Be of a built form that is respectful to the town character and existing wide tree lined avenues and low scale streetscape.</li> <li>• Be a maximum single storey development over the retail floorspace.</li> <li>• Have direct access from within the retail complex to any second level.</li> </ul> <p>Precinct D - Open Space Area</p> <p>Buildings and works requiring a permit within Precinct D must:</p> <ul style="list-style-type: none"> <li>• Provide landscaping to create visually appealing spaces.</li> <li>• Provide suitable urban furniture in each open space area to encourage a high quality of design within the public realm and to encourage social connectivity.</li> <li>• Provide public spaces that are visible from streets and surrounding areas, allowing for informal passive surveillance.</li> <li>• Provide integrated kerb and street infrastructure with key features, such as the Shire Hall.</li> </ul> <p>3.0 Subdivision</p> <p>A permit is required to subdivide land.</p> <p>Consolidation of titles is encouraged in areas where larger sites are required for retail or office facilities.</p> <p>4.0 Signs</p> <p>In addition to sign controls at Clause 52.05, the responsible authority must:</p> <ul style="list-style-type: none"> <li>• Ensure that signs are attractive, well presented and do not promote visual clutter, particularly along road frontages.</li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>Ensure that advertising is designed and located in a manner that responds to the integrity of heritage buildings.</li> <li>Ensure that illuminated signs only be permitted if light spillage does not pose potential detriment to general amenity and that the character of the surrounding area is not detrimentally affected.</li> </ul> <p>5.0 Application requirements None specified.</p>		
43.02s10 Schedule 10 to the DDO	Manse Estate	<p>1.0 Design objectives</p> <p>To ensure that development does not visually dominate the landscape or interrupt views between the Manse, Golf Hill and the Presbyterian Church.</p> <p>To ensure that the rural valley landscape character is maintained.</p> <p>To maintain key views and vistas.</p> <p>To ensure that development corresponds to the contours of the land.</p> <p>To ensure an overall scheme for landscaping, fencing, building design, including height, scale, bulk, materials and setback of new development respects and responds to the historic and visual sensitivities of the site.</p> <p>To encourage development that complements the character of the historic Manse and its surrounds.</p> <p>To encourage new development that makes a positive contribution to the character of the town by maintaining a sense of spaciousness and low rise scale, particularly when viewed from the eastern entrance of Shelford.</p> <p>2.0 Buildings and works</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Contains 7 design objectives, MD allows only 5.</li> <li>Wording of buildings and works requirements does not comply with MD</li> </ul>	Consider whether reference to the Victorian Heritage Database (Manse pages) in Decision Guidelines is appropriate.

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>A permit is required to construct a fence. This does not apply if:</p> <ul style="list-style-type: none"> <li>The fence is of post and wire construction or similar, for the purpose of protecting the rural landscape character and visual sensitivities of the site.</li> </ul> <p>A permit is required for solar panels. This does not apply if:</p> <ul style="list-style-type: none"> <li>The solar panels are not visible from views between the Manse, Golf Hill, the Presbyterian Church and the eastern entrance of Shelford.</li> </ul> <p>A permit is required for outbuildings. This does not apply if:</p> <ul style="list-style-type: none"> <li>The outbuilding is less than 120 square metres in area.</li> <li>The outbuilding does not exceed a height of 6 metres.</li> <li>The outbuilding is located behind the front setback of the dwelling on the land.</li> </ul> <p>Where a permit is required for buildings or works the following requirements apply:</p> <ul style="list-style-type: none"> <li>Building heights must not obstruct views lines between the Manse, Golf Hill and the Presbyterian Church.</li> <li>Built form, roof pitch, colours, height, articulation and materials must complement the surrounding rural landscape, historic and visual sensitivities of the site.</li> <li>Building scale must respect the historic Manse, the rural valley setting and avoid the appearance of building bulk.</li> <li>Double storey dwellings must be avoided, unless designed into the contours of the land to prevent dominance of the landscape and views to the site and between the Manse, Golf Hill and the Presbyterian Church.</li> <li>Outbuildings must be sited so as not to dominate the landscape.</li> </ul>		



# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>Sufficient setbacks must be provided between buildings on adjoining lots to maintain the open rural valley appearance and protect significant views of the site from the eastern entrance to Shelford.</li> <li>Sufficient setbacks must be provided for protection of vegetation and adequate landscaping and planting to integrate with the existing landscape character of the area.</li> <li>Solid fencing must be avoided.</li> </ul> <p>3.0 Subdivision None specified.</p> <p>4.0 Signs None specified.</p> <p>5.0 Application requirements None specified.</p>		
<b>43.03</b> <b>Incorporated Plan Overlay (IPO)</b>		<p><b>To identify areas which require:</b></p> <p><b>The form and conditions of future use and development to be shown on an incorporated plan before a permit can be granted to use or develop the land.</b></p> <p><b>A planning scheme amendment before the incorporated plan can be changed.</b></p> <p><b>To exempt an application from notice and review if it is generally in accordance with an incorporated plan.</b></p>		
43.03s1 Schedule 1 to the IPO	Dog Rocks, Batesford	<p>1.0 Requirement before a permit is granted</p> <p>The layout, staging, landscaping and component elements of any development, use or subdivision should be generally in accordance with the Concept Layout Dog Rocks Drawing</p>	<p><b>Does not comply:</b></p> <ul style="list-style-type: none"> <li>1.0 not drafted as requirements before permit is granted</li> </ul>	<p>Unclear if 'substantial development' was achieved before 30 June 2006 and therefore if FZ applies?</p>

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>001D and the schedule accompanying it which together form an incorporated document to this planning scheme.</p> <p>If substantial development of this land for 'low density residential' purposes has not been achieved by 30 June 2006, including the transfer of the lot including the Dog Rocks outcrop to the Trust for Nature (Victoria) as a conservation reserve along with a management fund of at least \$50,000, then the provisions of section 1, 3, 4 and 5 to this schedule will cease to apply and the provisions of Clause 35.07 (Farming Zone) will become applicable to the land.</p> <p>The provisions apply to that part of the land which is within 100 metres of the land designated as proposed Public Open Space incorporating the Dog Rocks outcrop, and which is west or south of the line marked as 'Ridgeline' on drawing 001D.</p> <p>The purpose of this provision is to minimise the visual impact of development when viewed from beyond the lot, including from the Dog Rocks outcrop and from areas within the catchment of the Barwon River, particularly from rural land to the south and from the Fyansford-Gheringhap Road and Dog Rocks Road.</p> <p>2.0 Permits not generally in accordance with incorporated plan</p> <p>None specified.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits:</p> <p>Site analysis</p> <p>An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation</p>	<ul style="list-style-type: none"> <li>First Decision Guideline duplicates other Scheme provisions</li> </ul>	<p>Unclear if "Concept Layout Dog Rocks (May 1999) in 72.04 is the relevant Incorporated Document. If so it should be referenced this way in the Schedule</p>

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
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coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Show for each lot:
  - A building envelope and driveway to the envelope.
  - Existing vegetation.
  - In the absence of reticulated sewerage, an effluent disposal area.
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.
- If a staged subdivision, show how the balance of the land may be subdivided.

#### Buildings and works

Prior to the development of any dwelling, or other building greater than 50 square metres in area or 6 metres in height, plans for the proposed building showing siting, height, form and external finishes shall be submitted to the responsible authority for endorsement. In considering the plans for endorsement, the responsible authority should consider the purpose of this provision, and be satisfied that the siting, form and finishes are such as to reduce visual impact of the development. No building shall exceed two storeys in height, or be greater than 7.5 metres above natural ground level.

#### Dwellings

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>A lot may be used for one or two dwellings provided the following requirements are met:</p> <ul style="list-style-type: none"> <li>Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.</li> <li>Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.</li> <li>Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.</li> </ul> <p>These requirements also apply to a dependent person's unit.</p> <p>Subdivision</p> <p>Subdivision should be generally in accordance with the Concept Layout Dog Rocks Drawing 001D and the schedule accompanying it which together form an incorporated document to this planning scheme.</p> <p>Each lot should be at least 0.4 hectare. A permit may be granted to create lots smaller than 0.4 hectare if the subdivision excises land which is required for a road or to provide a utility service.</p>		
43.04 Development Plan Overlay (DPO)		To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<b>To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.</b>		
43.04s1 Schedule 1 to the DPO	Township Development Plan - Bannockburn	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>• All township development must be serviced with reticulated water and sewerage (when available).</li> <li>• Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating compliance with state and local policies on effluent and stormwater disposal.</li> <li>• All township development must be serviced with sealed roads.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>• The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.</li> <li>• Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.</li> </ul>	Complies with MD	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>• Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.</li> <li>• The staging and anticipated timing of development.</li> <li>• An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.</li> <li>• Suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to township areas.</li> <li>• A soil and water report must be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.</li> </ul>		
43.04s2 Schedule 2 to the DPO	Low Density Residential Development Plan	<p>Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>• All residential development must be serviced with reticulated water and sewerage (when available).</li> <li>• Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating compliance with state and local policies on effluent and stormwater disposal.</li> <li>• All residential development must be serviced with sealed roads.</li> </ul> <p>4.0 Requirements for development plan</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• Wording of 4.0 does not comply with MD</li> </ul>	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The development plan must describe:</p> <ul style="list-style-type: none"> <li>• The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.</li> <li>• Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.</li> <li>• Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.</li> <li>• The staging and anticipated timing of development.</li> <li>• An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.</li> <li>• Suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas.</li> <li>• A soil and water report must be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.</li> </ul>		
43.04s3 Schedule 3 to the DPO	Industrial 1	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>• All industrial development must be serviced with reticulated water and sewerage.</li> </ul>	Complies with MD	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>All industrial development must be serviced with sealed roads.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.</li> <li>Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.</li> <li>Identify the staging and anticipated timing of development.</li> <li>Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.</li> <li>Provide suitable linkages between highways, major roads and urban areas.</li> <li>Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.</li> </ul>		
43.04s4 Schedule 4 to the DPO	Levy Road, Bannockburn	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.</p> <p>3.0 Conditions and requirements for permits</p> <p>A permit may be granted for any use or development that is not generally in accordance with the development plan, provided it is residential in nature or provides an ancillary</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>2x introductory paras should be Objectives</li> <li>Wording of 2.0 does not comply with MD</li> <li>Wording of 3.0 does not comply with MD</li> </ul>	Section 3.0 could be redrafted for clarity



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>recreation or service based activity which is compatible with the purpose and key elements of the Site Analysis/Design Response Drawing Number 002A and the Concept Layout A, April 2000 - as shown in Map 1.</p> <p>Commercial, retail and industrial uses should be discouraged from locating within the site as suitable alternative locations for these activities exist within the township of Bannockburn.</p> <p>A permit for subdivision and development of the site shall include provisions and conditions relating to the interface between the site and the adjoining Bannockburn Cemetery. In particular, provision must be made for:</p> <ul style="list-style-type: none"> <li>• The types of plant species suitable to the interface areas.</li> <li>• The planting of locally indigenous species within the buffer between the site and the cemetery.</li> <li>• Measures for preventing access by pedestrians, domestic pets and environmental weeds from entering the cemetery from the site.</li> <li>• Requirements for the provision of advice to new owners within the site on matters relating to the protection and management of significant flora within the Bannockburn Cemetery.</li> </ul> <p>A permit for subdivision and development of the site shall include the following conditions:</p> <ul style="list-style-type: none"> <li>• Development must cease immediately upon the discovery of any Aboriginal cultural material and Aboriginal Affairs Victoria shall be immediately notified of any such discovery.</li> <li>• Development on the subject land must cease immediately upon the discovery of any suspected human remains. The Police or State Coroner's Office must be informed of the discovery without delay. If there are any reasonable</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>grounds to suspect that the remains are Aboriginal, the discovery must also be reported to Aboriginal Affairs Victoria.</p> <ul style="list-style-type: none"> <li>Officers of Aboriginal Affairs Victoria shall be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to the above mentioned conditions.</li> </ul> <p>4.0 Requirements for development plan</p> <p>The development plan must be prepared generally in accordance with the Site Analysis/Design Response Drawing Number 002A and the Concept Layout A, April 2000 - as shown in Map 1.</p> <p>The development plan must show and/or address:</p> <ul style="list-style-type: none"> <li>The provision of a variety of lot sizes ranging from 350 square metres to 4000 square metres, together with medium density development in the designated area of the Village Green.</li> <li>Lot shape and orientation.</li> <li>The provision of vehicular access, including the construction and funding of appropriate vehicle access treatments, deceleration lanes and medium treatments.</li> <li>The provision of pedestrian and bicycle paths and accessways.</li> <li>The provision of all necessary utility services.</li> <li>The provision of drainage infrastructure.</li> <li>Control of stormwater and the use and management of any retarding basin(s) required for this purpose.</li> <li>The provision of public open space areas, including the Village Square/Green.</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>The provision of open space linkages, both within the subdivision and to existing and proposed community facilities external to the site.</li> <li>The provision of significant tree buffers on Levy Road and the eastern site boundary, landscaping works along internal roads, landscaped entrance features on Levy and Charlton Roads, a landscaped walkway linking the site with Burnside Road and significant landscaping of the Village Square/Green area.</li> <li>The retention of any existing remnant native vegetation.</li> <li>The protection of significant flora within the adjoining cemetery from potential impacts of development including trampling, flora collection, spread of environmental weeds and increased nutrients. This must include the provision of an environmental management plan which shall provide for: <ul style="list-style-type: none"> <li>The development of a buffer at least ten (10) metres wide along the boundary of the site where it abuts the cemetery. The buffer shall consist of a vegetated strip including a mix of tree/shrub and ground flora species derived predominantly from stock of local provenance.</li> <li>The prevention of access by pedestrians, domestic pets and the spread of weeds from within the site to the adjoining cemetery.</li> </ul> </li> </ul> <p>The responsible authority must consult with the Department of Environment, Land, Water and Planning, prior to approval of the environmental management plan.</p> <ul style="list-style-type: none"> <li>A full landscape plan identifying a landscape theme and dominant species for the site.</li> <li>A site design plan showing for each lot: <ul style="list-style-type: none"> <li>Proposed building setbacks.</li> </ul> </li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>Maximum site coverage.</li> <li>Maximum building height at a maximum of two storeys or no greater than 7.9 metres above natural ground level.</li> </ul>		
43.04s5 Schedule 5 to the DPO	Industrial 1	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>All industrial development must be serviced with reticulated water and sewerage.</li> <li>All industrial development must be serviced with sealed roads.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.</li> <li>Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.</li> <li>Identify the staging and anticipated timing of development.</li> <li>Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.</li> </ul>	Complies with MD	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>• Provide suitable linkages between highways, major roads and urban areas.</li> <li>• Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.</li> <li>• Include an outline development plan, which includes a flora and fauna management plan, for the protection and management of environmental assets. The management plan shall include: <ul style="list-style-type: none"> <li>– Sufficient buffer around trees to sustain soil moisture.</li> <li>– An assessment of the presence of the Common Dunnart on the site and include measures to reduce impacts on its habitat.</li> </ul> </li> <li>• Include a stormwater management plan that promotes best practice urban stormwater management actions to address stormwater flows and quality, in consultation with Corangamite Catchment Management Authority. The stormwater management plan shall include: <ul style="list-style-type: none"> <li>– Consideration of drainage impacts on wetlands adjoining the site to the west and east.</li> <li>– Measures to ensure natural soil moisture content in dry or wet periods is sustained (i.e retaining basin for stormwater).</li> </ul> </li> </ul>		
43.04s6 Schedule 6 to the DPO	Glen Avon Estate – Low Density Residential Development Plan	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• Wording of 2.0 does not comply with MD</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>date, provided it is the only dwelling on the lot, before a development plan has been prepared.</p> <p>3.0 Conditions and requirements for permits</p> <p>None specified.</p> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>• Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.</li> <li>• Make appropriate arrangements for the provision and funding of necessary physical and social infrastructure.</li> <li>• Illustrate the staging and anticipated timing of development.</li> <li>• Include a soil and water report carried out in accordance with EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 to demonstrate the capacity of the land to treat effluent onsite.</li> <li>• Include a report demonstrating the capacity of the proposed drainage infrastructure to service the development and treat stormwater.</li> <li>• Show suitable linkages for vehicular, pedestrian and bicycle movement within and from the site to existing and proposed urban and rural residential areas.</li> <li>• Provide for and show collector roads as tree-lined boulevards which act as open space links for pedestrians.</li> <li>• Provide for pedestrian links from the site to the rail corridor.</li> <li>• Provide for open space with direct connections to existing and proposed open space and open space networks which are directed towards the town centre.</li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>Incorporate Water Sensitive Urban Design drainage systems into the road network where appropriate.</li> <li>Provide for an eight (8) metre wide vegetation belt, including a pedestrian path along the southern and eastern boundary of the Glen Avon Estate to act as a defined boundary of the Bannockburn township.</li> <li>Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.</li> <li>Describe, if appropriate, sites of conservation, heritage or archaeological significance and the means by which they will be managed.</li> <li>Incorporate a traffic management study which includes consideration of the existing and projected use and management of the intersections at Bannockburn-Shelford Road and Burnside Road, Pope Street and Burnside Road and Pope Street and High Street or any other affected intersection. The traffic management study should identify projected traffic volumes created by the development of land affected by this overlay and must make provision for necessary treatments of intersections affected in accordance with AUSTROADS Publications and Council or Head, Transport for Victoria requirements.</li> </ul>		
43.04s7 Schedule 7 to the DPO	Common Road, Inverleigh – Low Density Residential Node	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>Wording of 2.0 does not comply with MD</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits to subdivide the land:</p> <ul style="list-style-type: none"> <li>• All residential development must be serviced with sealed roads.</li> <li>• A coloured concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and Common Road fronting the subdivision.</li> <li>• Common Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders and drains along the sites frontage to the satisfaction of the responsible authority.</li> <li>• The owner of the land must enter into an agreement pursuant to Section 173 of the Act with the Golden Plains Shire Council requiring: <ul style="list-style-type: none"> <li>– The transfer of all public open space to the Golden Plains Shire Council. The open space contribution must include all land below the 80 metre contour line along the Leigh River escarpment and a strip of land not less than 10 metres wide or greater than 15 metres wide running the full distance of the western property boundary.</li> </ul> </li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>• A report outlining the relationship of uses on the proposed land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses. In particular, this report is to address the rural/urban interface issues along the western boundary of the subject land and the adjoining operating farming property.</li> </ul>		



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>• A land capability assessment undertaken in accordance with Environment Protection Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.</li> <li>• A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.</li> <li>• An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.</li> <li>• A flora and fauna management plan that: <ul style="list-style-type: none"> <li>– Identifies remaining stands of mature trees to be protected and specify management prescriptions necessary to enhance the health of existing stands and promote the recruitment of new plants.</li> <li>– Considers potentially threatening processes, as identified within the Flora &amp; Fauna Guarantee Act 1988 and recommend how they should be mitigated or managed. In particular, consideration should be</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>given to mature trees which provide valuable hollows used by native fauna for habitat.</p> <ul style="list-style-type: none"> <li>Identifies building and effluent envelopes for each allotment to ensure mature vegetation is protected.</li> <li>Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.</li> </ul> <ul style="list-style-type: none"> <li>An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space. Specifically, all land below the 80 metre contour line along the Leigh River escarpment and a strip of land not less than 10 metres wide or greater than 15 metres wide running the full distance of the western property boundary including a 3 metre wide gravel track is to be contributed as open space.</li> <li>A plan identifying building and effluent envelopes for each lot to be created.</li> <li>A landscaping plan including recommendations of the flora and fauna management plan and the location and species of proposed vegetation. Proposed species are to be of local provenance.</li> <li>Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas. In particular, traffic calming measures to be implemented for any proposed extension of Rankin Road must be identified.</li> <li>The staging and anticipated timing of development.</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.</li> </ul>		
43.04s8 Schedule 8 to the DPO	Faulkner Road, Inverleigh – Low Density Residential Node	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits to subdivide the land:</p> <ul style="list-style-type: none"> <li>All residential development must be serviced with sealed roads.</li> <li>A coloured concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and Common Road fronting the subdivision.</li> <li>Faulkner Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders and drains along the sites frontage to the satisfaction of the responsible authority.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>A report outlining the relationship of uses on the proposed land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.</li> </ul>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>First descriptive para not in accordance with MD format</li> <li>Wording of 2.0 does not comply with MD</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>• A land capability assessment undertaken in accordance with Environment Protection Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.</li> <li>• A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.</li> <li>• An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.</li> <li>• A flora and fauna management plan that: – <ul style="list-style-type: none"> <li>– Identifies remaining stands of mature trees to be protected and specify management prescriptions necessary to enhance the health of existing stands and promote the recruitment of new plants.</li> <li>– Considers potentially threatening processes, as identified within the Flora &amp; Fauna Guarantee Act 1988 and recommend how they should be mitigated or managed. In particular, consideration should be</li> </ul> </li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>given to mature trees which provide valuable hollows used by native fauna for habitat.</p> <ul style="list-style-type: none"> <li>Identifies building and effluent envelopes for each allotment to ensure mature vegetation is protected.</li> <li>Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.</li> <li>An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space.</li> <li>A plan identifying building and effluent envelopes for each lot to be created.</li> <li>A landscape plan including recommendations of the flora and fauna management plan and the location and species of proposed vegetation. Proposed species are to be of local provenance.</li> <li>Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas.</li> <li>The staging and anticipated timing of development.</li> <li>An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.</li> </ul>		
43.04s9 Schedule 9 to the DPO	Barrabool Views Low Density Residential Development	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p>	Does not comply:	Is BAL 12.5 still appropriate?

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>A development plan must be approved by the responsible authority prior to a planning permit being granted to subdivide the land into two (2) or more allotments, or prior to granting a planning permit for a dwelling or ancillary buildings.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>• All residential development must be serviced with sealed roads.</li> <li>• A concrete footpath 1.2 metres in width is to be provided along at least one side of each proposed road within the subdivision in addition to a concrete footpath along one side of Common Road fronting the subdivision and Faulkner Road unless already provided to Council's standards to improve pedestrian safety and accessibility.</li> <li>• Common Road be upgraded to a 6.2 metre seal width along the frontage of the site with appropriately designed shoulders and drains to the satisfaction of the responsible authority.</li> <li>• Faulkner Road be upgraded to a 6.2 metre seal width along the frontage of the site with appropriately designed shoulders and drains to the satisfaction of the responsible authority. An agreement is to be prepared to co-ordinate the construction of Faulkner Road with the owner of the land on the east side of Faulkner Road (No. 44 Lot 8 LP133642, Parish of Carrah, Inverleigh).</li> <li>• Hopes Plains Road be upgraded to a 6.2 metre seal width along the frontage of the site and the intersection with Faulkner Road upgraded to the satisfaction of the responsible authority.</li> </ul>	<ul style="list-style-type: none"> <li>• First descriptive para not in accordance with MD format</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>An agreement under Section 173 of the Act (Section 173 agreement) for all lots must be prepared to the satisfaction of the responsible authority to ensure: <ul style="list-style-type: none"> <li>No further subdivision.</li> <li>Payment of public open space contribution.</li> <li>Developer contributions set out in the letter dated Monday 30 March 2009 to the responsible authority from Jim Ramsey.</li> <li>Acknowledgement of the adjoining rural land uses and the implications of living adjacent to an operating farming property. The agreement will inform all future owners of the proposed lots that from time to time there may be off-site affects associated with the neighbouring rural use. Please refer to the endorsed memorandum dated 25 June 2008 that details possible affects in preparing the appropriate information (within the Section 173 agreement) to the satisfaction of the responsible authority.</li> </ul> </li> <li>A Section 173 agreement must be prepared to the satisfaction of the responsible authority specifically for the current Lot 1 LP128473, Parish of Carrah which prohibits horses or livestock from being kept on the land.</li> <li>A Section 173 agreement must be prepared to the satisfaction of the responsible authority implementing the Clover Glycine Land Management Plan to the appropriate land.</li> <li>A Section 173 agreement must be prepared to the satisfaction of the responsible authority implementing the land management plan for all lots abutting the Inverleigh Golf Course and Inverleigh Nature Conservation Reserve.</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
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## 4.0 Requirements for development plan

A development plan must include the following requirements:

- A stormwater management plan considering contributing catchments and pre and post development flows, which details how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion and mitigation of flows to the satisfaction of the responsible authority.
- A land management plan prepared by an appropriately qualified professional and applied to all lots which possess the Clover Glycine. The management plan needs to ensure the area of Clover Glycine is adequately protected.
- A land management plan must be prepared by an appropriately qualified professional and applied to all lots abutting the Inverleigh Golf Course and Inverleigh Nature Conservation Reserve relating to management/ownership obligations, including maintenance and management of a 30 metre fire buffer from the common boundary between the golf course and adjoining lots, vegetation protection and planting of new species outside the buffer, drainage, management of domestic pets and weeds, and minimisation of direct access to Crown land. These requirements will then pass to individual land owners following subdivision.
- An infrastructure servicing report must be prepared considering current Lot 1 LP LP128473, Parish of Carrah. The report must identify how removal of vegetation including Clover Glycine is avoided, ensure no harmful processes which may impact on vegetation and



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>demonstrate compatibility with environmental objectives as part of providing services and infrastructure.</p> <ul style="list-style-type: none"> <li>An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.</li> <li>A plan identifying building, driveway, effluent and vegetation protection envelopes for each lot to be created. The envelopes must be located outside of the 30 metre setback (fire buffer referred to above) to ensure development is excluded from this area.</li> <li>A flora and fauna management plan including, recommendations of the flora &amp; fauna assessment and the location and species of proposed vegetation. Proposed species are to be of local provenance. This plan must also identify a firebreak along the common boundary between the Golf Course and the proposed subdivision and concentrated native planting along the Hopes Plains Road boundary within the proposed lots.</li> <li>A traffic impact assessment report which considers the impact of traffic movements at the intersections of the Common Road and Hopes Plains Road with the Hamilton Highway. The assessment shall consider the impacts of traffic generated by the subject land in addition to pre-existing traffic.</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>The assessment should identify projected traffic volumes, the impacts of the increased traffic and the necessary treatments to mitigate these impacts (such as turning lanes). The assessment must address the management of mitigation works.</li> <li>The traffic impact assessment report and mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria or the responsible authority.</li> <li>Land adjoining the crown land comprising the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course must be developed with minimum lot sizes of 2 hectares.</li> <li>Land adjoining Hopes Plains Road (comprising 251 Hopes Plains Road, Inverleigh [Lot APS701788] and adjoining Lot A PS701787W) must be developed with minimum lot sizes of at least 0.4 hectares in accordance with the Inverleigh Structure Plan (2019) and must respond to environmental considerations including the following bushfire prevention measures: <ul style="list-style-type: none"> <li>Setbacks for the purposes of defensible space of 19 metres from the north, west and south boundary, unless otherwise agreed in writing by the CFA.</li> <li>Vegetation must be managed within any area of defensible space to the following standard:</li> <li>Grass must be short cropped and maintained during the declared fire danger period.</li> <li>All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>– Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li> <li>– Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.</li> <li>– Shrubs must not be located under the canopy of trees.</li> <li>– Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.</li> <li>– Trees must not overhang or touch any elements of the building.</li> <li>– The canopy of trees must be separated by at least 5 metres.</li> <li>– There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> <li>– Any building on a new lot should be designed and constructed to a minimum standard of Bushfire Attack Level (BAL) 12.5.</li> </ul> <p>Where environmental constraints are evident, lots may need to exceed 0.4 hectares.</p> <ul style="list-style-type: none"> <li>• All lots outside of the 2 hectare and 0.4 hectare minimum area must be at least 1 hectare in size and must respond to environmental considerations. Where environmental constraints are evident, lots may need to exceed 1 hectare.</li> <li>• Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas.</li> <li>• The staging and anticipated timing of development.</li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>A land capability assessment undertaken in accordance with environment.</li> <li>Protection Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003, which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision satisfactorily.</li> <li>An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.</li> </ul>		
43.04s10 Schedule 10 to the DPO	Bannockburn East – Low Density Residential Development	<p>1.0 Objectives None specified.</p> <p>2.0 Requirement before a permit is granted A development plan must be approved by the responsible authority prior to any planning permit being granted to subdivide the land into two (2) or more allotments or realign/re-subdivide any of the existing allotment boundaries.</p> <p>3.0 Conditions and requirements for permits The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>All residential development must be serviced with sealed roads.</li> <li>All allotments must be connected to reticulated water, electricity and telephone services.</li> <li>A coloured concrete footpath or approved alternative is to be provided along at least one side of each proposed road within the subdivision to Council's standards to improve pedestrian safety and accessibility.</li> </ul>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>First descriptive para not in accordance with MD format</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>The intersection of Garonne Drive and Knights Park Crescent is to be upgraded to accommodate additional traffic created by the development to the satisfaction of the responsible authority.</li> <li>The applicant/developer must enter into an agreement under Section 173 of the Act with Council requiring that the purchaser of each lot must install a 22,500 litre (5,000 gallon) rainwater tank plumbed into any dwelling constructed on the lot upon completion of the dwelling.</li> <li>Each allotment must be fenced.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>An overall design response that incorporates all of the appropriate elements listed below into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.</li> <li>A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and the use of water sensitive urban design techniques.</li> <li>Buffers to the rural land to the east and the Midland Highway to the north.</li> <li>Provide for a vegetation belt of a width of at least 8 metres, including a pedestrian path along the eastern boundary of the site between the Geelong – Ballarat Railway Line and the Midland Highway to act as the defined boundary of the Bannockburn Township. The vegetation belt is to be designed in accordance with</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Figures 7 &amp; 8 (Indicative Growth Boundary) of the Bannockburn Urban Design Framework (March 2005).</p> <ul style="list-style-type: none"> <li>• The provision of suitable road, cycle and pedestrian linkages and consideration of the wider road and pedestrian network.</li> <li>• Consideration of how the subdivision design responds to the character and lot pattern of the surrounding neighbourhood.</li> <li>• Provision of lots that are consistent with the 'Low Density Residential Zone Lot Size Schedule' adopted by Council as a guide for minimum lot size decision in the Low Density Residential Zone.</li> <li>• Vehicular access to existing lots 1 PS313731P, Parish of Gheringhap and Crown Allotment 62 Section 27, Parish of Gheringhap currently fronting the Midland Highway is to be provided within the subdivision layout so that existing access points to the highway could be removed. Future subdivision of the highway fronting allotments must only gain access from internal roads and not the highway.</li> <li>• A fire access track is to be provided in consultation with the Head, Transport for Victoria, linking the proposed subdivision with the Midland Highway for the use of emergency vehicles only. Access control is to be designed and managed to the satisfaction of the responsible authority and the Head, Transport for Victoria.</li> <li>• An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide</li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.</p> <ul style="list-style-type: none"> <li>• A plan identifying building &amp; effluent envelopes for each lot to be created. Building envelopes must have a setback of at least 10 metres from street frontages and 5 metres to all other boundaries.</li> <li>• A landscaping plan including the location and species of proposed vegetation. Proposed species are to be of local provenance.</li> <li>• The staging and anticipated timing of development.</li> <li>• A land capability assessment undertaken in accordance with EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.</li> <li>• A preliminary environmental assessment undertaken to the satisfaction of the responsible authority that demonstrates that the land is not contaminated. If this assessment is not to the satisfaction of the responsible authority, then a Statement of Environmental Audit will be required.</li> </ul>		
43.04s11 Schedule 11 to the DPO	Hills Road, Batesford – Low Density Residential Node	<p>1.0 Objectives</p> <p>None specified.</p> <p>2.0 Requirement before a permit is granted</p> <p>Before a permit is granted a development plan must be approved, except where the permit is to construct a single</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• First descriptive para not in accordance with MD format</li> </ul>	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot.</p> <p>3.0 Conditions and requirements for permits</p> <p>The following conditions and/or requirements apply to permits to subdivide the land:</p> <ul style="list-style-type: none"> <li>• All residential development must be serviced with sealed roads.</li> <li>• A concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and the entire extent of Hills Road.</li> <li>• Hills Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders, drains and responsive to the roadside native vegetation along Hills Road to the satisfaction of the responsible authority.</li> <li>• An agreement under Section 173 of the Act to apply to all lots ensuring that no further subdivision is permitted.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>• A land capability assessment undertaken in accordance with the Environment Protection Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 and Council's specific requirements which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully. The additional key considerations of the assessment are to: <ul style="list-style-type: none"> <li>– Provide a site map showing variations in land capability based on variations in slope, site drainage, flood potential, seasonal watertable depth, and soil profile characteristics.</li> </ul> </li> </ul>		



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>– Recommended areas suitable for higher and lower density development (i.e. larger lots in areas with poorer land capability), in order to minimise environmental impacts, including risks to catchment water quality.</li> <li>• A minimum lot size of 1 hectare in areas with a land capability rating of 'poor' or 'very poor' for effluent disposal as determined by the Land Capability Assessment.</li> <li>• A minimum lot size of 1 hectare for all lots abutting the Moorabool River.</li> <li>• A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Moorabool River to the satisfaction of the responsible authority. Water sensitive urban design techniques should be considered.</li> <li>• A detailed flooding impact assessment for the entire site including a detailed survey of the site and bathymetric survey of the Moorabool River. The assessment must also address the following requirements of the Corangamite Catchment Management Authority: <ul style="list-style-type: none"> <li>– Peak flood levels are not increased for the 5 year ARI to 100 year ARI design events.</li> <li>– Flood flow paths are not adversely affected by the proposed development.</li> <li>– Flood storage volumes are maintained under the full range of design flood events.</li> </ul> </li> </ul>		

## 1. Clause and name

## 2. Applies to (schedules only)

## 3. Purpose and requirements

## 4. Adherence with MD

## 5. Additional improvements suggested

- Existing vegetation function on the floodplain is maintained.

The assessment must also identify the land subject to inundation as a result of any proposed works to the Moorabool River system.

- A Traffic Impact Assessment.

A traffic impact assessment report which considers the impact of traffic movements to and from the subject land on the Midland Highway. The assessment shall consider the impacts of traffic generated by the subject land in addition to pre-existing traffic.

The assessment shall identify an access point from the subject land to the Midland Highway that is acceptable to the Head, Transport for Victoria and the responsible authority, and should consider:

- Sight distances along Midland Highway from the new intersection location (sight lines to the east are restricted by a crest on the highway).
- Integration with the adjacent Blackall Road intersection.
- Closure or truncation of Hills Road (because there are no turning lanes, traffic entering Hills Road from the highway should be limited).
- Access arrangements for future residential development of land to the west of Hills Road.

The assessment should identify projected traffic volumes, the impacts of the increased traffic and the necessary treatments to mitigate these impacts (such as turning lanes). The assessment shall also consider relocation of existing bus stops if required by the intersection treatment and pedestrian and cycle access to the bus stops.

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The traffic impact assessment should consider the upgrade of Hills Road and the impact on native vegetation.</p> <p>The traffic impact assessment report and mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria or the responsible authority.</p> <ul style="list-style-type: none"> <li>• A cultural heritage management plan is required to be completed under the Aboriginal Heritage Act 2006 and should be submitted with the development plan.</li> <li>• A detailed flora and fauna assessment report prepared by a suitably qualified ecological specialist. The report must include the following, in accordance with 'Victoria's Native Vegetation Management – a Framework for Action' (Government of Victoria 2002): <ul style="list-style-type: none"> <li>– Identification of Ecological Vegetation Classes (EVC's).</li> <li>– Identification of any large old trees and medium old trees.</li> <li>– Recommendations for avoidance of any vegetation of 'very high' conservation significance, preferably by means of protection within reserves wherever feasible.</li> <li>– Recommendations for avoidance of any large old trees and medium old trees, preferably by means of protection within reserves wherever feasible.</li> <li>– Recommendations for avoiding and minimising clearing of any other native vegetation.</li> </ul> </li> <li>• A flora and fauna management plan that: <ul style="list-style-type: none"> <li>– Identifies remaining stands of mature indigenous trees to be protected and specify management prescriptions necessary to enhance the health of</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>existing stands and promote the recruitment of new plants.</p> <ul style="list-style-type: none"> <li>– Considers potentially threatening processes, as identified within the Flora and Fauna Guarantee Act 1988 and recommend how they should be mitigated or managed. In particular, consideration should be given to mature trees which provide valuable hollows used by native fauna for habitat.</li> <li>– Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.</li> </ul> <ul style="list-style-type: none"> <li>• A landscaping plan including recommendations of the flora and fauna management plan and the location of and species of proposed vegetation. Proposed species are to be matched to the existing and pre-existing Ecological Vegetation Class (EVC) and be of local provenance. The landscaping plan must show a plantation reserve along the southern boundary of the subject site abutting the Midland Highway and must include a specific design response to the area to be provided as public open space.</li> <li>• An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space.</li> <li>• A management plan for the area of land to be provided as public open space which: <ul style="list-style-type: none"> <li>– Ensures all regionally prohibited and regionally controlled weeds are eradicated and thereafter managed.</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>– Ensures the control of pest animals prior to the hand over of the public open space to Council.</li> <li>– Ensures the retention of natural drainage corridors by providing vegetated buffer zones at least 30 metres wide along waterways.</li> <li>• All services including reticulated water, phone, power are to be provided underground.</li> <li>• Building and effluent envelopes are required for lots in the floodway and lots on the ridge at the north eastern corner of the site. The envelopes must ensure appropriate setback requirements are met in relation to the yabby ponds and the drainage line as identified in the concept plan.</li> <li>• An audit of the entire site must be completed by an environmental professional to determine if the land is contaminated. The land to be developed was previously used for agricultural purposes and therefore this land may be contaminated as a result of chemical storage, chemicals applied to the land or as a result of other farming practices.</li> <li>• Suitable road, cycle and pedestrian linkages between the site, recreation/open space and the central Batesford township area.</li> <li>• The staging and anticipated timing of development.</li> <li>• An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan. The overall design response with respect to the land capability assessment, and the flora and fauna management plan must be developed in consultation with the Department of Environment, Land, Water and Planning (DELWP).</li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
43.04s12 Schedule 12 to the DPO	Township Development Plan - Lethbridge	<p>1.0 Objectives None specified.</p> <p>2.0 Requirement before a permit is granted A permit may be granted to use land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.</p> <p>3.0 Conditions and requirements for permits None specified.</p> <p>4.0 Requirements for development plan A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>• A plan showing the location, dimension and area of all lots.</li> <li>• A land capability assessment to determine if lots less than 1 hectare can support the management of onsite wastewater systems.</li> <li>• Where required, a flora and fauna assessment report which provides a management plan to assist in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.</li> <li>• An overall landscaping plan and any necessary arrangements for preserving or regenerating existing vegetation.</li> <li>• A drainage management plan which identifies natural drainage lines and floodways, and provides for the integration of stormwater treatment into the landscape and the protection of water quality.</li> <li>• If relevant, a traffic impact assessment report considering the impacts of traffic movements at the intersection of Hodges Street and the Midland Highway. The report and</li> </ul>	Complies with MD	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
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any mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at the cost of the applicant.

A development plan must include a subdivision layout plan which:

- Allows for the provision of future infrastructure, including reticulated sewerage.
- Includes wide road reserves capable of accommodating services, footpath infrastructure and planting of native indigenous species.
- Provides convenient and safe pedestrian and cycle networks with linkages to adjoining development, open space and facilities such as schools, shops and sporting grounds.
- Provides road linkages to surrounding areas and integrates with adjoining development.
- Considers the topography of the land, particularly with regard to the provision of useable open space, site elements such as vegetation, waterways or other significant features, and physical infrastructure such as roads and reticulated services (water, sewer, drainage).
- Where relevant, identifies the proposed location of public open space which is:
  - Clearly visible and accessible to residents within the development area.
  - Connected to existing or proposed open space.
  - Integrated with areas and corridors of habitat significance where possible.
- Shows the location of any major infrastructure easements.
- Identifies development stages if proposed.

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
43.04s13 Schedule 13 to the DPO	The Manse Estate	<p>A development plan must not provide for additional access onto the Midland Highway to service residential development.</p> <p>1.0 Objectives None specified.</p> <p>2.0 Requirement before a permit is granted None specified.</p> <p>3.0 Conditions and requirements for permits The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>Building envelopes must be identified on any plan of subdivision in accordance with those identified in the approved development plan.</li> <li>No additional access shall be provided to the Rokewood-Shelford Road.</li> </ul> <p>4.0 Requirements for development plan A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>Demonstrate the relationship between the proposed subdivision layout, landscaping and design features and the existing heritage, topographic, environmental and visual features of the site.</li> <li>Demonstrate how the proposed subdivision and development will integrate with the township and its setting.</li> <li>Articulate a vision for the development of the site that includes a schedule of preferred building heights, materials and colours, which respond to the historic and visual sensitivities of the site.</li> <li>Include and respond to a land capability assessment, undertaken in accordance with Environmental Protection</li> </ul>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>First descriptive paras not in accordance with MD format</li> </ul>	



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003, which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.</p> <ul style="list-style-type: none"> <li>• Include a 20 metre wide buffer either side of the waterway which traverses the southern portion of the site, to ensure its protection. A waterway management plan must be prepared for this waterway and the 20 metre buffer either side. The management plan must include detail of the existing environmental values, any initial stabilisation and vegetation works, a maintenance regime and any long term management actions that may be required. This plan should be developed by a suitably qualified and experienced professional.</li> <li>• Respond to a topographical survey of the site with contours identified at 0.5 metre intervals to ensure development of the site is sensitive to the valley setting of the township, particularly views from the eastern entrance to the Shelford valley as well as ensuring development does not obstruct views between the Manse, Golf Hill and the Presbyterian Church.</li> <li>• Identify a lot layout including building envelopes which respond to the land capability assessment, topographical survey, water management plan, vegetation management plan and overall landscaping plan including the retention of mature vegetation and provides for the protection of traditional views of the Manse site and the views between the Manse, Golf Hill and the Presbyterian Church.</li> <li>• Include a stormwater management plan detailing how stormwater will be collected and treated within the</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.</p> <ul style="list-style-type: none"> <li>Identify the future road network and traffic management works showing internal road networks, providing for a high level of access within the development for all vehicular and non-vehicular traffic, responding to the topography of the land and historical features including the existing driveway and entrance which must be integrated into the future road network of the site. The existing and traditional driveway shall be used as the entrance and main internal access road within the subdivision design of the site, with no additional access points from the Rokewood-Shelford Road.</li> <li>Identify and respond to projected traffic volumes created by the development of land affected by this development plan, by making provision for necessary treatments of intersections affected (including the existing and historical driveway to the site to be retained as the entrance and internal road access for the site) in accordance with AUSTROADS Publications and Council or VicRoads requirements.</li> <li>Demonstrate that there is adequate provision of potable water to service proposed development and/or lots within the subdivision, to the satisfaction of the responsible authority.</li> <li>Include a vegetation management plan that identifies existing mature trees on the site and demonstrates how these mature trees will be protected and incorporated into the design of the subdivision and development of the</li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>site through building and effluent envelopes and the location of utility infrastructure such as roads and reticulated services. The protection of existing mature trees and avoidance of building and infrastructure should also include a three (3) metre exclusion zone radiating from the tree drip line (extent of crown).</p> <ul style="list-style-type: none"> <li>• Provide an overall landscaping plan, in keeping with the historic context of the site and making necessary arrangements for the preservation or regeneration of existing vegetation.</li> <li>• Show suitable linkages for vehicular, pedestrian and bicycle movement within and from the site to the area identified for future residential to the west of the site as well as the existing township, recreation reserve and primary school.</li> <li>• Identify the staging and anticipated timing of the development.</li> </ul>		
43.04s14 Schedule 14 to the DPO	Yellowglen Low Density Residential Development	<p>1.0 Objectives None specified.</p> <p>2.0 Requirement before a permit is granted A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to construct a single dwelling and associated outbuildings on any lot created before the approval date of Amendment C61 to this planning scheme, provided it is the only dwelling on the lot.</p> <p>3.0 Conditions and requirements for permits The following conditions and/or requirements apply to permits to subdivide the land:</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> <li>• First descriptive paras not in accordance with MD format</li> <li>• Wording of 2.0 does not comply with MD</li> <li>• Cannot include referral requirements in the Schedule</li> </ul>	Delete CHMP requirement for development plan as this is covered by other legislation

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>All residential development must be serviced with sealed roads to the satisfaction of the responsible authority.</li> <li>All residential development must be connected to reticulated sewerage and water infrastructure to the satisfaction of the responsible authority and Central Highlands Water Authority.</li> <li>An agreement under Section 173 of the Act (Section 173 agreement) applied to all lots within 500 metres of the Smythesdale Landfill Premises boundary (land zoned Special Use Zone 2) which acknowledges that part or all of the lot is within 500 metres of the Smythesdale landfill premises (land zoned Special Use Zone 2) and the Smythesdale landfill is a site of regional significance and will be in operation for an indefinite period of time.</li> <li>A Section 173 agreement or restriction applied to all allotments(excluding super lots for staging if applicable) preventing any further subdivision.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>A subdivision layout plan showing the location, dimension and area of all lots. This plan must be referred to Central Highlands Water. Any development within the south eastern area of the site must be generally consistent with the 'Proposed Subdivision Layout Lake Yellowglen' drawing no: 11118-01-DPO1-11 prepared by TGM dated 28 January 2014.</li> <li>A plan showing existing surface contours at 0.25 metre interval to Australian Height Datum.</li> <li>An overall landscaping plan that includes any vegetation that is proposed to be managed for the purposes of providing defendable space and any necessary</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>arrangements for preserving or regenerating existing vegetation.</p> <ul style="list-style-type: none"> <li>• An open space plan which identifies land to be dedicated for the purposes of public open space and its proposed management.</li> <li>• A stormwater management plan, which identifies natural drainage lines and floodways, and provides for the integration of stormwater outfall, retardation and treatment into the landscape and the protection of water quality. The report must consider the impact and management of stormwater generated by the development, provision of upstream catchments, details of stormwater outfall and proposed management and ongoing maintenance of existing dam. The report must be completed to the satisfaction of the responsible authority.</li> <li>• A traffic impact assessment report which: <ul style="list-style-type: none"> <li>– Considers the impact and management of traffic movements to and from the subject land. The report must consider the impact of traffic generated by the subject land in addition to pre-existing traffic and include proposed improvements and upgrades to the existing surrounding road network.</li> <li>– Considers the impact of traffic movements at the intersections of the Glenelg Highway/Whites Road, Glenelg Highway/Heales Street and Glenelg Highway/Gardens Street. The assessment must consider the impacts of traffic generated by the fully completed Yellowglen development, namely the area affected by this schedule.</li> <li>– Identifies projected traffic volumes, the impacts of increased traffic and treatments to mitigate these</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>impacts. The assessment must also consider pedestrian and cycle links to the Smythesdale town centre. The report must recommend staging of works (if appropriate) and mechanisms to fund the works.</p> <ul style="list-style-type: none"> <li>– The traffic impact assessment report and any mitigating works(if required) must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria or the responsible authority.</li> <li>• A cultural heritage management plan if required by the Aboriginal Heritage Act 2006.</li> <li>• A bushfire management report. The report must show: <ul style="list-style-type: none"> <li>– That all lots created can achieve defensible space separation from building envelopes to the adjoining private bush properties.</li> <li>– The provision of adequate water supply to facilitate fire fighting for all lots created.</li> </ul> </li> <li>• A flora and fauna assessment management plan to assist in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.</li> <li>• Details of existing vegetation to be retained and treesto be removed. This must include a written explanation of the steps that have been taken to: <ul style="list-style-type: none"> <li>– Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.</li> <li>– Minimise impacts on Victoria's biodiversity.</li> <li>– Provide an offset in a manner that makes a contribution to Victoria's biodiversity that is</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>equivalent to the contribution made by the native vegetation to be removed.</p> <ul style="list-style-type: none"> <li>Where required, a flood risk report that must consider the following, where applicable: <ul style="list-style-type: none"> <li>Whether the proposed use or development could be located on flood free land or land with a lesser flood hazard outside of the identified flood extent.</li> <li>The susceptibility of the development to flooding and flood damage.</li> <li>The potential flood risk to life, health and safety associated with the development.</li> <li>A flood study to address flood risk factors including (but not limited to): <ul style="list-style-type: none"> <li>The frequency, duration, extent, depth and velocity of flooding of the site and access way during a 1 per cent AEP flood event.</li> <li>The flood warning time available.</li> <li>The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or access way is flooded.</li> </ul> </li> <li>The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. No floodplain storage is to be lost as part of any development.</li> <li>The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.</li> </ul> </li> <li>A subdivision layout plan which:</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>– Ensures any lot fronting and within 75 metres of Bykersmas Road is a minimum of 1 hectare, with a minimum frontage of 100 metres. This only applies to land north of Lot 7 on Plan of Subdivision 608426 to the intersection of Craddocks Road. These lots must not be accessed directly from Bykersmas Road.</li> <li>– Provides for main vehicle access points towards the south of the site to minimise traffic impacts on adjoining properties to the north.</li> <li>– Provides convenient and safe pedestrian and cycle networks with linkages to adjoining development, open space and facilities such as schools, shops and sporting grounds.</li> <li>– Includes wide road reserves capable of accommodating services, footpath infrastructure and landscaping.</li> <li>– Details of road reserve widths including typical crosssections of each road type and intended function of road (e.g. bike path, drainage, landscaping).</li> <li>– Details of proposed sewer rising main and proposed water main alignment external to the subject site.</li> <li>– Makes provision for waterway corridors of recommended width along the full extent of designated waterways within the subject property. Tributaries of these waterways must also be protected with a buffer.</li> <li>– Considers the topography of the land, particularly with regard to the provision of useable open space, site elements such as vegetation, waterways or other significant features and physical infrastructure</li> </ul>		



# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>such as roads, reticulated services(water, sewer, drainage), retardation basins and stormwater quality treatment</p> <ul style="list-style-type: none"> <li>Shows the location of any major infrastructure easements both internal and external to the site</li> <li>Identifies development stages if proposed.</li> </ul>		
43.04s15 Schedule 15 to the DPO	385 Common Road Inverleigh	<p>1.0 Objectives None specified.</p> <p>2.0 Requirement before a permit is granted A Development Plan must be approved by the responsible authority prior to a planning permit being granted to subdivide the land into two (2) or more allotments, or prior to granting a planning permit for a dwelling or ancillary building.</p> <p>3.0 Conditions and requirements for permits The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> <li>All residential development must be serviced with sealed roads and footpaths to the satisfaction of the responsible authority.</li> <li>A concrete footpath must be provided along the frontage of the site on Common Road, extending from the existing footpath along Common Road and along at least one side of each proposed road within the subdivision.</li> <li>Common Road is to be upgraded along the frontage of the site to the satisfaction of the responsible authority.</li> <li>A section 173 agreement must be prepared to the satisfaction of the responsible authority regarding the Land Management Plan for all lots abutting the Public Park and Recreation Zone.</li> </ul>	Complies with MD	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>A section 173 agreement must be prepared to the satisfaction of the responsible authority regarding the transfer of all public open space land along the Leigh River to the Golden Plains Shire Council, which shall form the 5% public open space contribution for the subdivision of the subject land.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>Provide a site analysis and design response that: <ul style="list-style-type: none"> <li>demonstrates the relationship between the proposed subdivision layout, landscaping and design features and the topographic, environmental, cultural heritage and rural qualities of the site.</li> <li>demonstrates how the proposed subdivision and development will integrate with the adjoining residential development, the biolink, the river environs, the Inverleigh township and its setting.</li> <li>responds to the recommendations of the technical reports below.</li> </ul> </li> <li>A traffic assessment that addresses the traffic that will be generated from the development of the land, how this will impact the local street network and what, if any, mitigation measures are required.</li> <li>A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediments, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.</li> <li>A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 1364</li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Draft EPA Code of Practice – Onsite Wastewater Management 2010 which demonstrates that wastewater can be treated and retained within each proposed allotment to the satisfaction of the responsible authority.</p> <ul style="list-style-type: none"> <li>• A Landslip Risk Assessment that identifies risk categories for the land and how these areas should be managed.</li> <li>• A Flora and Fauna Management Plan that identifies: <ul style="list-style-type: none"> <li>– and provides assessment of the health and recommended treatment for all scattered trees in the Low Density Residential Zone.</li> <li>– and protects mature trees and specifies management prescriptions necessary to enhance the health and longevity and promotes recruitment of new plants in their vicinity for trees in the Public Park and Recreation Zone.</li> <li>– tree protection zones for all mature trees, to ensure their protection. All tree protection zones must be wholly contained within the subject lot.</li> </ul> </li> <li>• A Landscaping Masterplan incorporating the Flora and Fauna Management Plan recommendations and the location and species of proposed vegetation. Proposed species are to be to the satisfaction of the responsible authority.</li> <li>• The staging of development.</li> <li>• A Land Management Plan that: <ul style="list-style-type: none"> <li>– applies to all land from the top of the escarpment to the northern boundary of the adjoining Public Park and Recreation Zone.</li> <li>– specifies no buildings or works aside from specified boundary fencing for the specified land.</li> </ul> </li> </ul>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>– restricts boundary fencing to post and wire construction, to the satisfaction of the responsible authority.</li> <li>– prohibits wastewater envelopes (wholly or partially) from the specified area.</li> <li>– permits access only to vehicles associated with the maintenance and/or rehabilitation of the specified land. Maintenance and/or rehabilitation treatment consists of pest plans and/or animals, revegetation, fencing repair or replacement.</li> <li>– prohibits motorbikes or other motorised vehicles in the specified area for recreation or other purposes, other than specified above</li> </ul>		
43.04s16 Schedule 16 to the DPO	Barrabool Views North	<p>1.0 Objectives None specified.</p> <p>2.0 Requirement before a permit is granted None specified.</p> <p>3.0 Conditions and requirements for permits The following conditions and/or requirements apply to permits to subdivide land:</p> <ul style="list-style-type: none"> <li>• Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, an all weather perimeter road must be constructed on the western, northern and eastern boundaries of the development plan area to the satisfaction of the responsible authority.</li> <li>• Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, all residential development must be serviced with sealed</li> </ul>	Complies with MD	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>roads that have a minimum width of 25 metres to the satisfaction of the responsible authority.</p> <ul style="list-style-type: none"> <li>• Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, a concrete footpath must be provided along one side of all sealed road within the subdivision to the satisfaction of the responsible authority.</li> <li>• Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, Hopes Plains Road must be constructed and sealed from the entry of the subdivision to the corner of Faulkner Road to the satisfaction of the responsible authority.</li> <li>• All stormwater discharging from the subject site, including to the south through the existing subdivision, shall be limited to pre-development flows or less in accordance with recommendations of a Stormwater Management Plan approved by and to the satisfaction of the responsible authority.</li> <li>• Before the certification of a plan of subdivision or at such other time which is agreed between the responsible authority and the owner, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 (the Act) which provides for: <ul style="list-style-type: none"> <li>– The prohibition of the construction of buildings, including outbuildings, within the northern, western and eastern interface defensible space areas in accordance with the Land/Bushfire Management Plan.</li> <li>– Acknowledgment that the land adjoins rural uses, including operating farming properties, and that at</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>times there may be off-site affects associated with the neighbouring rural use.</p> <ul style="list-style-type: none"> <li>– The construction of upgrade treatments at the intersection of Hopes Plains Road and the Hamilton Highway prior to the issue of Statement of Compliance for the first stage of subdivision.</li> <li>– The payment of a \$95,000 contribution for the maintenance of Hopes Plains Road prior to the issue of Statement of Compliance for the first stage of subdivision.</li> <li>– Application must be made to the Register of Titles to register the section 173 agreement/s on the title under section 181 of the Act. The owner must pay the cost of the preparation, (and) execution and registration of the section 173 agreement.</li> </ul> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <ul style="list-style-type: none"> <li>• A site analysis and design response that demonstrates that the proposed subdivision and development will integrate with the adjoining residential development.</li> <li>• An overall plan that incorporates the recommendations of the Environmental Site Assessment, Stormwater Management Plan, Flora and Fauna Management Plan, Landscape Plan, Onsite Wastewater Management Plan, Land/Bushfire Management Plan and Staging Plan.</li> <li>• A subdivision layout design that: <ul style="list-style-type: none"> <li>– Provides a 6 metre perimeter road on the north, east and west boundaries of the site for emergency access</li> <li>– Provides for all residential development to be serviced with sealed roads that have a minimum road reserve width of 25 meters</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>– Makes provision for at least one north-south access road in addition to Hopes Plains Road to enable movement away from bushfire risk associated with the Inverleigh Nature Conservation Reserve</li> <li>– Integrates road access with the existing residential development to the south via Falkirk Crescent</li> <li>– Provides that no lot directly adjoins the Inverleigh Golf Course or Inverleigh Nature Conservation Reserve unless separated by a perimeter road</li> <li>– Provides for future subdivision and development in accordance with the Infrastructure Design Manual, Local Government Infrastructure Design Association.</li> <li>• An Environmental Site Assessment prepared by a suitably qualified environmental professional that: <ul style="list-style-type: none"> <li>– Provides a detailed assessment of potential contaminants on the land</li> <li>– Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit in accordance with Part IXD of the Environment Protection Act 1970 of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005 DSE.</li> <li>– Where the Environmental Site Assessment determines an environmental audit is required, provides advice confirming that: (a) a Certificate of Environmental Audit has been issued in accordance with Section 53Y of the Environment Protection Act 1970; or (b) a Statement of Environmental Audit has been issued in accordance with Section 53Z of the</li> </ul> </li> </ul>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Environment Protection Act 1970 and the site is suitable for the intended use(s).</p> <ul style="list-style-type: none"> <li>• A Stormwater Management Plan that: <ul style="list-style-type: none"> <li>– Details how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater</li> <li>– Identifies how all stormwater discharging from the subject site, including through the south through the existing subdivision, shall be limited to pre-development flows or less.</li> </ul> </li> <li>• A Flora and Fauna Management Plan that: <ul style="list-style-type: none"> <li>– Incorporates the findings of the Land/Bushfire Management Plan</li> <li>– Identifies and provides assessment of the health and recommended treatment for all scattered trees</li> <li>– Identifies vegetation protection envelopes for all lots containing mature trees where all vegetation envelopes must be wholly contained within a single proposed allotment.</li> </ul> </li> <li>• A Landscape Plan that: <ul style="list-style-type: none"> <li>– Incorporates the findings of the Flora and Fauna Management Plan</li> <li>– Identifies the proposed location and species of proposed vegetation.</li> </ul> </li> <li>• A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 891.4 Code of Practice – Onsite Wastewater Management, or as amended, which demonstrates that wastewater can be treated and retained within each proposed allotment.</li> <li>• A Land/Bushfire Management Plan prepared by an appropriately qualified professional in consultation with the Country Fire Authority and the responsible authority .</li> </ul>		



1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The Plan must be generally in accordance with the Bushfire Planning Assessment, 230 Hopes Plains Road, Inverleigh, 29 June 2019 by Ecotide and Addendum to Bushfire Planning Assessment, 230 Hopes Plains Road, Inverleigh, 29 June 2019 by Ecotide. The plan must:</p> <ul style="list-style-type: none"> <li>– Identify development areas capable of meeting a BAL - 12.5 rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009) and design measures to restrict development outside these areas</li> <li>– Identify design measures to mitigate bushfire risk, including suitable separation distances and management of vegetation</li> <li>– Provide for a 6 metre wide emergency access and egress perimeter road constructed to an all-weather standard around the western, northern and eastern boundaries of the area. The perimeter road must be trafficable to allow emergency vehicle access and egress, clear of any obstructions and gated at all entry points.</li> </ul> <ul style="list-style-type: none"> <li>• A Staging Plan.</li> </ul>		
<b>LAND MANAGEMENT OVERLAYS</b>				
44.02 Salinity Management Overlay (SMO)		<p><b>To identify areas subject to saline ground water discharge or high ground water recharge.</b></p> <p><b>To facilitate the stabilisation of areas affected by salinity.</b></p> <p><b>To encourage revegetation of areas which contribute to salinity.</b></p> <p><b>To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.</b></p>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure development is compatible with site capability and the retention of vegetation, and complies with the objectives of any salinity management plan for the area.</p> <p>To prevent damage to buildings and infrastructure from saline discharge and high watertable.</p>		
44.02s Schedule to the SMO		No content.	Complies with MD	
44.03 Floodway Overlay (FO)		<p>To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.</p> <p>To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.</p> <p>To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.</p> <p>To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.</p> <p>To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.</p>		
44.03	Inverleigh	1.0 Floodway objectives to be achieved None specified.	Does not comply:	Query if a local floodplain development plan has been developed and therefore if the

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
Schedule 2 to the FO		<p>3.0 Permit requirement</p> <p>A permit is not required to construct or carry out the following:</p> <ul style="list-style-type: none"> <li>• A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.</li> <li>• Repairs and routine maintenance that do not affect the height, length or location of a levee or embankment.</li> <li>• A rainwater tank with the capacity of not more than 50,000 litres.</li> <li>• A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.</li> <li>• Sports grounds with no grandstands or raised viewing areas.</li> <li>• Playgrounds, picnic shelters or barbecues.</li> <li>• Bicycle pathways and trails where there is no increase in the natural ground level.</li> <li>• An upper storey extension to an existing building within the existing building footprint provided that the extension does not require a new or altered on site waste water treatment system.</li> </ul> <p>4.0 Application requirements</p> <p>A Flood Risk Report in accordance with Clause 44.03.</p>	<ul style="list-style-type: none"> <li>• Wording of 4.0 does not comply with MD</li> </ul>	application requirements remain relevant
44.04 Land Subject to Inundation Overlay (LSIO)		<p><b>To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.</b></p> <p><b>To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood</b></p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.</p> <p>To minimise the potential flood risk to life, health and safety associated with development.</p> <p>To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.</p> <p>To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.</p> <p>To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.</p>		
44.04 Schedule 1 to the Land Subject to Inundation Overlay		<p>1.0 Land subject to inundation objectives to be achieved</p> <p>None specified.</p> <p>3.0 Permit requirement</p> <p>A permit is not required to construct or carry out the following:</p> <ul style="list-style-type: none"> <li>• A non-habitable building with a floor area of less than 50 square metres.</li> <li>• An extension to a non-habitable building, provided that the total ground floor areas of the building are less than 50 square metres.</li> <li>• A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800 millimetres above ground level and a maximum building height of 3 metres above ground level.</li> </ul>	Complies with MD	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> <li>• A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.</li> <li>• A telecommunications facility.</li> <li>• An upper storey extension to an existing building within the existing building footprint provided that the extension does not require a new or altered on site waste water treatment system.</li> <li>• A rainwater tank with a capacity of not more than 50,000 litres.</li> <li>• An agricultural shed with open sides.</li> <li>• Earthworks that do not raise ground level topography by more than 200 millimetres and does not include the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</li> <li>• Repairs and routine maintenance that do not affect the height, length or location of a levee, embankment or road.</li> <li>• Open sports ground with no grandstands or raised viewing areas.</li> <li>• Playgrounds, picnic shelters and barbeques.</li> <li>• A protective wall or levee bank around an existing dwelling and its curtilage, providing it protects an area (including the foot print of the protective wall and levee bank) less than 200 square metres.</li> <li>• Works to any access way or path (public or private) that do not change the finished level of the surface.</li> <li>• Bicycle Pathways or Trails where there is no increase in the natural ground level.</li> </ul> <p>4.0 Application requirements None specified.</p>		

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
44.06 Bushfire Management Overlay (BMO)		<p>To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.</p> <p>To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.</p> <p>To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.</p>		
<b>OTHER OVERLAYS</b>				
45.01 Public Acquisition Overlay (PAO)		<p>To identify land which is proposed to be acquired by a Minister, public authority or municipal council.</p> <p>To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.</p> <p>To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.</p>		
45.01s Schedule to the PAO		Refer to Golden Plains Planning Scheme.	Complies with MD	
45.05 Restructure Overlay (RO)		<p>To identify old and inappropriate subdivisions which are to be restructured.</p> <p>To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.</p>		
45.05s		Refer to Golden Plains Planning Scheme.	Complies with MD	

# Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
Schedule to the RO				
<b>45.12</b> <b>Specific Controls Overlay (SCO)</b>		To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.		
45.12s Schedule to the SCO		Refer to Golden Plains Planning Scheme.	Complies with MD	

# Particular Provisions analysis

## Document A.5 Golden Plains Planning Scheme

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
<b>51 PROVISIONS THAT APPLY ONLY TO A SPECIFIED AREA</b>				
<b>51.01</b>				
<b>Specific Sites and Exclusions</b>				
51.01s Schedule to Clause 51.01	Yes (4x)	Yes (all 4x in 72.04).	Complies with MD	Match document names verbatim between 72.04 and 51.01s.
<b>52 PROVISIONS THAT REQUIRE, ENABLE OR EXEMPT A PERMIT</b>				
<b>52.01</b>				
<b>Combustible Cladding Rectification Exemptions</b>				
<b>52.02</b>				
<b>Easements, Restrictions and Reserves</b>				
52.02s	None specified	None specified	Complies with MD	



# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
Schedule to Clause 52.02				
<b>52.03</b> Level Crossing Removal Project				
<b>52.04</b> Satellite Dish				
<b>52.05</b> Signs				
52.05s Schedule to Clause 52.05	None specified	None specified	Complies with MD	
<b>52.06</b> Car Parking				
<b>52.07</b> Bushfire Recovery				
<b>52.08</b> Earth and Energy Resources Industry				
<b>52.09</b> Stone Extraction and Extractive Industry Interest Areas				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
52.10 Bushfire Reconstruction				
52.11 Home Based Business				
52.12 Bushfire Protection: Exemptions				
52.13 [NO CONTENT]				
52.14 2009 Bushfire Replacement Buildings				
52.15 Heliport and Helicopter Landing Site				
52.16 Native Vegetation Precinct Plan				
52.16s	None specified	None specified	Complies with MD	

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
Schedule to Clause 52.16				
<b>52.17</b> <b>Native Vegetation</b>				
52.17s Schedule to Clause 52.17	None specified	None specified	Complies with MD	
<b>52.18</b> <b>Coronavirus (COVID-19) Pandemic and Recovery Exemptions</b>				
<b>52.19</b> <b>Telecommunications Facility</b>				
<b>52.20</b> <b>Victoria's Big Housing Build</b>				
<b>52.21</b> <b>Private Tennis Court</b>				
<b>52.22</b> <b>Community Care Accommodation</b>				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
52.23 Rooming House				
52.25 Crematorium				
52.26 [No Content]				
52.27 Licensed Premises				
52.27s Schedule to Licenced Premises	None specified	None specified	Complies with MD	
52.28 Gaming				
52.28s Schedule to Clause 52.28	None specified	None specified	Complies with MD	
52.29 Land Adjacent to the Principal Road Network				
52.30 State Projects				
52.31				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
<b>Local Government Projects</b>				
<b>52.32</b>				
<b>Wind Energy Facility</b>				
52.32s Schedule to Clause 52.32	None specified	None specified	Complies with MD	
<b>52.33</b>				
<b>Post Boxes and Dry Stone Walls</b>				
52.33s Schedule to Clause 52.33	None specified	None specified	Complies with MD	Change "all" to "all land"
<b>52.34</b>				
<b>Bicycle Facilities</b>				
<b>52.35</b>				
<b>Major Road Projects</b>				
<b>52.36</b>				
<b>Rail Projects</b>				
<b>53 GENERAL REQUIREMENTS AND PERFORMANCE STANDARDS</b>				
<b>53.01</b>				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
<b>Public Open Space Contribution and Subdivision</b>				
53.01s Schedule to Clause 53.01	None specified	None specified	Complies with MD	
<b>53.02 Bushfire Planning</b>				
<b>53.03 Brothels</b>				
<b>53.04 Convenience Restaurant and Take-Away Food Premises</b>				
<b>53.05 Freeway Service Centre</b>				
<b>53.06 Live Music Entertainment Venues</b>				
53.06s Schedule to Clause 53.06	None specified	None specified	Complies with MD	

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
53.07 Shipping Container Storage				
53.08 Cattle Feedlot				
53.09 Poultry Farm				
53.10 Uses with Adverse Amenity Potential				
53.11 Timber Production				
53.12 Racing Dog Keeping and Training				
53.13 Renewable Energy Facility (Other than Wind Energy Facility)				
53.14 Resource Recovery				
53.15				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
Statement of Underlying Provisions				
53.15s Schedule to 53.15	None specified	None specified	Complies with MD	
53.16 Pig Farm				
53.17 Residential Aged Care Facility				
53.18 Stormwater Management in Urban Development				
53.19 Non-government Schools				
53.20 Housing by or on behalf of the director of housing				
53.21 State Transport Projects				



# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
<b>54 ONE DWELLING ON A LOT</b>				
<b>54.01</b> Neighbourhood and Site Description and Design Response				
<b>54.02</b> Neighbourhood Character				
<b>54.03</b> Site Layout and Building Massing				
<b>54.04</b> Amenity Impacts				
<b>54.05</b> On-Site Amenity and Facilities				
<b>54.06</b> Detailed Design				
<b>55 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS</b>				
<b>55.01</b> Neighbourhood and Site Description and Design Response				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
55.02 Neighbourhood Character and Infrastructure				
55.03 Site Layout and Building Massing				
55.04 Amenity Impacts				
55.05 On-Site Amenity and Facilities				
55.06 Detailed Design				
55.07 Apartment Developments				
56 RESIDENTIAL SUBDIVISION				
56.01 Subdivision Site and Context Description and Design Response				
56.02				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
Policy Implementation				
56.03 Liveable and Sustainable Communities				
56.04 Lot Design				
56.05 Urban Landscape				
56.06 Access and Mobility Management				
56.07 Integrated Water Management				
56.08 Site Management				
56.09 Utilities				
57 [No Content]				
58 APARTMENT DEVELOPMENTS				
58.01				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
Urban Context Report and Design Response				
58.02 Urban Context				
58.03 Site Layout				
58.04 Amenity Impacts				
58.05 On-Site Amenity and Facilities				
58.06 Detailed Design				
58.07 Internal Amenity				
59 VICSMART APPLICATIONS AND REQUIREMENTS				
59.01 Realign the Common Boundary Between Two Lots				
59.02				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
Subdivision of Buildings and Car Parking spaces				
59.03 Front Fence in a Residential Zone				
59.04 Buildings and Works in a Zone (Except a Rural Zone)				
59.05 Buildings and Works in an Overlay				
59.06 Remove, Destroy or Lop a Tree				
59.07 Applications Under Heritage Overlay				
59.08 Applications Under a Special Building Overlay				
59.09 Sign				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
59.10 Car Parking				
59.11 [No Content]				
59.12 Two Lot Subdivision in a Rural Zone				
59.13 Buildings and Works in a Rural Zone				
59.14 Extension to One Dwelling on a Lot in a Residential Zone				
59.15 Local VicSmart Applications				
59.15s Schedule to Clause 59.15	None specified	None specified	Complies with MD	
59.16 Information Requirements and Decision Guidelines				

# Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
for Local VicSmart Applications				
59.16s Schedule to Clause 59.16	None specified	None specified	Complies with MD	

# Document analysis – VCAT decisions

## Document A.8-1 Golden Plains Planning Scheme

	2104 Meredith – Mt Mercer Road, Mount Mercer
Council Ref:	P15-144
Date of VCAT Order:	18 August 2016
VCAT Citation:	Parkin v Golden Plains SC [2016] VCAT 1391 (18 August 2016)
Nature of proceeding:	Section 77 of the <i>Planning and Environment Act 1987</i> Review against refusal of Council for the use and development of a Dwelling in the Farming Zone
Council Decision:	Refusal
Council Decision Upheld at VCAT:	No VCAT directed that a permit be granted for <i>use and development of the land for a dwelling</i>
Applicable policies and provisions:	35.07-1 Farming Zone, minimum area for use of a dwelling 35.07-4 Farming Zone, buildings and works 21.02-2, 21.02, 21.03, 21.04-3 (no longer exist – collectively sought to protect agricultural land by discouraging use and development that is inconsistent with agricultural activities, and the development of dwellings on small lots in rural areas).
Key Issues:	The implementation of a Farm Management Plan to justify the use and development of a dwelling on a smaller FZ lot.
Description:	<p>The proposal was to construct a dwelling on an 8ha lot to be used in conjunction with a (future, to be established) White Suffolk Stud. The dwelling was submitted as being required to facilitate the proposed agricultural use of the land.</p> <p>Council's Rural Land Use Strategy identifies the area as being part of the 'Central Core Agricultural Area'. However, the subject site is part of a cluster of similar sized lots which, in the view of the Tribunal, has assumed a rural residential character. Apart from the review site, there are eight vacant lots within the cluster.</p> <p>Council refused the application on the basis that granting a permit would contribute to the further fragmentation of agricultural land and result in the loss of productive agricultural land. Council also refused the application on the basis that the provisions of the planning scheme discourage the construction of dwellings on small lots in the Farming Zone. Council considered the proposal to be simply a dwelling, rather than a dwelling required to facilitate agricultural use.</p>



# Document analysis – VCAT decisions

	2104 Meredith – Mt Mercer Road, Mount Mercer
	Both parties referenced and generally agreed upon the applicable directions of State and Local planning policy pertaining to the preferred outcomes for the locality. The Tribunal concluded that a properly resolved and implemented Farm Management Plan justified the use and development of a dwelling on a smaller FZ lot in conjunction with a proposed agricultural use.
Key paragraphs from decision:	<p>15. <i>I agree with the Council that the provisions of the planning scheme discourage the use of small lots in the Farming Zone for the purpose of erecting a dwelling. There are good reasons for this, and these are outlined above. Nevertheless, there is a discretion available in the planning scheme to permit small lots to have dwellings erected on them. In relying on the exercise of discretion the applicant refers to those provisions of the planning scheme that encourage the retention of employment and population to support rural communities and the encouragement of the use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. The applicant submits that this proposal responds to those provisions because the dwelling will allow the applicant to use the land for a legitimate agricultural purpose (a White Suffolk Stud) that could not be viably established without a dwelling.</i></p> <p>22. <i>The Council does not dispute the key elements of the evidence relating to the suitability of the land, the stocking rates, and the applicant's capacity to run the operation or the financial projections. It is the Council's position however, that each of these elements reinforce its concerns about the extent to which the intended use provides a justification for the construction of a dwelling on the site. The Council submits that the marginal financial returns, the applicant's substantial reliance on off farm income combined with the requirement for a residential presence on the land for only 28 weeks of the year reinforce its view that the proposal cannot reasonably be regarded as anything other than a dwelling rather than a dwelling required to facilitate an agricultural use<sup>21</sup>.</i></p> <p>23. <i>As I have stated above the evidence persuades me that the intended use of the land is feasible because the property is suitable for the intended purpose and the applicant has the capacity to implement the farm management plan.</i></p> <p>24. <i>The successful implementation of the farm management plan creates an opportunity for the retention of productive agricultural land in agricultural use, establishes an intensive agricultural use and contributes to a diversified agricultural base. The provisions of the Farming Zone and applicable policy support each of these outcomes. To the extent that the successful implementation of the Plan contributes to the retention of employment and population in the community, these too are outcomes supported by the policy.</i></p>

	36 Taylor Road, Meredith
Council Ref:	P16-388
Date of VCAT Order:	30 May 2018
VCAT Citation:	Campbell v Golden Plains SC [2018] VCAT 823 (30 May 2018)
Nature of proceeding:	Section 77 of the <i>Planning and Environment Act 1987</i>

# Document analysis – VCAT decisions

	<b>36 Taylor Road, Meredith</b>
	Review against refusal of Council to grant a permit to construct a dwelling in the Farming Zone on a lot less than the lot specified in the Schedule to the Zone
Council Decision:	Refusal
Council Decision Upheld at VCAT:	Yes VCAT directed that no permit should be granted
Applicable policies and provisions:	35.07-1 Farming Zone, minimum area for use of a dwelling 35.07-4 Farming Zone, buildings and works 21.02-2, 21.02, 21.03, 21.04-3 (no longer exist – collectively sought to protect agricultural land by discouraging use and development that is inconsistent with agricultural activities, and the development of dwellings on small lots in rural areas).
Key Issues:	The implementation of a Farm Management Plan to justify the use and development of a dwelling on a smaller FZ lot.
Description:	<p>The proposal was to construct a dwelling on an 9.2ha lot to be used in conjunction with a (future, to be established) olive grove. The dwelling was submitted as being required to facilitate the proposed agricultural use of the land, and in a location which fragmented and already in effect “rural living”, where additional lifestyle rural housing should be accepted.</p> <p>Council refused the application on the basis that the proposed house does not meet the relevant tests under the applicable current controls.</p> <p>The Tribunal concluded that a properly resolved and implemented Farm Management Plan <u>could</u> justify the use and development of a dwelling on a smaller FZ lot in conjunction with a proposed agricultural use. However, the Tribunal found the Farm Management Plan provided by the applicant was vague at best.</p> <p>The Tribunal also remained unconvinced that full time occupation of the house was needed to facilitate the proposed agricultural use.</p>
Key paragraphs from decision:	<p>17. <i>The ‘preliminary farming management plan’, however, provided by the applicant is, at best, vague. It acknowledges that soil testing still needs to be undertaken to even confirm if the land is suitable for olive growing of the scale proposed, and identifies that irrigation of trees will be needed, although the form of irrigation or the amount of irrigation is unclear. I am therefore not satisfied that any analysis of the land capability has been undertaken as sought by clause 14.01 of state policy, or that the land is capable of sustaining the proposed agricultural use, on which the house is dependent.</i></p> <p>20. <i>I also remain unconvinced that full time occupation of a house is needed to tend the olives. Mr Campbell’s first affidavit dated 17 May 2018 states the house is required as he needs to ‘be able to keep an eye on the trees over-night’ and to conveniently access the trees to tend to them during the day. There is nothing in the preliminary farm management plan to suggest that olive trees need to be watched during the night, or that, even in their early stage of growth need daily and full time care.</i></p> <p>21. <i>To this extent I find the case before me different to that of Parkin v Golden Plains<sup>[2]</sup> that was referred to me by both the applicant and the council. In that case the tribunal was satisfied that a house could be established on an eight hectare lot, in part because a genuine agricultural pursuit in rearing ewes was supported by a</i></p>

# Document analysis – VCAT decisions

	<b>36 Taylor Road, Meredith</b>
	<i>comprehensive farm management plan provided by the applicant. I am not satisfied that the information before me about the proposed olive grove justifies the need for the dwelling on the land.</i>

	<b>Crown Allotments 110A and 110J, Parish of Wabdallah, Stephens Road</b>
Council Ref:	P18-160
Date of VCAT Order:	20 January 2020
VCAT Citation:	Webster v Golden Plains SC [2020] VCAT 71 (20 January 2020)
Nature of proceeding:	Section 77 of the <i>Planning and Environment Act 1987</i> Review against refusal of Council to grant a permit to construct a dwelling in the Farming Zone on a lot less than the lot specified in the Schedule to the Zone
Council Decision:	Refusal
Council Decision Upheld at VCAT:	Yes VCAT directed that no permit should be granted
Applicable policies and provisions:	35.07-1 Farming Zone, minimum area for use of a dwelling 35.07-4 Farming Zone, buildings and works 14.01-1S, 21.02, 21.05-1
Key Issues:	The implementation of a Farm Management Plan to justify the use and development of a dwelling on a smaller FZ lot.
Description:	<p>The proposal was to construct a dwelling on an 10ha lot to be used in conjunction with future horse keeping and breeding activities. The dwelling was submitted as being required to facilitate the proposed agricultural use of the land.</p> <p>Council refused the application on the basis that the proposed house is inconsistent with policies which seek to protect productive agricultural land, and that the dwelling is not required to facilitate the agricultural activities proposed to be conducted on the land.</p> <p>The Tribunal concluded that a properly resolved and implemented Farm Management Plan <i>could</i> justify the use and development of a dwelling on a smaller FZ lot in conjunction with a proposed agricultural use. However, the Tribunal found the Farm Management Plan provided by the applicant lacked sufficient information.</p> <p>The Tribunal also remained unconvinced that the dwelling was necessary for the site to be used for the proposed agricultural use.</p>

# Document analysis – VCAT decisions

	Crown Allotments 110A and 110J, Parish of Wabdallah, Stephens Road
Key paragraphs from decision:	<p>23. <i>In my view, the farm management plan submitted with the permit application lacked sufficient information on the carrying capacity of the land and how the land could be sustainably managed to accommodate the proposed number of breeding horses plus foals on an ongoing basis. While the site is 10 hectares in size, the part proposed to be used for horse keeping is much smaller than this, with the remainder of the land being occupied by the battle-axe driveway, the proposed dwelling, existing vegetation, and the steep escarpment down to Bruces Creek. Of that part of the site shown on the plans to be available for 10 small horse paddocks, I note that one of those paddocks is largely occupied by native vegetation and another an existing dam. The recent fencing which has been installed on the site creates two paddocks with a much smaller total area than the 10 paddocks shown on the plans of the proposal.</i></p> <p>24. <i>I accept that the applicant may have extensive knowledge of horse keeping matters, however, he was not called to give evidence in the proceeding. Therefore, I do not consider deferral to his expertise to be a sufficient response to the questions I asked of the applicant's representative about the proposed agricultural use at the hearing.</i></p> <p>25. <i>While the applicant submitted that the proposed dwelling is necessary for the site to be utilised for agriculture, based on the material before me I am not satisfied that this is the case. Rather, on my site inspection I noted that the site was already being used for horse keeping, with a number of horses in the two recently created paddocks on the land. This has occurred without any dwelling being established on the site, presumably in connection with adjoining land holdings. There is nothing preventing the ongoing use of this lot in a similar way, indeed it is common for agricultural businesses to operate over a number of land titles of varying sizes.</i></p>

	Crown Allotment 7D, Parish of Coolebarghurk, Lower Plains Road, Lethbridge
Council Ref:	P14/273
Date of VCAT Order:	21 April 2016
VCAT Citation:	McDonald v Golden Plains SC [2016] VCAT 618 (21 April 2016)
Nature of proceeding:	<p>Application under <u>Section 82</u> of the <u>Planning and Environment Act 1987</u> – to review the decision to grant a permit.</p> <p>Section 82 of the <i>Planning and Environment Act 1987</i></p> <p>Review of Council decision to grant a permit for use and development of Intensive animal husbandry (free range egg farm) and dwelling in the Farming Zone</p>
Council Decision:	NOD
Council Decision Upheld at VCAT:	<p>Yes (varied conditions)</p> <p>VCAT directed that a permit be granted for:</p>

# Document analysis – VCAT decisions

	Crown Allotment 7D, Parish of Coolebarghurk, Lower Plains Road, Lethbridge
	<ul style="list-style-type: none"> <li>The use and development of the land for intensive animal husbandry (free range egg production);</li> <li>The use and development of a dwelling; and</li> <li>The construction of buildings and to construct and carry out works.</li> </ul>
Applicable policies and provisions:	35.07-1 Farming Zone, use 35.07-4 Farming Zone, buildings and works 11.05-3 11.07 11.07-5 14.01-2 14.02-1 21.01 G21 Regional Growth Plan
Key Issues:	Section 60(1A)(g) of the <i>Planning and Environment Act</i> 1987 and the weight given to a strategy that has been approved by Council.
Description:	<p>The proposal was to for use and development of a free range egg farm and associated dwelling on an 95ha lot. The need for the associated dwelling was not disputed by any party. The review was brought by the owner of an adjacent parcel on the basis that the proposal:</p> <ul style="list-style-type: none"> <li>- Would limit the establishment of a similar intensive use on their land</li> <li>- May have adverse amenity impacts on their land</li> <li>- May affect the safety of uses of the local road network.</li> </ul> <p>The Tribunal found that:</p> <ul style="list-style-type: none"> <li>The proposal is generally consistent with the state and local planning policy framework;</li> <li>The proposed buffer distances are acceptable;</li> <li>The amenity impacts likely to be generated by the proposal can be acceptably managed;</li> <li>The proposal will not generate any unreasonable traffic impact; and</li> <li>The proposed dwelling is reasonably required for the ongoing management of the free range egg farm.</li> </ul>
Key paragraphs from decision:	10. The Golden Plains Shire Council have prepared a Golden Plains Food Production Precinct Concept Plan, which was endorsed by the Council at its meeting of 22 July 2014. At this stage an amendment has not been prepared to include the document has not been included within the planning scheme, and as such it has limited

# Document analysis – VCAT decisions

	Crown Allotment 7D, Parish of Coolebarghurk, Lower Plains Road, Lethbridge
	<p>weight. However, <u>Section 60(1A)(g) of the Planning and Environment Act 1987</u> states that when considering an application the Tribunal may consider a strategy that has been approved by Council, and as such I have given the document some consideration in this decision.</p> <p>11. The document includes the subject site within an area identified as the Golden Plains Food Production Precinct. The strategic intent for the precinct is: ...to be the most attractive and productive location for intensive agriculture providing significant benefits to the local community, broader region and participating industry.</p> <p>12. The document is a broad strategic statement for the precinct that identifies the requirements of the various industries, including the need for a secure potable water source, road access requirements, industry codes and guidelines and Biosecurity considerations.</p> <p>13. By including the subject site within the precinct, it is clear that there is a strong local planning policy direction in favour of establishing an intensive animal industry, such as egg production on this site. I therefore find that the development of the site for egg production is generally supported by the local planning policy framework.</p>

	40 Fleurs Lane, Batesford
Council Ref:	P15-222
Date of VCAT Order:	6 December 2016
VCAT Citation:	Pawlak v Golden Plains SC [2016] VCAT 2049 (6 December 2016)
Nature of proceeding:	Section 77 of the <i>Planning and Environment Act 1987</i> Review against refusal of Council to vary a registered restrictive covenant to enable the construction of two dwellings in the Low Density Zone.
Council Decision:	Refusal
Council Decision Upheld at VCAT:	No VCAT directed that a permit be granted for the <i>variation of registered restrictive covenant contained in Transfer of Land AC865144K by deleting the words 'one single dwelling house' and substituting the words 'two dwelling houses'.</i>
Applicable policies and provisions:	Clause 52.02 Clause 65
Key Issues:	Section 60 (2) of the <i>Planning and Environment Act 1987</i> .

# Document analysis – VCAT decisions

	40 Fleurs Lane, Batesford
	Threshold tests for being satisfied beneficiaries unlikely to suffer detriment. Actual and perceived detriment.
Description:	<p>The proposal was to vary an existing restrictive covenant which burdens a 1.5ha lot in the LDRZ which contains an existing dwelling. The existing restrictive covenant prevents the construction of more than one dwelling on the land.</p> <p>Council refused to issue a permit because a number of objections were received from beneficiaries of the covenant opposing the proposed variation. Council could therefore not be satisfied that the beneficiaries were unlikely to suffer detriment as a result of the proposed variation.</p> <p>The Tribunal was satisfied that the beneficiaries were unlikely to suffer any of the detriments outlined in Section 60(2) as a result of the proposed variation. The Tribunal also noted that “perceived detriment” is not a relevant consideration.</p>
Key paragraphs from decision:	<p>8. <i>The beneficiaries have expressed concern about increased traffic volumes and risk to pedestrian safety, impacts on drainage and sewerage infrastructure, changes to neighbourhood character and the risk of setting a precedent for other properties with single dwelling covenant. Concern was also raised that neighbours had purchased with the expectation that only one dwelling could be developed on each lot and that surrounding properties would be devalued as a consequence of the variation.</i></p> <p>9. <i>Overall I am satisfied that the beneficiaries will be unlikely to suffer any of the detriments outlined in <u>section 60(2) of the Planning and Environment Act 1987</u>.</i></p> <p>16. <i>I do not consider that beneficiaries will suffer material detriment because they have purchased with the expectation that the area can only be developed with single dwellings on lots. The <u>Planning and Environment Act 1987</u> and the planning scheme provide for covenants to be varied in appropriate cases. In addition, the fact that beneficiaries perceive that they will be materially affected by an alteration to their original expectation is not a ground for refusal under <u>section 60(2) of the Planning and Environment Act 1987</u>.<sup>[2]</sup> I also consider that concerns about the setting of precedent similarly fall into the category of perceived detriment.</i></p>

	High Street, McPhillips Road, Burns Street & Victor Street, Bannockburn
Council Ref:	P17-269
Date of VCAT Order:	15 August 2019
VCAT Citation:	Adams v Golden Plains SC [2019] VCAT 1228 (15 August 2019)
Nature of proceeding:	<p>Section 82 of the <i>Planning and Environment Act 1987</i></p> <p>Review decision of Council to grant a permit for buildings and works (including partial demolition) and expansion of the existing retail premises (Bannockburn Plaza) in Commercial 1 Zone</p>

# Document analysis – VCAT decisions

	High Street, McPhillips Road, Burns Street & Victor Street, Bannockburn
Council Decision:	NOD
Council Decision Upheld at VCAT:	<p>Yes (varied permit Conditions) VCAT directed that a permit be granted for:</p> <ul style="list-style-type: none"> <li>• Use of the land for a restricted recreation facility in a Commercial 1 Zone</li> <li>• Construction of buildings and works in a Commercial 1 Zone and Design and Development Overlay Schedule 9</li> <li>• Construction of buildings and works and partial demolition in a Heritage Overlay, Schedule 95</li> <li>• Creation and alteration of access to a road in a Road Zone Category 1 under clause 52.29</li> <li>• Construction and display of signage under clause 52.05</li> <li>• Provision of bicycle facilities under clause 52.34</li> </ul>
Applicable policies and provisions:	<p>Clause 34.01-1: Use of land in C1Z for a Restricted Recreation Facility.            Clause 34.01-4: To construct a building or construct or carry out works on land in C1Z.            Clause 43.01-1: To construct a building or construct or carry out works; to demolish or remove a building; and to construct or display signage on land in HO95.            Clause 43.02-2 and clause 2.0 Schedule 9: To construct a building or construct or carry out works on land in DDO9.            Clause 52.05-2: To construct or put up signage on land in C1Z.            Clause 52.29-2: To create or alter access to a road in RDZ1.            Clauses 52.34-1 &amp; 52.34-5: To waive/vary the requirements for bicycle facilities and associated signage            Clauses 11, 11.01-1S, 11.01-1R, 11.03-1S, 15, 15.01-1S, 15.01-2S, 15.01-5S, 17.01-1S, 17.02, 18.01-1S, 18.02-1S, 18.02-4S, 19, 21.01-1, 21.02-2, 21.04, 21.05-2, 21.07-1, 34.01, 43.01, 43.02, 52.05, 52.06, 52.29, 52.34, 65 and 72.01</p>
Key Issues:	<p>Ability to vary DDO9 requirements, use and meaning of “must”            Currency / weight of Reference Documents</p>
Description:	<p>The proposal was for the substantial re-development of the Bannockburn Plaza.            Council issued an NOD and this was challenged on a number of grounds.            Amongst other matters, the Applicants submitted that DDO9 Schedule requirements include the prefacing word “must” and therefore cannot be varied. The Tribunal disagreed.</p>



# Document analysis – VCAT decisions

	High Street, McPhillips Road, Burns Street & Victor Street, Bannockburn
	In reaching its conclusions, the Tribunal gave some (but limited) weight to 2x Reference Documents and provided commentary on their currency.
Key paragraphs from decision:	<p>28. <i>The applicants say that the DDO9 Schedule requirements cannot be varied. They say that each Precinct Statement includes the word ‘must,’ before identifying a set of particular design outcomes and objectives for that particular Precinct. In this context they submit each design objective must be complied with and cannot be varied as sought by the permit applicant. The applicants submit that any variations to these design objectives would not be consistent with the expressed DDO Schedule provisions.</i></p> <p>29. <i>I do not agree with the applicants’ submission on this matter. I say this as Clause 43.02-2 of the DDO provides that ‘a permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, <u>unless the schedule specifies otherwise</u>’ (Tribunal emphasis added).</i></p> <p>30. <i>This is an important distinction that is found in the parent clause. On my examination of the Schedule to DDO9, I find it does not specify (include specific words) that a permit ‘cannot’ be granted for buildings or works ‘which are not in accordance with any requirement in any schedule to this overlay’. I also note a similar view was taken by Deputy President Dwyer in <i>Le Tet Group Pty Ltd v Port Phillip CC</i> [2016] VCAT 1067. I therefore find a planning permit can be granted for a proposal that is different to the respective Precinct Statements found under DDO9. However, the overall proposal must still represent an acceptable outcome and generally support the relevant objectives of DDO9 and other relevant Scheme provisions.</i></p> <p>39. <i>The Scheme includes two Reference Documents that address the future redevelopment potential of the Bannockburn Town Centre. This includes the Investment Strategy mentioned above and the Urban Design Framework 2011 (UDF). The Investment Strategy represents some of the earliest strategic planning work in respect to the review site and Bannockburn generally. It culminated in the preparation of Amendment C46 to the Scheme and introduction of DDO9. The UDF was prepared in 2011, subsequent to the Investment Strategy and after the introduction of DDO9 into the Scheme.</i></p> <p>40. <i>Both of these strategic documents emphasise the need for ongoing retail and commercial activity and expansion of the Bannockburn Town Centre. Both documents also highlight the need to maintain the low density setting of the area. In addition, the documents seek to protect existing heritage values of significant places along High Street, encourage provision of a ‘full-line’ supermarket expansion and support consolidation of the Town Centre.</i></p> <p>41. <i>I consider these Reference Documents provide some useful background for my assessment of the current proposed development on the review site. Nevertheless, I agree with the council, that considerable time has elapsed (eight years) since the introduction of these documents into the Scheme. Since the preparation of these documents, there has been significant physical and infrastructure changes and population growth in Bannockburn. These include new recreation and school facilities and substantial population expansion to the north-west of the Town Centre. I therefore consider the documents have limited currency in my overall assessment of the development now proposed on the review site.</i></p> <p>42. <i>Nevertheless, I am satisfied that the ongoing growth of Bannockburn and the Shire generally (including 3,039 additional people in Bannockburn between the period 2008-2018 - ABS Data Estimates), supports a redevelopment and expansion of the Bannockburn Town Centre as supported by these strategic documents.</i></p>

# Document analysis – VCAT decisions

	150 Quarry Road, Lethbridge
Council Ref:	P17-188
Date of VCAT Order:	24 September 2019
VCAT Citation:	Welsh v Golden Plains SC [2019] VCAT 1403 (24 September 2019)
Nature of proceeding:	Section 77 of the <i>Planning and Environment Act 1987</i> Review against refusal of Council to grant a permit for the use and development of land for the purposes of Racing Dog keeping and training in the Farming Zone.
Council Decision:	Refusal
Council Decision Upheld at VCAT:	No VCAT directed that a permit be granted for <i>Use and development of the land for the purpose of racing dog husbandry</i> .
Applicable policies and provisions:	FZ Clauses: 11 <i>Settlement</i> ; 13 <i>Environmental Risks and Amenities</i> ; (13.05-1S <i>Noise Abatement</i> , 13.07-1S <i>Land Use Compatibility</i> ); 14.01-2S <i>Sustainable agricultural land use</i> ; 53.12 <i>Racing Dog Husbandry</i> ; 73.04-2 <i>Agriculture group</i> .
Key Issues:	Absence of policy directing preferred locations for racing dog keeping and training
Description:	The proposal was for the use and development of a 7ha FZ lot for racing dog keeping and training (retrospective permission). Council refused to issue a permit on the basis that community amenity would be detrimentally impacted by noise emissions, and that the proposal does not satisfy the setback and design requirements of Clause 53.12. The applicant sought leave to amend the proposal to substantially reduce the number of racing dogs (from 50 to 20). Council did not have the opportunity to substantially review the amended proposal and establish a definitive position. The Tribunal found that the amended proposal satisfied the setback and design requirements of Clause 53.12, and that proposal complies with the broader planning framework for the area (inclusive of 'community amenity'), which it found was exclusively defined by the FZ.
Key paragraphs from decision:	30. <i>Racing dog husbandry as defined earlier in this decision is categorised as a form of Agriculture under the Victoria Planning Provisions (VPP). More specifically, it is a third-tier land use term nested under Agriculture and then Animal husbandry. The other terms nested under Animal Husbandry are: Animal training; Apiculture; Domestic animal husbandry; Horse husbandry; and Animal production.</i> 31. <i>Under the VPP, Agriculture covers various categories including 'Land used to keep, breed, board, or train animals, including livestock, and birds.'</i> 32. <i>Agriculture is provided for under the Farming Zone (FZ).</i>

# Document analysis – VCAT decisions

	150 Quarry Road, Lethbridge
	<p>36. <i>The FZ is a working zone where various rural/farming activities occur that can exert amenity impacts on surrounding areas that may not be reasonable in urban areas within residential zones. As previously identified, the zone does provide scope for land to be used for greyhound husbandry and that is not an issue here per se. Various other matters must be taken into account as defined under my earlier discussion. These include the provision of necessary space, buffers and other safeguards to manage potentially mitigating matters relating to significant impacts on local amenity, and also on other legitimate agricultural uses.</i></p> <p>37. <i>In the current matter it has not been put to the Tribunal by submission, or via objection, that the proposed use may adversely impact on surrounding agricultural uses that are primarily animal grazing on land that is not categorised as high quality or strategically important agricultural land. However, dog escape can certainly cause adverse impacts. I agree that any such potential impacts should reasonably be safeguarded by compliance with the DELWP guidelines for the keeping and training of racing dogs document, and also with the 2018 Code.</i></p> <p>38. <i>I am therefore satisfied that the use proposed in the amended application complies with the broader planning framework.</i></p>

	223 Maude She Oaks Road, She Oaks
Council Ref:	P17-071
Date of VCAT Order:	2 October 2019
VCAT Citation:	Vanderlei Holdings Pty Ltd v Golden Plains SC [2019] VCAT 1518 (2 October 2019)
Nature of proceeding:	Section 77 of the <i>Planning and Environment Act 1987</i> Review against refusal of Council to grant a permit for the use and development of land for Stone extraction (sand quarry)
Council Decision:	Refusal
Council Decision Upheld at VCAT:	Yes VCAT directed that no permit be granted
Applicable policies and provisions:	Clause 35.07-1 (use of land in FZ for <i>Stone extraction</i> ) Clause 35.07-4 (works on land in FZ associated with <i>Stone extraction</i> and works on land in FZ that change the rate of flow or the discharge point of water across a property boundary) Clause 42.01-2 (works and removal of vegetation in ESO3)

# Document analysis – VCAT decisions

	223 Maude She Oaks Road, She Oaks
	<p>Clause 52.08-1 (use and development of land for <i>Earth and Energy Resources Industry</i> because the exemption relating to an environmental effects statement for <i>Stone extraction</i> does not apply)</p> <p>Clause 52.17-1 (removal of native vegetation)</p> <p>Clauses 11.01-1S, 11.01-1R (Central Highlands &amp; Geelong), 11.03-3S, 11.03-6S, 12.01-1S, 12.01-2S, 12.05-2S, 13.05-1S, 13.06-1S, 13.07-1S, 14.02-1S, 14.02-2S, 14.03-1S, 17.01-1S, 17.04-1S, 21.01, 21.03-1, 21.03-5, 21.05-4, 21.06-1, 35.07, 42.01, 52.06, 52.08, 52.09, 52.17 &amp; 65</p>
Key Issues:	<p>Significant landscapes, assessing visual impacts in the absence of an SLO</p> <p>Weight given to tourism impacts and associated Strategies</p>
Description:	<p>The proposal was for the use and development of a 23.06ha FZ lot for a sand quarry.</p> <p>The decision does not articulate Council's reasons for refusing the application.</p> <p>The Tribunal concluded that the proposal would not constitute an acceptable planning outcome.</p> <p>In its deliberations the Tribunal noted that, although no SLO applies, consideration of landscape and visual impacts are called up under ESO3, and the Tribunal devoted some 38 paragraphs to discussing landscape and visual impacts.</p> <p>Council argued that the proposal was inconsistent with directions for the area pertaining to tourism use and development contained in various reference documents. The Tribunal found that tourism impacts were not a consideration that weighed heavily towards refusal.</p>
Key paragraphs from decision:	<p>39. <i>We acknowledge that the subject land and nearby land is not affected by a Significant Landscape Overlay so there is no particular or defined landscape significance. On the other hand, ESO3 applies to the land. It covers a wide area and includes 'natural beauty' and 'natural heritage' in the relevant statement of environmental significance.</i></p> <p>40. <i>Vanderlei Holdings acknowledges that the land is located in an 'attractive rural landscape' and decision guidelines relevant for ESO3 includes considering preserving any important landscape characteristics of the area.<sup>[17]</sup></i></p> <p>181. <i>Tourism impacts are not a specified decision guideline for a proposed quarry.<sup>[35]</sup> However, there are State and local tourism policies in the Scheme's planning policy framework we must consider.<sup>[36]</sup> The Council claimed the proposal was not compatible with those policies in the grounds on which it refused to grant a permit.</i></p> <p>182. <i>Under local policy, the Golden Plains Strategic Framework Plan includes the land in the Moorabool Valley Tourism Area. This area includes much of the Moorabool River valley east of the Midland Highway. Only a small amount of land on the east side of the Maude-She Oaks Road is within this area.<sup>[37]</sup> The Council seeks to promote tourism consistent with its Golden Plains Economic Development and Tourism Strategy 2017-2031. The scheme identifies food, wine, festivals and heritage as the key attractions.<sup>[38]</sup></i></p> <p>183. <i>The policy will be implemented by rezoning 'designated areas' in the Moorabool Valley to the Rural Activity Zone Schedule 1. The subject land and nearby land are not designated areas and have not been rezoned.</i></p>

# Document analysis – VCAT decisions

	223 Maude She Oaks Road, She Oaks
	<p><i>184. Although the Council's Rural Land Use Strategy, a reference document in the Scheme, refers to tourism developments in the Moorabool River valley based on wineries, restaurants and other facilities, none of these developments are in close proximity to the land.</i></p> <p><i>185. The Council maintains, correctly in our view, that tourists are more attracted to natural features (such as the Brisbane Ranges) and cultural features (such as Steiglitz heritage township) than quarries. Both the Council and the respondents referred to the Maude-She Oaks Road and Steiglitz Road being a popular cycling route and safety issues with sharing roads with heavy vehicles.</i></p> <p><i>186. As the proposal will not be operational at weekends and on public holidays and as tourist numbers peak at those times, the risk of conflict between tourists and vehicles associated with the proposal will be limited.</i></p> <p><i>187. Tourism impacts is not a consideration that weighs heavily towards refusal of a permit.</i></p>

# Planning Scheme Amendments, EEs and ACs

## Document A.8-2 Golden Plains Planning Scheme

Date of last Planning Scheme Review: 16 July 2016

### Part One

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: <ul style="list-style-type: none"><li>- Policy related</li><li>- Site specific</li><li>- Administrative</li></ul>	5. Status of the amendment <ul style="list-style-type: none"><li>- Did not progress</li><li>- Approved</li><li>- Underway</li></ul>	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two <ul style="list-style-type: none"><li>- Yes</li><li>- No</li></ul>
C99gpla	Submissions Under Assessment	The amendment amends and deletes provisions to remove the requirement for a planning permit for outbuildings greater than 120 square metres (sqm) in the Low Density Residential and Rural Living zones. This is achieved by modification to Schedule 1 to Clause 32.02 Low Density Residential Zone (LDRZ1) and Schedule 5 to Clause 43.02 Design and Development Overlay (DDO5), and deletion of Schedule 7 to Clause 43.02 Design and Development Overlay (DDO7) with the corresponding update to the Planning Scheme Maps.	Policy related	Underway	Not required	No
C91gpla	Approval Under Consideration	The Amendment seeks to correct a number of zoning and overlay anomalies, remove redundant overlays, rezone land for public authorities, improve the clarity/legibility of maps in the Planning Scheme, extend an expiry date for certain local policies, modify zoning and overlay schedules, remove redundant schedules, and modify the	Administrative	Underway	Not required	No

# Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		list of background documents listed within the Planning Scheme to correct a redundant listing.				
C92gpla	Approval Under Consideration	The amendment implements the recommendations of the Teesdale Structure Plan (2021).	Site specific	Underway	Yes	Yes
C94gpla	17 September 2021	The amendment facilitates future urban growth in Bannockburn in accordance with the Bannockburn Growth Plan (Victorian Planning Authority, May 2021) by updating the Municipal Planning Strategy (MPS) and Planning Policy Framework Plan (PPF) of the Golden Plains Planning Scheme, and making the Bannockburn Growth Plan a background document in the Golden Plains Planning Scheme.	Site specific	Approved	No	No
C075pt2gpla	Refused	The amendment proposes to rezone land at 385 Common Road Inverleigh from Farming Zone (FZ) to Public Park and Recreation Zone (PPRZ).	Site specific	Did not progress	Yes	Yes
C97gpla	27 August 2021	The amendment amends Schedule 9 to Clause 43.04 Development Plan Overlay ? Barrabool Views Low Density Residential Development (DDO9) to change the minimum subdivision size from 2 hectares to 0.4 hectares, to align with the Low Density Residential Zone and Inverleigh Structure Plan 2019.	Policy related	Approved	No	No
C96gpla	22 July 2021	The amendment rezones the former Bannockburn Primary School at 32 High Street, Bannockburn and 20	Site specific	Approved	No	No

# Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		Burns Street, Bannockburn from Public Use Zone 2 to the Commercial 1 Zone (part) and Township Zone (part).				
C83gpla	24 June 2021	Corrections amendment to remove inconsistencies in local schedules with the Victorian Planning Provisions and Ministerial Direction – Form and Content of Planning Schemes as part of the Smart Planning Local Schedules Update.	Administrative	Approved	No	No
C93gpla	20 May 2021	Deletes a portion of the Land Subject to Inundation Overlay in Riverstone Estate, Batesford due to recent earthworks altering the floodplain, and also corrects a mapping anomaly to accurately identify a tributary.	Administrative	Approved	No	No
C95gpla	6 May 2021	Implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register	Administrative	Approved	No	No
C87gpla	23 April 2021	Implements the recommendations of the Inverleigh Structure Plan (Golden Plains, 2019) by replacing policy relating to Inverleigh and amending the schedule to the LDRZ.	Policy related	Approved	Yes	Yes
C89gpla	10 September 2020	The amendment applies the Special Controls Overlay to land at Lot 1 TP 966552 Midland Highway Gheringhap and inserts an incorporated document titled 'Gheringhap Service Station Advertising Signage, July 2020' to permit the development of signage for a previously approved service station.	Site specific	Approved	No	No



# Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
C075		The amendment proposes to rezone land formally known as portions 26, 27, 28 and 29 at 385 Common Road Inverleigh from Farming Zone (FZ) to Low Density Residential Zone (LDRZ) and to Public Park and Recreation Zone (PPRZ). It will also apply the Design and Development Overlay (DDO5) and Development Plan Overlay Schedule 15 (DPO15).	Site specific	Split parent	Yes	Yes
C90gpla	9 July 2020	The Amendment translates the Municipal Strategic Statement and Local Planning Policies of the Golden Plains Planning Scheme into the new Planning Policy Framework at Clauses 11-19 and Municipal Planning Strategy at Clause 02 introduced into the Victoria Planning Provisions by Amendment VC148. The Amendment also makes policy neutral changes to the Schedule to Clause 43.01, and a selected number of general provisions and operational provisions.	Administrative	Approved	No	No
C88gpla	27 March 2020	The Amendment rezones 12 High Street, Bannockburn from Public Use Zone 6 - Local Government (PUZ6) to Commercial 1 Zone (C1Z) and amends Planning Scheme Map No.29.	Site specific	Approved	No	No
C85gpla	6 March 2020	Implementation of the Northern Settlement Strategy	Administrative	Approved	No	No
C80gpla	5 September 2019	Implements the recommendations to the Flood Risk Management Study Barwon Rivers at Inverleigh (Water Technology Pty Ltd, 2018) by making revisions to existing	Site specific	Approved	No	No

# Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) mapping, introduces new schedules to the LSIO and FO for Inverleigh only with permit exemptions for specified buildings and works and makes minor changes to the Local Planning Policy Framework.				
C075pt1	15 November 2018	The amendment proposes to rezone part of land formally known as portions 26, 27, 28 and 29 at 385 Common Road Inverleigh from Farming Zone (FZ) to Low Density Residential Zone (LDRZ). It will also apply the Design and Development Overlay (DDO5) and Development Plan Overlay Schedule 15 (DPO15) and insert Schedule 15 to Clause 43.04 into the Golden Plains Planning Scheme.	Site specific	Approved	No	No
C030Pt2	7 February 2019	Authorisation No: A0351	Site specific	Did not progress	No	No
C030		Authorisation No: A0351 The Amendment proposes to rezone part of the land at Bruce Street Bannockburn from the Rural Zone (RUZ) to the Residential 1 Zone (R1Z) and part to the Public Park and Recreation Zone (PPRZ) and applies the Design and Development Overlay (DDO6) to all of the land to be known as the Willow Brae Development.	Site specific	Split parent	No	No
C074gpla	18 July 2019	Rezone Lot 1 TP372637J and Lot 1 TP397040G, 230 Hopes Plains Road, Inverleigh from Farming Zone (FZ) to Low Density Residential Zone (LDRZ) and apply the	Site specific	Approved	Yes	Yes

# Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		Design and Development Overlay Schedule 5 and Development Plan Overlay Schedule 16.				
C079	Date of Operation: Not available Gazettal date: 7 June 2018	Implements s56 Heritage Act 2017	Administrative	Approved	No	No
C077	Date of Operation: Not available Gazettal date: 7 June 2018	The amendment rezones the Bruces Creek Reserve which abuts the Willowbrae Residential Estate, Bannockburn from part Farming Zone (FZ) and part General Residential Zone Schedule 1 (GRZ1) to Public Park and Recreation Zone (PPRZ) and remove the Design and Development Overlay 6 (DDO6) from this land. The amendment also rezones residential lots in the Willowbrae Residential Estate, from FZ to GRZ1, to align the GRZ1 to title boundaries.	Site specific	Approved	No	No
C040		Implement a number of planning scheme changes recommended by the Rural Land Use Strategy 2008 into the Golden Plains Planning Scheme. The amendment includes changes to the Local Planning Policy Framework (LPPF), application of rural zones across the shire and changes to relevant schedules.	Administrative	Split parent	No	No

# Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
C076	Date of Operation: Not available Gazettal date: 21 December 2017	The amendment will replace the Municipal Strategic Statement and Local Planning Policy Framework with an updated version, based on the Golden Plains Local Planning Policy Framework Review - Background, Issues and Review Report, July 2016. Schedule 1 to Clause 42.01- Environmental Significance Overlay is amended to relocate content from the LPPF.	Administrative	Approved	No	No
C067Pt1	Date of Operation: Not available Gazettal date: 21 December 2017	The amendment implements the recommendations of the South West Landscape Assessment Study, Planisphere, June 2013 (SWLAS) by amending the existing Significant Landscape Overlay Schedule 1 which applies to Devils Kitchen and applying new Significant Landscape Overlay Schedule 14 and Maps to the Brisbane Ranges and Rowsley Scarp.	Administrative	Approved	No	No
C067	Date of Operation: Not available Gazettal date: 21 December 2017	The amendment proposes to implement the recommendations of the South West Landscape Assessment Study, Planisphere, June 2013 (SWLAS) by amending the existing Significant Landscape Overlay Schedule which applies to Devils Kitchen, apply two new Significant Landscape Overlay Schedules and Maps to the Barrabool Hills and Brisbane Ranges and Rowsley Scarp.	Administrative	Split parent	No	No
C067Pt2		The amendment proposes to implement the recommendations of the South West Landscape Assessment Study, Planisphere, June 2013 (SWLAS) by	Policy related	Did not progress	No	No

# Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		applying a new Significant Landscape Overlay Schedule and Map to the Barrabool Hills.				
C072	Date of Operation: Not available Gazettal date: 14 July 2016	The amendment rezones part of Lot F PS715055 McPhillips Road, Bannockburn from Farming Zone to General Residential Zone 1 and applies a Development Plan Overlay Schedule 1 Township Development Plan - Bannockburn to the site. The amendment also updates Clause 21.07 Local areas to correct Figure 21.07-1A Bannockburn Urban Design Framework Overall Principles Plan and to translate existing references to Residential 1 Zone to General Residential Zone.	Site specific	Approved	No	No
C070	Date of Operation: Not available Gazettal date: 25 February 2016	The amendment corrects a number of mapping and ordinance anomalies, applies the Design and Development Overlay Schedule 5 to land in Shelford and Corindhap, applies the Design and Development Overlay Schedule 7 to land in Dereel and inserts a new Schedule 4 of Clause 37.01 Special Use Zone, to accurately recognise the use of land in Bannockburn as a golf course	Administrative	Approved	No	No

# Planning Scheme Amendments, EEs and ACs

## Part Two

Matter	Response
Amendment No:	C92gpla
In operation from:	Approval Under Consideration
Brief description of the amendment:	The amendment implements the recommendations of the Teesdale Structure Plan (2021).
Policy matters raised by the Panel that require further consideration or action by Council.	<p>Strategic justification:</p> <ul style="list-style-type: none"> <li>insufficient evidence has been provided to demonstrate support for the Amendment by several planning policy areas</li> <li>there has not been adequate background analysis to establish a robust growth framework for Teesdale.</li> </ul> <p>Land supply, settlement boundary and North East Growth Precinct:</p> <ul style="list-style-type: none"> <li>significant changes in State policy have not been adequately taken into consideration in the preparation of the TSP 2020 and the Amendment to determine an appropriate growth framework</li> <li>there is insufficient strategic justification to support the settlement boundary, and inclusion of the NE Growth Precinct, as shown on the Strategic Framework Plan map</li> <li>there is insufficient strategic justification to identify an appropriate location for a “nonurban break” on the Teesdale Strategic Framework Plan.</li> </ul> <p>Bushfire risk</p> <ul style="list-style-type: none"> <li>the application of the proposed local policy suggested by Council’s expert witness is not clear, may impose more onerous requirements than State policy and is not supported</li> <li>settlement planning for Teesdale would benefit from an exploration of matters to improve the resilience of the community to bushfire including establishing a BAL-Low.</li> </ul> <p>Infrastructure</p> <ul style="list-style-type: none"> <li>a requirement for flood studies and associated planning scheme amendment should be included in Planning Scheme provisions, potentially in the schedule to Clause 74.02 (Further Work)</li> </ul>

# Planning Scheme Amendments, EESs and ACs

Recommendations that require further work / implementation in the planning scheme.	<ul style="list-style-type: none"> <li>it is critical to include in the Strategic Framework Plan any infrastructure that may require development contributions to be delivered.</li> </ul> <p>The Panel recommended significant further work be undertaken to inform and strategically justify the proposed amendment.</p>
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Matter	Response
Amendment No:	C075pt2gpla
In operation from:	28/8/2018 (split)
Brief description of the amendment:	The amendment proposes to rezone land at 385 Common Road Inverleigh from Farming Zone (FZ) to Public Park and Recreation Zone (PPRZ).
Policy matters raised by the Panel that require further consideration or action by Council.	None
Recommendations that require further work / implementation in the planning scheme.	None

Matter	Response
Amendment No:	C87gpla
In operation from:	4/07/2021
Brief description of the amendment:	Implements the recommendations of the Inverleigh Structure Plan (Golden Plains, 2019) by replacing policy relating to Inverleigh and amending the schedule to the LDRZ.

# Planning Scheme Amendments, EEs and ACs

Policy matters raised by the Panel that require further consideration or action by Council.	The Panel found that further policy guidance was required to identify the localised policy responses to bushfire.
Recommendations that require further work / implementation in the planning scheme.	The Panel recommended that Council pursue further advice on the appropriate bushfire strategy content for Clause 11.03-6L from DELWP and the CFA before finalising the Amendment.

Matter	Response
Amendment No:	C075
In operation from:	28/8/2018 Split parent
Brief description of the amendment:	The amendment proposes to rezone land formally known as portions 26, 27, 28 and 29 at 385 Common Road Inverleigh from Farming Zone (FZ) to Low Density Residential Zone (LDRZ) and to Public Park and Recreation Zone (PPRZ). It will also apply the Design and Development Overlay (DDO5) and Development Plan Overlay Schedule 15 (DPO15).
Policy matters raised by the Panel that require further consideration or action by Council.	None
Recommendations that require further work / implementation in the planning scheme.	None



# Planning Scheme Amendments, EESs and ACs



Matter	Response
Amendment No:	C074gpla
In operation from:	18 July 2019
Brief description of the amendment:	Rezone Lot 1 TP372637J and Lot 1 TP397040G, 230 Hopes Plains Road, Inverleigh from Farming Zone (FZ) to Low Density Residential Zone (LDRZ) and apply the Design and Development Overlay Schedule 5 and Development Plan Overlay Schedule 16.
Policy matters raised by the Panel that require further consideration or action by Council.	None
Recommendations that require further work / implementation in the planning scheme.	None

Matter	Response
Amendment No:	EES Inquiry and Planning Permit Application Panel Report Golden Plains Wind Farm
Brief description of the proposal	Construction of 228 turbines, foundations, overhead powerlines and underground cabling, four electrical collector stations, an electrical terminal station, battery energy storage, temporary quarry and other associated works.
Policy matters raised by the Panel that require	None

# Planning Scheme Amendments, EESs and ACs

further consideration or action by Council.	
Recommendations that require further work / implementation in the planning scheme.	None

# Regional plans, Adopted documents

## Document A.8-3 Golden Plains Planning Scheme

<b>Golden Plains Council Plan 2021-2025 (Golden Plains Shire Council, 2021)</b>	<b>Adopted by Council 29 June 2021</b>	<b>Source code</b>
Sets the strategic direction of Council for the Council term and seeks to ensure an integrated approach is taken to planning, monitoring and performance reporting.		
Has the Council Plan been appropriately linked into the planning scheme?	No. No links to this plan are evident in the planning scheme.	
<b>Recommended policy changes and the basis for this (link to document):</b>	<b>Proposed policy to be inserted into scheme</b>	<b>Location of policy</b>
<p><i>Vision Themes and Community Priorities</i></p> <ul style="list-style-type: none"> <li><i>We want a diversity of quality rural and urban living alternatives that balances growth and retains a strong country feel.</i></li> <li><i>We want to promote and improve the regional economy through partnerships, innovation and support for local producers, agriculture and businesses.</i></li> </ul>	<p>Amend existing 02.02 (Vision) as follows</p> <p><u>As outlined in the Council Plan, Golden Plains Shire is an inclusive, connected, resilient and safe community that prioritises liveability, sustainability and prosperity.</u></p> <p><u>Council's vision is to sustainably manage land use and development within the Shire, including:</u></p> <ul style="list-style-type: none"> <li><u>A diversity of quality rural and urban living alternatives will be provided to balance growth while retaining a strong country feel.</u></li> <li><u>The natural environment will be protected and enhanced.</u></li> <li><u>Local producers, agriculture, small businesses and tourism will be key drivers of growth in the local economy.</u></li> </ul>	02.02 Vision

# Regional plans, Adopted documents

<p>4.2.1 Provide support to local businesses including farms and small business.</p> <p>4.3.2 Identify and promote activities that attract visitation and tourism.</p>		
<p>2.1.2 Advocate and plan for safe pedestrian, cycling and recreation paths and trails that reduce reliance on vehicles</p>	<p>Introduce a new Clause 18.01-3L (Sustainable and safe transport)</p> <p>Plan for the development of a network of safe pedestrian, cycling and recreational paths and trails to reduce reliance on motor vehicles</p>	
<p>2.2.1 Provide, maintain and advocate for sustainable and accessible facilities that promote and enable healthy recreation, physical activity and social connection.</p>	<p>Introduce a new Clause 15.01-4L (Healthy neighbourhoods)</p> <p>Provide sustainable and accessible community and recreational facilities that promote healthy recreation, physical activity and social connections.</p>	
<p>2.3.1 Identify areas across the Shire that balance future urban growth whilst maintaining rural and township character.</p>	<p>Include at Clause 74.02 (Further strategic work)</p> <p>Prepare the South East Precinct Structure Plan</p> <p>Prepare the Smythesdale Structure Plan</p> <p>Prepare the Haddon Structure Plan</p>	74.02 Further strategic work
<p>2.3.2 Ensure and provide infrastructure to accommodate and service existing and developing communities across the Shire.</p>	<p>Include at Clause 74.02 (Further strategic work)</p> <p>Implement a Development Community Contribution Policy into the Golden Plains Planning Scheme.</p>	74.02 Further strategic work
<p>3.4.2 Promote, encourage and advocate the use of sustainable and clean energy and technology.</p>	<p>Include at Clause 74.02 (Further strategic work)</p> <p>Implement further sustainable building and energy efficient design requirements into the Golden Plains Planning Scheme</p>	74.02 Further strategic work

# Regional plans, Adopted documents

<i>Golden Plains Municipal Public Health and Wellbeing Action Plan (Golden Plains Shire, 2021)</i>	Adopted by Council: 2021	Source code
Provides a framework for coordinated action and activities that Council and partners will deliver to ensure that all residents can achieve optimal health and wellbeing and participate fully in the community.		
Has the Community Health and Wellbeing Plan been appropriately linked into the planning scheme?	No. No links to this plan are evident in the planning scheme.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>Priority 2: Increasing active living</i>	Introduce a new Clause 15.01-4L (Healthy neighbourhoods) <a href="#">Design neighbourhoods: to facilitate increased participation in physical activity as inclusive environments that enable all people to be active every day</a>	15.01-4L Healthy neighbourhoods
	Introduce a new strategy at Clause 19.02-4L (Community facilities) <a href="#">Provide quality indoor and outdoor spaces for physical activity, organised sport and active recreation</a>	19.02-6L Open Space
<i>Priority 5: Tackling climate change and its impact on health</i>	Introduce a new Clause 18.01-3L (Sustainable and safe transport) <a href="#">Promote active travel in the Shire</a>	

# Regional plans, Adopted documents

Golden Plains Shire Social Housing Plan (Golden Plains Shire, 25 June 2021)	Adopted by Council: 2021	Source code
<p>Outlines the need for more subsidised social housing properties in the Golden Plains Shire and sets out a series of commitments to seek and develop opportunities to close the gap between the current level of social housing and demand.</p>		[GPSSHP, p3]
Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<p><i>“Negotiate the inclusion of social housing in new private developments where rezoning and planning approvals add value to land”</i></p>	<p>Introduce a new Clause 16.01-2L (Housing affordability):</p> <p>Objective: To facilitate the inclusion of social housing in new private developments where rezoning and planning approvals add value to land.</p> <p>Strategies Increase the overall percentage of social housing for all new greenfield sites.</p>	<p>New 16.01-2L Housing affordability</p>

# Regional plans, Adopted documents

<i>Environment Strategy 2019-2027</i> (Golden Plains Shire, 22 January 2019)	Adopted by Council:	Source code
Sets the strategic direction for environmental sustainability in the Golden Plains Shire over the next eight years.		
Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>“To foster and support environmentally sustainable industries, business, agriculture and tourism, by working in partnership with local business, government and community</i>  <i>“Support and encourage new and existing tourism providers to implement environmentally sustainable practices”.</i>	Introduce new Strategies at Clause 17.01-1L (Diversified economy) <a href="#">Support the establishment of environmentally sustainable industries, businesses, agriculture and tourism in the Shire.</a> Introduce new Strategy at Clause 17.04-1L (Facilitating Tourism – Golden Plains) <a href="#">Support new and existing tourism providers to implement environmentally sustainable practices.</a>	New 15.02-1L Energy and resource efficiency
<i>“Encourage and foster nature-based tourism that preserves the distinct landscape, character and heritage values of the Golden Plains Shire”</i>	Include new Strategy at Clause 17.04-1L (Tourism) <a href="#">Encourage nature-based tourism that preserves the distinct landscape, character and heritage values of the Golden Plains Shire.</a>	17.04-1L Tourism
<i>“Support and encourage new and existing businesses in the agriculture sector to implement environmentally sustainable practices”</i>	Include new Strategy at Clause 14.01-2L (Sustainable agricultural land use) <a href="#">Promote environmentally sustainable agricultural models and practices in the Shire.</a>	14.01-2L Sustainable agricultural land use

# Regional plans, Adopted documents

<i>Encourage and promote environmentally sustainable agriculture models into the Golden Plains Shire.</i>		
<i>“Apply appropriate environmental and open space areas in addition to minimum width buffers adjacent to waterways in new developments areas”.</i>	<p>Include new Strategy at Clause 12.03-1L (Waterways and wetlands)</p> <p>Provide environmental and open space areas, in addition to minimum width buffers, adjacent to waterways in new development areas.</p>	12.03-1L Waterways and wetlands
<i>“Land management practices by Council, fire agencies and the community minimise the risk of wildfire in the landscape while enhancing ecological health”.</i>	<p>Introduce a new Clause 13.02-1L (Bushfire planning)</p> <p>Strategies: Ensure that land use and development which requires bushfire protection measures improves ecological systems and the biodiversity they support.</p>	13.02-1L Bushfire planning
<p><i>“Develop a built environment that supports environmentally sustainable design (ESD) and carbon draw down initiatives”</i></p> <p><i>“Promote environmentally sustainable design (ESD) in residential and commercial buildings”</i></p>	<p>Introduce a new Clause 15.01-2L (Building design)</p> <p>Introduce a new Clause 13.01-1L (Natural hazards and climate change)</p> <p>Support projects that capture and remove carbon from the atmosphere. (carbon draw down initiatives).</p>	Clause 15.02-1L Energy and resource efficiency
<i>Protect, enhance and increase our parks and green spaces to ensure a network of land and water that supports recreation and sport, trails and paths, nature conservation and visual relief from the urban environment.</i>	<p>Introduce a new Clause 19.02-6L (Open space)</p> <p>Strategies: Provide urban landscapes that promote community connection to the environment and nature.</p>	



# Regional plans, Adopted documents

<i>Sport and Active Recreation Strategy 2020-2030 (Golden Plains Shire, 2020)</i>	Adopted by Council: 2020	Source code
Provides a provide a framework to work in partnership with all levels of government and local community clubs to increase participation in sport and active recreation, and to create quality spaces and places to be active.		
Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>“The aim of this strategy is to positively contribute to the health and wellbeing of the community and promote livability and community connectedness by ensuring that there is a diversity of fit-for-purpose, affordable and accessible formal and informal recreation opportunities (programs, services and facilities) to encourage local residents and visitors to the area to be physically active”.</i>	<p>Introduce new strategic direction at Clause 02.03-9 (Infrastructure - Community infrastructure – Open space)</p> <p>Sport and active recreation is an integral part of the Golden Plains communities. It is essential for health, physical and mental wellbeing, sense of belonging and personal connections. Sport and active recreation contributes significantly to the liveability of the Shire and is underpinned by a diverse network of local and community facilities, parks, playgrounds and reserves.</p> <p>Council aims to positively contribute to the health and wellbeing of the community and to promote liveability and community connectedness by:</p> <p>ensuring there is a diversity of fit-for-purpose, affordable and accessible formal and informal recreation opportunities across the Shire to encourage residents and visitors to be physically active.</p>	02.03-9 Infrastructure - Community infrastructure – Open space
<p><i>Better utilise existing sport and active recreation assets by activating these spaces through infrastructure upgrades and programming</i></p> <p><i>Invest in sport and active recreation facilities that work with the strengths of</i></p>	<p>Include new Strategy at Clause 19.02-6L (Open space)</p> <p>Strategies</p> <p>Support sport and active recreation facilities which work with the existing strengths of the Shire. [GPSARS, p37]</p> <p>Support sport and active recreation facilities which complement the network of facilities planned at a local and regional level.</p>	19.02-6L Open space

# Regional plans, Adopted documents

<p><i>the Shire and complement the network of facilities planned at a local and regional level</i></p> <p><i>Facilitate and provide opportunities to promote social connection and liveability</i></p> <p><i>Utilise Universal Design Principles in the design of sport and active recreation programming, services and facilities to enable equitable access.</i></p> <p><i>ensuring that new or upgraded facilities are multi-purpose in design to cater for changing needs over time and are designed to optimise the use of facilities, e.g. undertake a review to determine if additional lighting is required along specific walking / cycling tracks and facilities such as tennis courts to enable night-time use</i></p> <p><i>enhancing existing facilities in preference to necessarily building new facilities in the Shire to maximise their usage where possible</i></p>	<p>Support sport and active recreation facilities which promote social connections and improved liveability, in particular those which facilitate low-cost, place-based formal and informal sport and recreation activities</p> <p>Ensure that new or upgraded facilities are multi-purpose in design, cater for changing needs over time, and are designed to optimise utilization</p> <p>Support improvements to existing facilities to maximise usage in preference to the development of new facilities wherever possible</p>	
<p><i>Explore and advocate for ways to improve transport options for the local community so that more people can access sport and active recreation opportunities</i></p>	<p>Introduce a new Clause 18.01-3L (Sustainable and safe transport)</p> <p>Improve the local transport system to enable more people to access sport and active recreation opportunities.</p>	<p>18.01-3L Sustainable and safe transport</p>

# Regional plans, Adopted documents

developing the following specific policies, i.e.

- a community facility subsidy (fees and charges) policy (which incorporates an understanding of maintenance costs for sports grounds and facilities)

- a developer contributions policy

- a club financial co-contribution policy for capital works developments

- a cricket wicket policy

Include at Clause 74.02 (Further strategic work)

**Prepare a Developer Contributions Policy**

74.02 Further strategic work

## Regional documents

<i>Glenelg Hopkins Regional Catchment Management Strategy 2021-2027 (Glenelg Hopkins CMA, 2021)</i>	Adopted by Corangamite CMA, 2021 (*Awaiting Ministerial Approval)	CRCMS
The overarching plan for integrated catchment management within the Glenelg Hopkins CMA's region of Victoria		
Are there planning scheme implications? N	The RCMS contains a number of relevant, high level strategic directions which are generally supported by / reflected in the existing objectives and strategies of the Planning Scheme.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
N/A		

# Regional plans, Adopted documents

<i>Eastern Mar Country Plan (Eastern Maar Aboriginal Corporation, July 2015)</i>	Adopted by Eastern Maar Aboriginal Corporation, July 2015	Source code
The Country Plan sets out cultural knowledge, values and perspectives, as well as ideas and priorities to create opportunities to advance self-determination and reduce dependency.	Add new line to start of 2.01 Context:  <b>The Wadawurrung people and the Eastern Maar people are the traditional inhabitants of the Golden Plains region and have been present for at least 40,000 years, well before the arrival of European settlers.</b>	
Are there planning scheme implications?	Pending consultation with Traditional owners.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>Paleert Tjaara Dja Wadawurrung Country Plan (Wadawurrung Traditional Owners Aboriginal Corporation, 2020)</i>	Adopted by Wadawurrung Traditional Owners Aboriginal Corporation	Source code
Articulates how Wadawurrung see Country is being cared for and managed over the next 10 years. This includes walking together with government (federal, state, and local) and other key stakeholders to achieve self-determination.	Add new line to start of 2.01 Context:  <b>The Wadawurrung people and the Eastern Maar people are the traditional inhabitants of the Golden Plains region and have been present for at least 40,000 years, well before the arrival of European settlers.</b>	
Are there planning scheme implications?	Pending consultation with Traditional owners.	

# Regional plans, Adopted documents

Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy

<i>Grampians Regional Climate Change Adaptation Strategy (DEWLP, 2021)</i>	Adopted by DEWLP, 2021	Source code
The strategy details how the Grampians region has been preparing for climate change and sets out priority areas for adaptation action.		
Are there planning scheme implications? Y	Implications being reviewed by DELWP on a regional basis.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy

## Most recent planning scheme review

Recommendations from last review	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Clause 74.02 (Yes or no)
LPPF REVIEW The following work should be undertaken as part of the rewrite of the LPPF			
1. Use the numbered version of the LPPF as the basis for the rewrite of the LPPF in order to track changes effectively.			

# Regional plans, Adopted documents

2.	Double check LPPF policy against the SPPF and remove duplicitous policy from the LPPF.			
3.	Avoid reference to external documents in Objectives and Strategies. Include as policy statements or incorporated documents.			
4.	Format headings to be consistent with current best practice styles.			
5.	Double check use of strategy verbs is consistent with the 'Matrix of strategy verbs'.			
6.	Adopt the following referencing format for reference documents: Name of document, author of the document, date of the document, date adopted by Council.			
7.	Assess all existing future work in the planning scheme against the 'Principles for including further work matrix' and delete unnecessary future work.			
8.	Assess all new future work to be introduced into the planning scheme against the 'Principles for including further work' matrix.			
9.	Update the Strategy Framework Plan			
10.	Update dwellings in the Farming Zone, Rural Conservation Zone and the Rural Activity Zone policy			
11.	Develop policy for managing land use and development at the rural-urban interface			
12.	Update the municipal profile to include trends drawn from Council research and latest id.consulting data included in Section 5 of this report.			
13.	Minimise the inclusion of demographic data which quickly dates.			
14.	Update Bannockburn Local Area policy to make reference to the Bannockburn Civic Heart Precinct Project.			
15.	Include REMPLAN Community Profile and REMPLAN Economic Profile as appropriate.			
16.	Use officer comments outlined in Appendix D as the starting point for the review of the LPPF.			
17.	Include policy in the Settlement, Agricultural and Industrial clauses that clearly specify the primacy of agricultural and industrial uses in the Farming Zone, and the policy to exclude dwellings from these areas to achieve this.			

# Regional plans, Adopted documents

18. Highlight existing opportunities for rural residential lifestyle development which is in strong supply in the north of the Shire and persons seeking this type of residential development be directed to the north of the Shire rather than the smaller FZ lots in the south and middle of the Shire.			
19. Review LPPF to ensure that access and inclusion principles are incorporated into the MSS appropriately, without duplicating the SPPF.			
20. Include suggested context, objectives and strategies relating to Bushfire Management.			
21. Refer to fire risk management ratings for settlements as a constraint in the MSS.			
22. Refer to the Domestic Wastewater Management Plan in the Infrastructure clause of the MSS.			
23. Include reference and policy in relation to managing the impacts of Climate Change in the MSS, specifically relating to Agriculture and Infrastructure to supplement current policy in the Natural Environment section.			
24. Include suggested context, objectives and strategies relating to Floodplain Management.			
25. Review the zoning pattern to identify where transitional zones between LDRZ and FZ or TZ and FZ may be appropriate, and mechanisms to achieve this.			
26. Assess all future work in the existing LPPF against the 'Principles for including further work' matrix.			
27. Amend reference to the Burra Charter in Clause 22.12 as follows: The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013 (Burra Charter).			
28. Review the LPPF to help articulate how to balance competing interests between managing fire risk and protecting environmental values.			
29. Retain the policy statement at Clause 21.01-6 "Central Highland Water believes it can service most of the anticipated growth within its areas".			
30. Include EPA policy priorities relating to avoiding encroachment of dwellings into Industrial and Farming areas in the MSS.			
31. Include EPA policy priorities in relation waste management in the MSS.			
32. Amend MSS to incorporate Barwon Water policy changes.			

# Regional plans, Adopted documents

33. Better articulate where residential growth is directed, will be accommodated with appropriate infrastructure and where it is not wanted in the MSS.			
34. Strengthen policy in relation to provision of basic development infrastructure prior to and in conjunction with intensification of residential development.			
35. Include reference to the Food Production Precinct in the MSS which identifies and promotes that key supporting infrastructure exists to support the area as a location for intensive animal industry.			
36. Better identify the Gheringhap Structure Plan area in the MSS and strengthen policy to encourage investment.			
37. Identify impacts of heavy vehicles on road and parking infrastructure as an issue in the Transport section of the MSS.			
<b>FUTURE WORK</b> The following work is outside the scope of this rewrite, but should be undertaken as future work.			
A. Undertake future work around measures used on townships growth boundaries to better define town edges and address interface issues.			
B. Amend the Heritage Overlay maps to correct the error of VHR (HO14/H1487 Former Stieglitz Court House) being mapped in both HO14 and part of the precinct HO34 to clarify that Heritage Victoria is responsible for the issue of heritage permits under the Heritage Overlay for that heritage place.			
C. Enter into an agreement with the Country Fire Authority (or rely on VC49) to reduce the referrals sent/received for subdivisions outside the BMO that create a road where a standard response is provided.			
D. Monitor the impact issues with the BMO from a community perspective and investigate whether amendments to the extent of the BMO should be sought.			
E. Consider the role and actions Council can take to assist the transition of less viable industries such as small broiler farms, to productive land uses.			
F. Consider policy guidance which could be incorporated to manage interface issues between the urban growth boundary around townships and the farming zone.			



# Regional plans, Adopted documents



# Planning permit analysis

## Document A.9-1 Golden Plains Planning Scheme

### Permit activity

Table 1 shows the number of permit applications that Council processed between 2018 and 2021 varied between a low of 351 and a high of 509, with an average of 413 per annum. In 2021 Council processed a significantly higher number of permit applications than in the preceding years.

Permits Processed (Includes refusals)				
2018	2019	2020	2021	Average
351	401	389	509	413

Source Golden Plains Shire Council planning permit data, 2022.

**Table 1: Permit activity between 2018 and 2021**

### Geographic spread of applications

Table 2 shows that, during the preceding 4 years, 21.12% of all applications processed by Council related to the Bannockburn area and 10.7% related to the Teesdale area. This is not unexpected given the largest proportion of the Shire's population resides in Bannockburn followed by Teesdale.


Smythesdale has been identified as the northern growth centre for the Golden Plains Shire and it is a Strategic Direction at Clause 02.03-1 (Settlement) to direct residential development to Smythesdale (in combination with Bannockburn). Despite this, Smythesdale accounted for less than 5% of all applications processed during the 4-year period.

By contrast, in combination Golden Plains 'Small Towns' (Teesdale [10.70%], Haddon [3.39%], Lethbridge [5.21%], Linton [1.22%], Meredith [3.88%], Ross Creek [5.16%] and Scarsdale [3.33%]) collectively accounted for 33.44% of all applications processed by Council during the 4-year period.

# Planning permit analysis


Location	Number of applications	% of total
Willowvale	1	0.06%
Werneth	3	0.17%
Wallinduc	1	0.06%
Teesdale	193	10.70%
Sutherlands Creek	19	1.05%
Stonehaven	6	0.33%
Steiglitz	6	0.33%
Staffordshire Reef	1	0.06%
Springdallah	2	0.11%
Smythesdale	82	4.55%
Smythes Creek	84	4.66%
Shelford	25	1.39%
She Oaks	10	0.55%
Scarsdale	60	3.33%
Russell's Bridge	6	0.33%
Ross Creek	93	5.16%
Rokewood	27	1.50%
Pittong	1	0.06%
Piggoreet	1	0.06%
Nintingbool	8	0.44%
Newtown	12	0.67%

# Planning permit analysis



Napoleon	27	1.50%
Murghebo	10	0.55%
Mount Mercer	7	0.39%
Mount Bute	2	0.11%
Meredith	70	3.88%
Maude	25	1.39%
Mannibadar	3	0.17%
Linton	22	1.22%
Lethbridge	94	5.21%
Inverleigh	97	5.38%
Illabarook	3	0.17%
Happy Valley	9	0.50%
Haddon	71	3.94%
Grenville	14	0.78%
Gheringhap	13	0.72%
Garibaldi	13	0.72%
Enfield	45	2.49%
Durham Lead	3	0.17%
Duridwarrah	1	0.06%
Dereel	50	2.77%
Corindhap	5	0.28%
Cape Clear	7	0.39%
Cambrian Hill	26	1.44%

# Planning permit analysis



Berrybank	1	0.06%
Berringa	15	0.83%
Batesford	132	7.32%
Bannockburn	381	21.12%
Anakie	3	0.17%
Bamganie	1	0.06%
Not specified	13	0.72%
<b>Totals</b>	<b>1804</b>	<b>100.00%</b>

Source Golden Plains Shire Council planning permit data, 2022.

**Table 2: Distribution of Permit activity between 2018 and 2021**

## Decision making

Over the four-year period, Council considered a total of 1,667 applications as shown on Table 3.

Decision maker	Refusal	Planning Permit	Planning Permit (NOD)	Total	% of total
<b>Council</b>	11	44	0	55	3.30%
<b>Delegate</b>	3	1603	6	1612	96.70%
<b>VCAT*</b>	0	0	0	0	0.00%
<b>TOTAL</b>	<b>14</b>	<b>1647</b>	<b>6</b>	<b>1667</b>	
<b>% of total</b>	<b>0.84%</b>	<b>98.80%</b>	<b>0.36%</b>	<b>100%</b>	

Source Golden Plains Shire Council planning permit data, 2022.

\*Council-supplied data did not include applications where VCAT was decision-maker

# Planning permit analysis

**Table 3: Permit activity by decision maker and decision type between 2018 and 2021**

Most decisions are made under delegation (96.7%) and most decisions are to issue a planning permit (98.8%) as shown in Table 3. This suggests that Council has good systems in place for processing applications, including effective delegations and a sound decision making against the planning scheme.

When Council was the decision-maker it refused 25.45% of applications. This is far higher than under delegation (0.18%). This can be explained in part by the nature of applications that are not decided under delegation but go to Council for determination. These applications are likely generally more controversial as they have received 3 or more objections. Of the decisions made by Council, 22 related to Subdivision, 10 related to the removal or variation of a Restrictive Covenant, and 3 related to Extractive Industry.

# Planning permit analysis

## Sheds and outbuildings

Through consultation, Council Officers identified that Council processes many applications for sheds in the Farming Zones, and that many of these have little to no planning consequence and can be time consuming at the decision-making stage.

The analysis of Permit Data indicates more than a quarter (26.44%) of all applications processed by Council over the 4-year period related to sheds and outbuildings. A current Planning Scheme Amendment (C99gpla). The Amendment amends and deletes provisions to remove the requirement for a planning permit for outbuildings greater than 120 square metres (sqm) in the Low Density Residential and Rural Living zones.

Council should closely monitor the outcomes of Amendment C99gpla to ensure it results in an appropriate reduction in shed and outbuilding applications and, noting it only applies to land in the LDRZ and RLZ, determine whether any other existing permit triggers for sheds and outbuildings could potentially be removed.

## Restrictive Covenants

The review of Permit data indicates that 3.05% of all applications that were processed by Council during the 4-year period related to the removal or variation of a Restrictive Covenant, and that such applications accounted for almost 20% (18.18%) of all applications when Council was decision-maker.

Regrettably, Restrictive Covenants can be implemented by other parties with no permission from or involvement by Council (other than at Plan of Subdivision Certification and Registration stages).

It is recommended that Council undertake advocacy to the State Government, outlining how Restrictive Covenants negatively impact upon Council's ability to achieve its strategic planning goals and the outcomes sought by the Golden Plains Planning Scheme.

# Last 12 B / Clause 74.02 Further strategic work

## Document A.11 Golden Plains Planning Scheme

### Existing Clause 74.02 projects

1. Project listed in Clause 74.02	2. Work complete and incorporated in scheme.	3. Work not started or not complete but should remain.	4. Remove from 74.02 – work complete or no longer required.	5. Please provide any comments / explanations, especially for column 4.
Prepare a local policy to protect farming land from inappropriate land uses and to guide dwellings and subdivision in the Farming Zone.		Yes		Retain, would undertake post Settlement Strategy.
Investigate the possibility of providing sewer development within a designated area north of the railway line in Bannockburn which integrates with surrounding low density residential areas and the adjacent town centre.			Yes	Completed, not required dealt with as part of the BGP.
Prepare a Design and Development Overlay as part of any future rezoning to rezone the area north of Heales Street and adjacent to the Brooke Street in Smythesdale from Township Zone to Commercial 1 Zone to provide for expansion of the commercial area.		Yes		Will consider further as part of the Smythesdale SP
Prepare a Traffic Impact Assessment Report and Overall Access Strategy for Inverleigh to determine road work contributions required to be funded by developers.			Yes	Development Contributions Assessment deals with this as well as the Inverleigh SP which will require a TIA as land is developed.



# Last 12 B / Clause 74.02 Further strategic work

1. Project listed in Clause 74.02	2. Work complete and incorporated in scheme.	3. Work not started or not complete but should remain.	4. Remove from 74.02 – work complete or no longer required.	5. Please provide any comments / explanations, especially for column 4.
Determine the feasibility of providing a third road link from Common Road to the Hamilton Highway in Inverleigh and also for additional access for lots on the south east of the township, south of Hamilton Highway and east of the Leigh River, when substantial residential expansion is proposed.	Yes			The relevant precinct in the ISP will consider access requirements. New ISP deals with the traffic requirements.
Investigate upgrading the Teesdale Road at the twin bridges and the intersection of Peel and Common Road and the Hamilton Highway when residential rezoning is considered at the eastern end of Common Road in Inverleigh.			Yes	The consideration of this infrastructure will be as development occurs and these matters are flagged in the ISP.
Prepare a development contributions plan for the provision of infrastructure within the Gheringhap precinct.			Yes	Will be subject to a Sec 173 agreement and covered by the shire wide DCP.
Develop design guidelines for the Gheringhap Structure Plan Area.			Yes	DDO and possible DPO with the Gheringhap rezoning and subdivision.
Apply the Development Plan Overlay in conjunction with rezoning land to the low density residential zone. The content of the overlay schedule is to address the characteristics, opportunities and constraints of the land proposed to be rezoned. A staging plan should be included as a requirement in the schedule to the overlay.			Yes	This is being done on a case-by-case basis. This seems to have been for a specific site (Bannockburn), so not applicable over the whole shire.
Prepare precinct structure plans in conjunction with rezoning land to facilitate urban		Yes		PSP has commenced for the south east precinct

# Last 12 B / Clause 74.02 Further strategic work

1. Project listed in Clause 74.02	2. Work complete and incorporated in scheme.	3. Work not started or not complete but should remain.	4. Remove from 74.02 – work complete or no longer required.	5. Please provide any comments / explanations, especially for column 4.
development in the south east and south west precincts identified on the <i>Bannockburn Growth Plan</i> (Victorian Planning Authority, May 2021).				
Prepare a development plan in conjunction with rezoning land to facilitate urban development in the north west development plan area identified on the <i>Bannockburn Growth Plan</i> (Victorian Planning Authority, May 2021).		Yes		Started but not completed
Investigate a second east-west arterial road for Bannockburn with the dual purpose of servicing the growth area and re-routing through-freight vehicles out of the town centre.		Yes		Being considered as part of Bannockburn South East precinct
Investigate additional crossing points over Bruce's Creek to facilitate east-west movement across Bannockburn.		Yes		Commenced
Investigate modifications to High Street through the town centre to create a streetscape that is responsive to pedestrian and cycling needs and which discourages through-freight vehicle movements.		Yes		Will be considered as part of the proposed town centre UDF and is reliant on the arterial road being planned for.

Most recent planning scheme review:

# Last 12 B / Clause 74.02 Further strategic work

Recommendations from last review	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Clause 74.02 (Yes or no)
Use the numbered version of the LPPF as the basis for the rewrite of the LPPF in order to track changes effectively.	Yes	No	
Double check LPPF policy against the SPPF and remove duplicitous policy from the LPPF.	Yes	No	
Avoid reference to external documents in Objectives and Strategies. Include as policy statements or incorporated documents.	Yes	No	
Format headings to be consistent with current best practice styles.	Yes	No	
Double check use of strategy verbs is consistent with the 'Matrix of strategy verbs'.	Yes	No	
Adopt the following referencing format for reference documents: <i>Name of document</i> , author of the document, date of the document, date adopted by Council.	Yes	No	
Assess all existing future work in the planning scheme against the 'Principles for including further work matrix' and delete unnecessary future work.	Yes	No	
Assess all new future work to be introduced into the planning scheme against the 'Principles for including further work' matrix.	Yes	No	
Update the Strategy Framework Plan	Yes	No	
Update dwellings in the Farming Zone, Rural Conservation Zone and the Rural Activity Zone policy		Yes	Yes (see above)
Develop policy for managing land use and development at the rural-urban interface		Yes but will be considered as part of the GPSS	
Update the municipal profile to include trends drawn from Council research and latest id.consulting data included in Section 5 of this report.	Yes	No	
Minimise the inclusion of demographic data which quickly dates.	Yes	No	
Update Bannockburn Local Area policy to make reference to the Bannockburn Civic Heart Precinct Project.	Yes – part of the BGP	No	

# Last 12 B / Clause 74.02 Further strategic work

Include REMPLAN Community Profile and REMPLAN Economic Profile as appropriate.	Yes	No	
Use officer comments outlined in Appendix D as the starting point for the review of the LPPF.	Yes	No	
Include policy in the Settlement, Agricultural and Industrial clauses that clearly specify the primacy of agricultural and industrial uses in the Farming Zone, and the policy to exclude dwellings from these areas to achieve this.		Yes – will be further considered as part of the GPSS	
Highlight existing opportunities for rural residential lifestyle development which is in strong supply in the north of the Shire and persons seeking this type of residential development be directed to the north of the Shire rather than the smaller FZ lots in the south and middle of the Shire.		Will be further considered as part of the GPSS	
Review LPPF to ensure that access and inclusion principles are incorporated into the MSS appropriately, without duplicating the SPPF.	Yes		
Include suggested context, objectives and strategies relating to Bushfire Management.		Will be further considered as part of the GPSS	
Refer to fire risk management ratings for settlements as a constraint in the MSS.		Will be further considered as part of the GPSS	
Refer to the Domestic Wastewater Management Plan in the Infrastructure clause of the MSS.	Yes – not mentioned specifically in the infrastructure clause		
Include reference and policy in relation to managing the impacts of Climate Change in the MSS, specifically relating to Agriculture and Infrastructure to supplement current policy in the Natural Environment section.			Yes – more detail required
Include suggested context, objectives and strategies relating to Floodplain Management.	Yes		
Review the zoning pattern to identify where transitional zones between LDRZ and FZ or TZ and FZ may be appropriate, and mechanisms to achieve this.		Yes – forms part of the FZ considerations and more decision guidelines	
Assess all future work in the existing LPPF against the 'Principles for including further work' matrix.	Yes		
Amend reference to the Burra Charter in Clause 22.12 as follows: <i>The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013 (Burra Charter)</i> .			Can we check how and where this should be referenced. It is not

# Last 12 B / Clause 74.02 Further strategic work

			referred to in local policy only state policy
Review the GPSS to help articulate how to balance competing interests between managing fire risk and protecting environmental values.		Yes – will consider as part of the GPSS	
Retain the policy statement at Clause 21.01-6 “Central Highland Water believes it can service most of the anticipated growth within its areas”.		? – question whether this is further work, agency requirements will be considered as part of the settlement strategy	
Include EPA policy priorities relating to avoiding encroachment of dwellings into Industrial and Farming areas in the MSS.		GPSS	
Include EPA policy priorities in relation waste management in the MSS.		GPSS	
Amend MSS to incorporate Barwon Water policy changes.		? – question whether this is further work, agency requirements will be considered as part of the settlement strategy	
Better articulate where residential growth is directed, will be accommodated with appropriate infrastructure and where it is not wanted in the MSS.		Not required - GPSS will direct	
Strengthen policy in relation to provision of basic development infrastructure prior to and in conjunction with intensification of residential development.		Not required - Shire wide DC and GPSS	
Include reference to the Food Production Precinct in the MSS which identifies and promotes that key supporting infrastructure exists to support the area as a location for intensive animal industry.	Yes clause 02.03-4 & 14.01.2L		
Better identify the Gheringhap Structure Plan area in the MSS and strengthen policy to encourage investment.	Yes cl: 02.03.01		
Identify impacts of heavy vehicles on road and parking infrastructure as an issue in the Transport section of the MSS.	Yes		
Future strategic work			

# Last 12 B / Clause 74.02 Further strategic work

Under take future work around measures used on townships growth boundaries to better define town edges and address interface issues.

Amend the Heritage Overlay maps to correct the error of VHR (HO14/H1487 Former Stieglitz Court House) being mapped in both HO14 and part of the precinct HO34 to clarify that Heritage Victoria is responsible for the issue of heritage permits under the Heritage Overlay for that heritage place

Enter into an agreement with the Country Fire Authority (or rely of VC49) to reduce the referrals sent/received for subdivisions outside the BMO that create a road where a standard response is provided.

Monitor the impact issues with the BMO from a community perspective and investigate whether amendments to the extent of the BMO should be sought.

Consider the role and actions Council can take to assist the transition of less viable industries such as small broiler farms, to productive land uses.

Consider policy guidance which could be incorporated to manage interface issues between the urban growth boundary around townships and the farming zone. -

Yes - New maps as part of C91 and also GPSS will address

. – need to check

???? if not completed then probably not relevant.

No – Remove

Remove and refer to Economic Development not Planning.

No - GPSS

# Last 12 B / Clause 74.02 Further strategic work

## New Clause 74.02 projects

New projects for inclusion in Clause 74.02. Please provide enough detail to assist in understanding what changes it might make to the planning scheme. (For example, introduce built form controls..., prepare a housing strategy to support more diverse housing choices).

Why the inclusion of this project is warranted (include any Council resolutions, adopted strategic work etc).

Is there a commitment to funding this project in the next four years yet?

Erosion Management Overlay  
Heritage Study

# Council planner workshop

## Document A.14 Golden Plains Planning Scheme

### Date of meeting:

29 April 2022, 1:30 – 3.30 pm, via TEAMS.

### Who is at this meeting:

Phil Josipovic, Director Infrastructure and Development

Leanne Wilson, Manager Development and Regulatory Services

Laura Murphy, Coordinator Strategic Planning

Alicia Tewierik, Senior Strategic Planner

Geoff Alexander, Strategic Planner

Daniel Murrihy, Strategic Planner

Sarah Fisher, Coordinator Statutory Planning

Peter Obrien, Town Planner

Sandra Tomic, Town Planner

Sarah Smith, Town Planner

Robyn Wemyss, Planning Support Officer

Michael Cooke, Planning Compliance Officer

Elke Cummins, Cummins Planning (Redink team)

Bonnie Crowe (Regional Planning Hub)

Kellie Wynn (Regional Planning Hub)

### Agenda items

1. Introductions
2. Analysis methodology (refer to one drive link to be provided shortly)
3. Summary of analysis phase findings
  - a. Global / thematic matters (e.g. lack of settlement strategy, contradictory built form outcomes between PPF and DDOs, lack of Plain English drafting in schedules).
  - b. Administrative improvements (e.g. delegations should be reviewed for number of objections)
  - c. Clause related matters.
4. Discussion planner survey and permit data
5. Discussion of council feedback on operational provision analysis and further strategic work
6. Implementation pathway options
7. Next steps: consultation phase – Councillor workshop / Council staff workshop
8. Next steps: reporting phase – preparation of Analysis Phase Final Report



# Council planner workshop

## Document A.14 Golden Plains Planning Scheme

### Item 3a and b: Global / thematic and administrative matters

Issue	Suggested change	Source	Council / workshop notes	Actions
Identification of broader thematic or global matters				
N/A				
Administrative improvements				
N/A				

### Item 3c: Summary of analysis phase findings

Clause	Suggested change	Source	Council / workshop notes	Actions
<b>MPS</b>				
N/A				
<b>PPF</b>				
New Clause 13.02-1L Bushfire planning	Ensure that land use and development which requires the implementation of bushfire protection measures improves ecological systems and the biodiversity they support. [GPES, p19]	<ul style="list-style-type: none"> <li>Environment Strategy</li> <li>Planners survey</li> <li>MPS analysis</li> </ul>	<p>Scheme is focused on fire mitigation at the cost of everything else</p> <p>Defendable space for dwellings is a loss of vegetation.</p> <p>Generally support having a policy, but not the wording suggested.</p>	

# Council planner workshop

			<p>Upcoming VCAT decision might provide some insight.</p> <p>Council undertaking bushfire assessment shire wide as part of Settlement Strategy.</p>	
Clause 14.01-1L Protection of agricultural land	<p>Introduce new strategies to articulate the specific Farm Management Plan requirements that must be met to justify the use and development of a dwelling on a smaller FZ lot.</p>	<ul style="list-style-type: none"> <li>VCAT decision analysis</li> </ul>	<p>Would like a local policy that sets out application requirements and provides guidance.</p> <p>Small lots not useable for farming – what to do with them and how to guide development.</p>	
New Clause 14.01-2L Sustainable agricultural land use	<p>Promote environmentally sustainable agricultural models and practices in the Shire. [GPES, p15]</p> <p>Prioritise regenerative agricultural practices [BSWRCCAS, p 5] that:</p> <ul style="list-style-type: none"> <li>Improve soil fertility and health</li> <li>Increase water percolation and water retention</li> <li>Improve the quality of runoff</li> <li>Increase biodiversity, ecosystem health and resilience</li> </ul> <p>Support carbon sequestration [www.regenfarmers.com.au]</p>	<ul style="list-style-type: none"> <li>Environment Strategy</li> <li>Barwon South West Regional Climate Change Adaptation Strategy</li> </ul>	<p>Can be conditioned, not something that can be integrated at this time.</p> <p>Only particularly problematic when planning permits aren't triggered.</p> <p>Codes and requirements cover these principles.</p>	
New Clause 16.01-2L Housing affordability	<p>Objective:</p> <p>To facilitate the inclusion of social housing in new private developments where rezoning and planning approvals add value to land. [GPSSHP, p21]</p> <p>Strategies</p> <p>Increase the overall percentage of social housing for all new greenfield sites. [GPSSHP, p22 &amp; 23]</p>	<ul style="list-style-type: none"> <li>Social Housing Plan</li> </ul>	<p>Social housing currently in implemented by negotiation. There is value in having a prescribed value in the scheme.</p> <p>General support</p>	

# Council planner workshop

Zones				
SUZ 1 to 4	Construct Table of Uses in accordance with MD requirements	<ul style="list-style-type: none"> <li>Zone analysis</li> </ul>		
All Zones (in particular FZ & LDRZ)	Remove redundant shed and setback permit triggers	<ul style="list-style-type: none"> <li>Planner surveys</li> <li>Permit data analysis</li> </ul>		
All Zones	Stop (or significantly limit) the use of Restrictive Covenants	<ul style="list-style-type: none"> <li>VCAT decision analysis</li> <li>Permit data analysis</li> </ul>	Time intensive for planners.	
Overlays				
SLO 4 to 13	Decision Guidelines require consideration of a Document which is neither an Incorporated or Background Document, nor a Policy document to the Clause. Amend to give appropriate effect to specified Document.	<ul style="list-style-type: none"> <li>Overlay analysis</li> </ul>		Check - Australian Standard 4373 – 1996 “Pruning of Amenity Trees”. Relevance?
All Overlays	Remove redundant shed & Setback Permit Triggers	<ul style="list-style-type: none"> <li>Planner surveys</li> <li>Permit data analysis</li> </ul>	<p>Sheds being addressed through amendment.</p> <p>DDO5. Not comprehensive decision guidelines. Removal of triggers would be good.</p> <p>15m from a dwelling not in the same ownership.</p> <p>Sheds within 5m of the boundary, 10m from a road</p>	
DDO's	Introduce Decision Guidelines where these are currently absent	<ul style="list-style-type: none"> <li>Planner surveys</li> </ul>		
Particular Provisions				
N/A				
General Provisions				

## Council planner workshop

N/A				
<b>Operational Provisions</b>				
72.08 (and relevant Clauses)	Implement the Golden Plains Food Production Precinct Concept Plan	<ul style="list-style-type: none"><li>• VCAT decision analysis</li></ul>	Not intended to be a land use planning document – more of an eco dev strategy.	

DOCUMENT NAME	SOURCE CODE
<i>GOLDEN PLAINS COUNCIL PLAN 2021-2025 (GOLDEN PLAINS SHIRE COUNCIL, 2021)</i>	[GPCP]
<i>GOLDEN PLAINS MUNICIPAL PUBLIC HEALTH AND WELLBEING ACTION PLAN (GOLDEN PLAINS SHIRE, 2021)</i>	[GPMPHWAP]
<i>GOLDEN PLAINS SHIRE SOCIAL HOUSING PLAN (GOLDEN PLAINS SHIRE, 25 JUNE 2021)</i>	[GPSSHP]
<i>ENVIRONMENT STRATEGY 2019-2027 (GOLDEN PLAINS SHIRE, 22 JANUARY 2019)</i>	[GPES]
<i>SPORT AND ACTIVE RECREATION STRATEGY 2020-2030 (GOLDEN PLAINS SHIRE, 2020)</i>	[GPSARS]
<i>GLENELG HOPKINS REGIONAL CATCHMENT MANAGEMENT STRATEGY 2021-2027 (GLENELG HOPKINS CMA, 2021)</i>	[GHRCMS]
<i>EASTERN MAR COUNTRY PLAN (EASTERN MAAR ABORIGINAL CORPORATION, JULY 2015)</i>	[EMCP]
<i>PALEERT TJAARA DJA WADAWURRUNG COUNTRY PLAN (WADAWURRUNG TRADITIONAL OWNERS ABORIGINAL CORPORATION, 2020)</i>	[WCP]
<i>GRAMPIANS REGIONAL CLIMATE CHANGE ADAPTATION STRATEGY (DEWLP, 2021)</i>	[GRCCAS]

## 02.01 CONTEXT

C90gpla 09/07/2020

The Wadawurrung people and the Eastern Maar people are the traditional inhabitants of the Golden Plains region and have been present for at least 40,000 years. [WCP, p10, EMCP, p6] [To include appropriate recognition of First Nations peoples]

Golden Plains Shire has a total area of 2,705 square kilometres and is located south of Ballarat, north west of Geelong and approximately 70 kilometres south-west of Melbourne. The Shire shares a boundary with the Shires of Colac Otway, Corangamite, Pyrenees, Moorabool and Surf Coast and the Cities of Ballarat and Greater Geelong. Ballarat and Geelong play an important role as the service centres for the north and south of Golden Plains Shire.

The Shire is included in two regional planning areas in the Planning Policy Framework. Land in the south of the municipality falls within the G21 Region and land in the north falls within the Central Highlands Region.

The Shire contains rich and diverse environmental, cultural and scenic landscapes including granite outcrops, deeply incised river valleys and wide open volcanic plains. These landscapes include post contact features including goldfields and station homesteads.

The Shire is home to the Enfield and Linton State Forests, Steiglitz Historic Park, Inverleigh Nature Conservation Reserve and part of the Brisbane Ranges National Park. The Shire also contains nationally significant roadside native grasslands and grassy woodland plains that are home to the endangered striped legless lizard and spiny rice flower.

The Shire is characterised by agricultural land used predominantly for grazing and cropping as well as other activities including intensive animal industries and wind farms. There are a large number of small

townships as well as extensive natural forested areas, bushland areas and riverine gorges in the municipality.

In 2021, Golden Plains Shire had a population of 24,985 people (2021 Census, Australian Bureau of Statistics) [\[2121 Census, ABS\]](#) [\[To include up-to-date population data\]](#)

The population is growing, with many young families and retirees moving to Golden Plains Shire, some as a result of the Geelong Bypass Ring Road, which has opened up a new catchment from the western suburbs of Melbourne.

Since the late 1990s, the Shire has consistently experienced some of the highest population growth rates in percentage terms of any municipality outside of the Melbourne metropolitan area. The high rate of growth is influenced by the Shire's proximity to Melbourne, Geelong and Ballarat. Recent population projections indicate that the population will continue to grow at current rates in the future.

## 02.02 VISION

C90gpla 09/07/2020

As outlined in the Council Plan, Golden Plains Shire is an inclusive, connected, resilient and sage community that prioritises liveability, sustainability and prosperity. [\[GPCP, p13\]](#) [\[To articulate adopted Council policy\]](#)

Council's vision is to sustainably manage land use and development within the Shire, including:

Providing a diversity of quality rural and urban living alternatives to balance growth while retaining a strong country feel. [\[GPCP, p13\]](#) [\[To articulate adopted Council policy\]](#)

Protecting and enhancing the natural environment. [\[To correct syntax\]](#)

Supporting local producers, agriculture, small businesses and tourism as the key drivers of growth for the local economy. [\[GPCP, p51,p55, p56\]](#) [\[To articulate adopted Council policy\]](#)

## 02.03 STRATEGIC DIRECTIONS

C90gpla 09/07/2020

### 02.03-1 SETTLEMENT

C94gpla 17/09/2021

The Shire's population is dispersed, with the largest proportion of the population residing in Bannockburn, followed by Teesdale. All other townships have a population of less than 1000 people.

Each settlement performs important living, retail, service and community roles to residents and the rural community.

Settlement patterns are based on historic rural service centres and nineteenth century mining towns, which differ significantly between the north and south. The role of many towns has changed over time to one of commuting areas to the regional centres of Ballarat, Colac and Geelong.

The north-west has seen a proliferation of subdivisions and subsequent rural residential developments, many of which have developed into distinct communities. There is also a proliferation of rural living development in isolated areas devoid of appropriate infrastructure. All of the towns in the Central Highlands Water district are supplied with an interconnected, potable water supply. There is sufficient infrastructure capacity to cater for all anticipated growth over the next 20 years.

In the south-east, urban development is more focused around townships. All water is treated and the existing systems, with minor augmentations, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The majority of growth has occurred in the settlements at the south-east and north-west as more people come from Melbourne and the regional cities looking for affordable housing and a country lifestyle, close to Ballarat and Geelong. In the south-east of the municipality, the population has increased rapidly by about 40 per cent between 2005 and 2015. In the north-west area, the population increased by approximately 6 per cent during the same period.

There is pressure for subdivision and development outside existing townships, particularly for subdivision and hobby farm development close to Geelong and Ballarat. Residential development is not supported outside existing township boundaries.

With sufficient land being set aside for the moderate growth forecast across the Shire, no significant new areas of land need to be provided for residential development, except in Bannockburn where rezoning continues to be required to accommodate expected future growth, as identified in the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).

The towns of the Shire need to operate in clustered networks with key towns providing services and facilities utilised by towns within that network. Bannockburn, Meredith, Rokewood and Smythesdale provide the focus points for these clusters.

Council seeks to:

Encourage the consolidation of townships, including directing residential development to within township boundaries.

Maintain a clear distinction between urban and rural areas.

Avoid urban development in unserviced areas.

Direct residential development primarily to Smythesdale in the north-west and Bannockburn in the south-east.

### **South East Area**

The south-east area of the Shire is within a 15-kilometre radius from the Geelong bypass intersection with the Midland and Hamilton Highways. It excludes the Bannockburn and Batesford townships.

The south-east area is now within both the Geelong and the wider Melbourne metropolitan spheres. The completion of the Geelong bypass has increased the rate of change and the pressure to provide land for urban and rural residential development.

It has large flat open areas, together with a number of infrastructure and locational advantages that can be attractive to certain forms of development, including two railway lines, two State highways, access to a high-pressure natural gas pipeline and a high voltage electricity transmission line.

The south-east area will be supported by:

Protecting the open rural landscape values in the corridor between the towns outside the Gheringhap Precinct.

Managing growth to avoid ad hoc development outside township boundaries.

### **North West Area**

The north-west area of the Shire contains a mix of settlements, rural residential, rural living and rural areas.

A number of these settlements are strongly connected to the regional centre of Ballarat and provide an option for those seeking a different lifestyle and larger allotments. An opportunity exists to connect to services and infrastructure that are developing as a result of more intense development in the City of Ballarat, close to Golden Plains Shire.

Council intends to:

Promote growth in Smythesdale.

Support growth in Linton, Napoleons, Rokewood, Scarsdale and Meredith.

Support growth in Ross Creek, Smythes Creek, Corindhap, Dereel, Cape Clear and Berringa in the form of infill development within existing Township, Low Density Residential or Rural Living Zones.

Contain growth in Enfield, Garibaldi, Staffordshire Reef and Steiglitz.

### **Townships**

#### **Bannockburn**

Bannockburn is the largest urban centre in Golden Plains Shire and a key regional centre within the Shire's network of townships across the south-east, serving residential, commercial and administrative functions. The sewerage of the town, its rural ambience and proximity to Geelong have attributed to its strong growth in recent years. This growth, however, has also placed pressure on retaining the ambience that makes the town attractive.

The Bannockburn Flora and Fauna Reserve provides for the conservation of indigenous plants and animals, as well as recreational opportunities for the residents of Bannockburn. The reserve presents

the highest bushfire risk to the Bannockburn Growth Area due to the level of vegetation, aspect and proximity to existing communities and future growth areas.

The bushfire risk to the Bannockburn township is also affected by surrounding grasslands and the nearby Inverleigh Nature Conservation Reserve.

Council seeks to support Bannockburn by:

Accommodating all growth within Bannockburn's growth boundary, as identified in the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).

Protecting the natural and built environment including environmental assets, the Bruce's Creek environs, town character and rural ambience.

Providing an integrated and environmentally responsive open space network throughout Bannockburn township.

Locating and designing new development to be bushfire responsive.

### **Smythesdale**

Smythesdale is a rural township surrounded by state forest, with a rich gold mining past.

The township has been identified as the northern growth centre for the Golden Plains Shire, in a prime strategic location to service the wider catchment of rural and residential communities. This is due to its distinct country-living character within commuting distance of the regional centre of Ballarat. However, the town lacks structure and is fragmented by Crown land.

The population of Smythesdale is expected to increase due to its strong relationship with Ballarat and residential growth resulting from improved services and the introduction of reticulated sewerage to the town. The community is keen to ensure that growth is managed and sustainable.

The Woody Yaloak Creek precinct is a potential asset offering many opportunities for Smythesdale, including linking key recreational assets throughout the town.

Council seeks to:

Develop Smythesdale into a self-sufficient settlement and service hub for the north of the Shire.

Enhance the town's heritage character by encouraging development within the Smythesdale Heritage Precinct to respect the heritage context.

### **Inverleigh**

Inverleigh is located approximately 30 kilometres west of Geelong and 10 kilometres south-west of Bannockburn, on the Hamilton Highway at the junction of the Leigh and Barwon Rivers.

Inverleigh has an array of natural features including areas of environmental significance, rural landscapes and riversides, as well as areas and sites of historical and cultural significance.

The Inverleigh Flora and Fauna Reserve is a grassy woodland. Its purpose is the conservation of indigenous plants and animals. It poses a modest fire risk to land adjoining the bush interface.

Inverleigh's proximity to Geelong, connection to the Geelong Ring Road and links to Melbourne have increased pressure for residential development. The population dynamics have changed and the township provides a home base for many residents who commute to work in Geelong and Melbourne. There is limited opportunity for new residential development within the established historic township area ('old town') due to flooding and limited capacity for effluent disposal.

Growth areas for Inverleigh have been identified outside of the floodplain to the west and the north of the town.

Council seeks to:

Maintain the heritage characteristics and natural qualities that make the township attractive to residents and visitors.

Encourage use and development that enhances the town centre's role as a community focus and meeting place.

### **Gheringhap**

Gheringhap is situated approximately 15 kilometres north-west of Geelong and 6 kilometres south-east of Bannockburn. Gheringhap is close to major infrastructure including the Port of Geelong, Geelong Ring Road and the Midland and Hamilton Highways, which provide access between Geelong, Ballarat and the rest of Victoria. The town is well-positioned for business opportunities and future development of the Gheringhap Employment Area.



The Midland Highway and rail infrastructure intersect the settlement. Land south of the Midland Highway is relatively flat with much of the land previously cleared of vegetation. The flat open plains are a defining feature of Gheringhap and the wider Golden Plains south-east region.

The town is valued for its open grasslands, the Moorabool River and its rural character consisting of agricultural land interspersed by clusters of dwellings that coexist with the surrounding agricultural activities.

Council seeks to:

Facilitate commercial and industrial development in the Gheringhap Employment Area as shown on the Gheringhap Structure Plan at Clause 11.03-6L Gheringhap.

Locate and design commercial and industrial development to protect the amenity of the existing clusters of dwellings.

Protect the Moorabool River environs, open grasslands and existing rural character of Gheringhap.

### **Small Towns**

Golden Plains Shire consists of numerous small townships and settlements, including Teesdale, Haddon, Lethbridge, Linton, Meredith, Ross Creek and Scarsdale. Town structure plans have been prepared for most settlements and establish a basis for future strategic planning decisions in each town.

Settlement planning for the Shire's small towns will:

Contain growth within existing settlement boundaries.

Limit the rezoning of land to form new residential land.

Facilitate infill development as shown on each township map at Clause 02.04.

## **02.03-2 ENVIRONMENTAL AND LANDSCAPE VALUES**

C90gpla 09/07/2020

### **Biodiversity**

The municipality is home to a wealth of flora and fauna, including rare and threatened species and communities, major waterways and freshwater wetlands.

Many of the municipality's significant natural environments are protected by international, national and state agreements and legislation.

Remnant native vegetation across the municipality is estimated to be approximately 25 per cent of that which existed prior to European settlement. However, the quality of much of these remnants is degraded. While remnant native vegetation is contained on private land, some of the Shire's most significant native vegetation occurs on roadsides.

The effects of climate change are having a significant impact on the natural environment, placing already stressed native flora and fauna assets at higher risk. The municipality is at risk of climate change with projected increased temperatures and reduced precipitation affecting natural systems, with flow on effects to the community and economy.

The quality and quantity of native vegetation, flora and fauna across the municipality is threatened by development, land use change and poor land management practices. There is a need to protect and enhance the natural environment to protect ecological processes while providing for continued land use change.

The protection and enhancement of waterways and wetlands is essential to ensure environmental values are secure and that the social and economic benefits of healthy rivers and streams are maintained.

Biodiversity will be supported by:

Protecting significant habitats and remnant vegetation from the encroachment of development.

Balancing native vegetation conservation with development pressures, land use change and protection of people from bushfire.

**02.03-3 ENVIRONMENTAL RISKS AND AMENITY**

C90gpla 09/07/2020

**Bushfire**

Bushfire is a significant issue across the municipality affecting built communities and natural systems. Development or rezoning of land for residential purposes can have an adverse effect on the natural environment.

Although the protection of human life is the primary consideration, vegetation conservation is a lower, but still important, priority in bushfire prone areas.

Bushfire risk will be mitigated by:

Avoiding development in bushfire prone areas.

Avoiding the rezoning of land that allows for settlement in areas of high bushfire risk, particularly where natural assets will be compromised.

Minimising the impact of bushfire protection measures on vegetation with high environmental value.

**Floodplain management**

The catchments of the various rivers and streams within Golden Plains Shire include areas of flood prone land where flooding has historically caused substantial damage to the natural and built environment. The town of Inverleigh is most affected by flooding due to the confluence of the Leigh and Barwon Rivers. The Woady Yaloak River is another key floodplain affecting the north of the Shire. Natural flooding, long term productivity of flood prone land, river and wetland health are all closely linked. Inappropriate development on the floodplain can lead to the deterioration of environmental values and reduced agricultural production.

The impact of floods is increasing due to land use and vegetation changes. In particular, urban expansion, raised earthworks and the clearing of land for rural and urban development have all contributed to the increase in the instances of flooding.

Council seeks to mitigate flood risk by:

Discouraging the intensification of land use and development in floodplains.

Ensuring the future use and development of land prone to flooding minimises the consequences of inundation on life and property.

Protecting floodways for their role in conveying floodwater.

**Salinity**

Golden Plains Shire includes areas that have experienced salinisation of soil and water resources. The resultant impacts on biodiversity, agriculture and water resources can have significant negative environmental, social and economic impacts.

It is important that new development and land use change protects naturally saline waterways and wetlands and undertakes appropriate risk management strategies to mitigate damage from salinity on the natural environment, built structures and infrastructure.

Council seeks to:

Protect soil and water resources from the risk of increased salinity.

**02.03-4 NATURAL RESOURCE MANAGEMENT**

C90gpla 09/07/2020

**Agriculture**

Agricultural industries continue to be the major economic sector comprising more than 25 per cent of the employment in the Shire. Agricultural industries have been under economic pressure in recent years, in common with state-wide trends. There has been a trend for farm size to increase to counteract those economic pressures. This has generally occurred in locations away from areas of population growth.

The opportunities for agricultural diversity are limited by the Shire's climate, the availability of water and, in the northern portion of the Shire, fragmentation of land due to rural residential development.

There has been a growth of intensive agricultural activities within the Shire, particularly in the wine and specialist livestock industries. Other significant farm types are sheep and fat lambs for meat production, egg production, poultry, pastures, grasses and horticulture.

Forestry and timber production are increasingly significant local industries, given the climate, topography and the proximity to the Port of Geelong. Production at this stage comes mainly from pine plantations, but there is a growing demand for land for hardwood plantations.

House lot excisions can be detrimental to the efficient operation of farming activities and can result in isolated residential development without adequate access to social and physical services. They can also reduce the capacity of an area to undertake agricultural production as conflicts can arise between residential and farming land uses.

Council aims to support sustainable agriculture in the Shire by:

Protecting the role of agricultural land as an economically valuable resource.

Facilitating more intensive and diversified use of rural land for higher value products, including timber and agroforestry.

Maintaining farm sizes.

Minimising the potential for conflict between sensitive uses and agricultural practices.

#### **Animal industries**

Many intensive animal production uses are in Golden Plains Shire and they represent an important local industry, with the potential for growth. The issue for the Shire will be how to accommodate growth in this industry while protecting other important values. The proper siting and design of this form of use and development is needed to ensure residential amenity and environmental quality is protected.

The Shire features a dedicated Food Precinct where significant infrastructure has been provided to service intensive animal industries.

Council seeks to:

Support the development of intensive animal industries.

Locate intensive animal production uses within the Food Precinct.

Encourage quality design of intensive animal production developments so that they do not cause any unreasonable amenity impacts on surrounding residential land uses.

Ensure that the use and development of land for intensive animal production does not detrimentally impact on the environment and minimises the downstream impacts on the water catchment.

#### **Catchment planning and management**

With limited annual rainfall and extensive demand for water for both urban and rural use, many of the waterways in the municipality are in poor condition and action needs to be taken to improve the condition of rivers and streams.

Council aims to protect its catchment water quantity and quality by:

Adopting an integrated catchment management approach that includes integrated water management techniques, such as stormwater re-use.

Managing use and development in the Moorabool River and Stony Creek Water Supply Catchment Areas.

### **02.03-5 BUILT ENVIRONMENT AND HERITAGE**

C90gpla 09/07/2020

#### **Heritage**

Throughout Golden Plains Shire are buildings, streetscapes, sites and precincts that represent a significant asset and resource for the Western District of Victoria. The Shire's history is also evident in the layout and settlement pattern of 19th century towns, rural properties and historic infrastructure related to agriculture and gold mining areas.

Heritage is also found in the natural environment where avenues of honour, streets and reserves were planted to beautify towns and to improve their practical amenity. These areas are important for the Shire's residents and tourists.

Recognition and protection of heritage places and areas is a crucial component of planning in Golden Plains Shire. Good conservation practices will ensure the retention and viable re-use of Golden Plains Shire's significant and contributory heritage places and areas.

Council seeks to develop the Shire's character and sense of place by:

Protecting, maintaining and enhancing heritage areas and features in private and public ownership.

## **02.03-6 HOUSING**

C90gpla 09/07/2020

### **Residential development**

Over time the Golden Plains Shire's towns will become more urbanised. There is substantial supply of residential land in all urban centres and towns in the Shire. Future residential use and development needs to be considered in a regional context, taking into account settlement strategies for Ballarat and Geelong.

Limited amounts of medium density housing are currently provided in the Golden Plains Shire. With changing housing needs there is a necessity to promote a wider range of housing types and set clear direction for the form and design of this development.

Many townships and community areas contain land zoned for low density residential use, with lot sizes usually ranging from 1 to 4 hectares. These are often located on the periphery of urban type residential areas. Subdivision provisions under the zone allow for these areas to be subdivided into lot sizes down to 0.4 hectare in line with the Domestic Waste Water Management Plan, a plan that seeks to find affordable and appropriate solutions to manage domestic wastewater.

The established character of low density residential areas vary, but are generally derived from the expansive open areas surrounding dwellings and outbuildings. The presence of large old trees with extending canopies is a strong feature of low density residential areas. Buildings are generally set back from road frontages and property boundaries, with wide spacing between houses set within established landscaping, separated by rural type fencing. Drainage is managed with open spoon drains, creating a distinct difference in appearance to the typical kerb and channel drainage infrastructure in suburban sewered residential areas. Road reserves are wide and open.

Council will:

Support a range of housing styles and types within urban areas to cater for changing household needs.

Encourage the consolidation of sites and intensification of development in existing towns where it avoids detrimentally altering the character or quality of these areas.

Discourage subdivision of land in the Low Density Residential Zone that does not maintain or complement the established character.

Discourage subdivision that does not meet the requirements of the Domestic Wastewater Management Plan.

### **Rural residential development**

Over the past two decades the Shire has continued to experience demand for rural residential development. The north-west area of the Shire contains Rural Activity and Farming zoning that is interspersed with large areas of Rural Living zoning. There is a substantial over supply of land zoned Rural Living in the north of the Shire.

To sustainably manage rural residential development, Council will:

Direct infill rural residential development to the Rural Living Zone in the north-west area of the Shire.

Limit further rezoning of land to Rural Living Zone.

## **02.03-7 ECONOMIC DEVELOPMENT**

C90gpla 09/07/2020

The retail sectors of the Shire's urban centres have strong relationships with surrounding agricultural communities. Bannockburn is a regional shopping centre with a significant catchment. Other towns such as Inverleigh, Linton, Meredith and Smythesdale perform important local shopping and business roles.

A significant proportion of the Golden Plains community's retail expenditure occurs outside of the Shire to major regional centres of Ballarat, Colac, Geelong and Melbourne. In the longer-term, additional floor space will be required for retail use and development in Bannockburn.

In promoting economic development, Council will:

Consolidate commercial use and development to reinforce the viability and vitality of commercial and retail centres. Direct commercial and retail services to Bannockburn and other district commercial and retail centres, as identified in Table 1.

**Table 1: Commercial and Retail Hierarchy Framework**

Status	Township	Description
Sub-regional commercial and retail centre	Bannockburn	Higher order and speciality commercial and retail development to service the south-east portion of the Shire.
District commercial and retail centres	Inverleigh Linton Meredith Rokewood Smythesdale	Commercial and retail needs to service the surrounding area.
Town commercial and retail centres	Corindhap Dereel Haddon Lethbridge Napoleons Ross Creek Scarsdale Teesdale Other towns	Commercial and retail needs to service immediate residents.

### Industry

Golden Plains Shire has a moderate manufacturing base, with employment in the manufacturing industry representing approximately 14.7 per cent of jobs in the Shire.

A number of industrial sites in the north of the Shire established to provide land for industrial use and development remain vacant. This reveals that a significant proportion of small-scale industrial uses are located within town areas largely due to historic reasons and operator preference. The remaining industrial zoned land is within inappropriate or non-preferred areas or may lack necessary infrastructure. There is also competition for industrial land provided by the larger urban areas of Geelong, Ballarat and the Melbourne Metropolitan area.

The completion of the Geelong Ring Road has increased pressure for industrial land, particularly in the south-eastern area of the Shire.

Council supports:

Industrial development in areas that are strategically sound or identified for industrial development.

### Tourism

Tourism in Golden Plains Shire is a relatively small industry sector with significant capacity to grow. Tourism attractions include wineries and cellar doors, with the majority located around the Moorabool Valley Wine Region; cafes and restaurants; gourmet food and produce; farmers' markets, including the Golden Plains Farmers' Market, events and festivals such as the Golden Plains and Meredith music festivals; heritage sites and equestrian facilities.

There is a lack of tourism accommodation in the Shire, with opportunities to increase accommodation offerings across the region, particularly around the Moorabool Valley.

Council aims to support the development of the tourism industry by:

Encouraging the development of tourism accommodation.

**02.03-8 TRANSPORT**

[To re-introduce key Transport strategic directions that were inadvertently omitted in the PPF translation and to articulate adopted Council policy].

Golden Plains is well located to existing export and transport facilities, which represents a competitive advantage for the Shire. [21.06-1 Transport]

The Geelong Ring Road and upgrades to the Western Highway have dramatically reduced travel times to Melbourne, and existing rail connections facilitate reliable connectivity to Melbourne. [NEW, GPEDTS, p6]

The Outer Metropolitan Ring Road, improved regional road networks and the proposed improvements to Geelong, Werribee and Wyndham rail lines, in addition to improved rail services on the Ballarat Line, will facilitate greater connectivity between the Shire and Geelong and Ballarat, and support ongoing economic growth. [NEW, GPEDTS, p7]

The Shire has a 1,800km road network. [NEW, GPSCP, p36] Around three-quarters of resident workers travel outside of the Shire to work. [NEW, GPSCP, p53]. The proportion of the Shire's population living near public transport is significantly lower than the State average. [NEW, GPEDTS, p7]

Council seeks to:

Ensure the transport system supports economic opportunities. [21.06-1 Transport]

Encourage the development and use of sustainable forms of transport. [21.06-1 Transport]

**02.03-9 INFRASTRUCTURE**

C90gpla 09/07/2020

**Development infrastructure**

All the towns in the Shire have reticulated water supplies provided either by Central Highlands Water or Barwon Water. Central Highlands Water, which has its involvement in the northern part of the Shire, believes it can service most of the anticipated growth within its area. The exception is the higher land south-east of Scarsdale, extending to the area south of Ross Creek. Central Highlands Water believes that the existing supply systems in that area, with minor augmentation works, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The extent of sewerage systems in the Shire is limited to Woodlands Estate (near Enfield), Bannockburn and Smythesdale. Central Highlands Water will assess the need for sewerage in Scarsdale and Linton when development and growth has reached a stage where it is warranted.

Council aims to support the community's access to infrastructure by:

Directing development to areas with access to water and sewerage infrastructure.

Facilitating water and sewerage infrastructure works in unsewered townships.

Improving service delivery to urban centre townships, including sewerage infrastructure and treated water supply where it is lacking.

**Community infrastructure – open space**

Sport and active recreation is an integral part of community life, providing health, physical and mental wellbeing benefits, a sense of belonging and personal connections. Sport and active recreation contributes significantly to the liveability of the Shire and is underpinned by a diverse network of local and community facilities, parks, playgrounds and reserves. [NEW, PGSARS, P1] [To articulate adopted Council policy]

Council aims to positively contribute to the health and wellbeing of the community and to promote liveability and community connectedness by:

Ensuring there is a diversity of fit-for-purpose, affordable and accessible formal and informal recreation opportunities across the Shire to encourage residents and visitors to be physically active. [NEW, PGSARS, P4] [To articulate adopted Council policy]

**02.04 STRATEGIC FRAMEWORK PLANS**

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C83gpla 24/06/2021

**Golden Plains Strategic Framework Plan**

**Northern Settlement Strategy Strategic Directions Plan**

**Batesford Structure Plan**

**Corindhap Structure Plan**

**Dereel Structure Plan**

**Haddon Structure Plan**

**Lethbridge Structure Plan**

**Linton Structure Plan**

**Meredith Structure Plan**

**Meredith Precinct Plan**

**Napoleons Structure Plan**

**Rokewood Structure Plan**

**Ross Creek Structure Plan**

**Scarsdale Structure Plan**

**Shelford Structure Plan**

**Teesdale structure Plan**

**11.01-1L SETTLEMENT**

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C94gpla 17/09/2021

Maintain an urban break between Geelong, Bannockburn, Batesford and Inverleigh.

Direct population growth to urban areas provided with water, sewerage and social infrastructure.

Avoid battle axe blocks in greenfield development.

Support a progressive series of land rezoning within Bannockburn, in line with the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).

Avoid rezoning of land for urban purposes in greenfield areas if there is existing land zoned for urban purposes available. [\[policy guideline doesn't assist with decision making, better drafted as strategy\]](#)

#### 11.01-1L **SETTLEMENT IN GOLDEN PLAINS SOUTH EAST**

C90gpla 09/07/2020

##### **Policy application**

This policy applies to the areas identified in the Golden Plains South East area map.

##### **Strategies**

Direct business and service uses that require substantial separation distances from sensitive uses to land between the Midland and Hamilton Highways.

Support only agricultural uses in the Barwon River valley.

Support agricultural and rural related uses in the Moorabool River and Sutherlands Creek valleys including tourism uses that support agriculture and the landscape values of the valleys.

Reinforce [\[To comply with PG\]](#) the 'non-urban break' between Batesford and Bannockburn.

Maintain landscape buffers adjoining the Midland and Hamilton Highways except around the Gheringhap Precinct.

Avoid new vehicle access points along the Midland and Hamilton Highways.

Set back development from the Midland and Hamilton Highways and design structures and landscaping to maintain the rural character.

Support agricultural land use in areas excluded from development for business purposes (shown as 'Buffer distance - 1000m' in the South-East Framework Plan).

:

Minimise adverse visual impacts between business development and existing residential uses through the provision of appropriate interface treatments. [\[More appropriately drafted as a Strategy\]](#)

#### 11.03-6L-01 **BANNOCKBURN**

C94gpla 17/09/2021

##### **Policy application**

This policy applies to the land identified on the Bannockburn Framework Plan.

##### **Settlement strategies**

Identify existing and future bushfire hazards and ensure buffers between vegetation and development are provided and managed to reduce bushfire risks and improve community resilience.

Manage interim bushfire hazards during settlement expansion.

Reinforce the Bannockburn Town Centre as the primary location for retail floorspace in Bannockburn.

Provide a supplementary retail centre in the location supported by the Bannockburn Framework Plan.

Develop Milton Street to provide a future road link across Bruce's Creek to serve future residential areas to the west of Bannockburn.

Support medium density housing in locations close to retail and community facilities.

Identify appropriate buffers to surrounding agriculture uses, transport corridors and utilities infrastructure and plan for compatible, non-sensitive uses within these buffers.

##### **Land use and development strategies**

Support a wide range of industry and business activities to meet the needs of a growing population and to provide increased employment opportunities.

Support a diversity of uses within the Bannockburn Town Centre.



Support the re-use of existing housing stock, particularly heritage buildings for professional/commercial uses in the Township Zone and Commercial 1 Zone to retain a sense of the existing town fabric.

Support cafés and restaurants to include an outdoor seating area, particularly where it activates the use of open plaza areas.

Deliver a second arterial road to support Bannockburn's growth and enable more efficient through-freight movements.

Encourage the use of perimeter roads adjacent to bushfire hazards to provide a hard surface edge between vegetation and development.

Locate land uses associated with vulnerable people including residential aged care facilities and education centres away from bushfire hazards, particularly the Bannockburn Flora and Fauna Reserve.

Protect and enhance Aboriginal Cultural Heritage significance and promote Aboriginal history and culture when planning for new urban development.

### **Urban design strategies**

Maintain the village character of Bannockburn by:

Protecting historic buildings, wide tree-lined avenues and low-scale streetscapes.

Providing walking and cycling linkages to open space areas, community facilities and the town centre in new development and subdivision.

Providing attractive and usable public spaces adjacent to or close to the town centre to encourage social activity.

Design development to maintain view corridors to the Shire Hall.

Locate car parking so it does not dominate road frontages and the streetscape.

Encourage residential subdivision and development that respects Bannockburn's rural character.

Support residential and other development at the rural interface where it provides a sympathetic transition to the adjoining rural landscape.

Ensure the design and layout of development appropriately manages and responds to the settlement bushfire interface.

Ensure development is designed to be capable of implementing vegetation management requirements to reduce bushfire risks on private and public land.

Ensure the use of non-combustible design elements for the construction of walking, cycling and riding trails and flammable resistant building materials for public assets such as street furniture and art work to reduce bushfire risk.

### **Open space strategies**

Provide open space areas in new developments that incorporate pedestrian, bicycle or riding trail paths to other open space areas such as the Bruce's Creek Corridor.

Create flora and fauna corridors within open space reserves that incorporate locally indigenous vegetation, where there are identified biodiversity values.

Create open space and drainage assets that perform both recreational and environmental functions.

Create a linear open space network connecting Bannockburn's growth areas with the Bruce's Creek corridor.

Facilitate a vegetation belt at the Bannockburn growth boundary for future use as a walking, cycling and riding trail.

Ensure vegetation within the Bannockburn Flora and Fauna Reserve, Bruce's Creek, constructed waterway corridors and other local environmental assets are managed to mitigate bushfire risk.

### **Bruce's Creek strategies**

Protect and regenerate areas of native vegetation and existing stands of significant trees within the environs of Bruce's Creek to preserve and improve habitat.

Manage vegetation in Bruce's Creek environs to ensure bushfire risks are not increased over time and to ensure that development surrounding the waterway corridor caters for future regeneration activity.

Support the use of Bruce's Creek as an active transport corridor.

Protect and enhance the function of and connectivity between the key environmental assets of Bruce's Creek and the Bannockburn Flora and Fauna Reserve.

Facilitate open space connections into the Bruce's Creek corridor.

Provide walking and cycling trails, preferably on the eastern side of Bruce's Creek.

Protect vistas, view lines and visual amenity along the Bruce's Creek environs.

Facilitate the acquisition of all land between the tops of the escarpment and forming the rim of the Bruce's Creek valley as public open space.

Facilitate opportunities for passive surveillance of the open space system.

Set back the roadway from the rim of Bruce's Creek to form a separation to the public open space.

Include Integrated Water Management (IWM) principles in the planning of future growth areas.

#### **Policy documents**

Consider as relevant:

*Bannockburn Growth Plan* (Victorian Planning Authority, May 2021)

*Strategic Bushfire Risk Assessment for the Bannockburn Growth Plan Investigation Area* (Ecology and Heritage Partners Pty Ltd, August 2020)

*Bannockburn Town Centre Investment Strategy* (Connell Wagner, 2008)

*Bruce's Creek Master Plan* (Land Design Partnership, 2009)

*Golden Plains Heritage Study Stage 2* [\[Make naming consistent with naming of document in 72.08\]](#) (Heritage Matters, 2009)

#### **Bannockburn Framework Plan**

#### **Bannockburn Land Use Precinct Plan**

### **11.03-6L-02 GHERINGHAP**

[C94gpla](#) 17/09/2021

#### **Policy application**

This policy applies to the land identified on Gheringhap Framework Plan.

#### **Strategies**

Direct commercial and industrial use and development to the area specified on the Gheringhap Framework Plan.

Avoid residential development within the Gheringhap Employment Area unless it is directly associated with and required to support a significant commercial, industrial or agricultural activity.

Support commercial or industrial use and development that takes advantage of the locality's proximity to infrastructure, such as state highways, railways, high pressure gas pipeline, high voltage electricity transmission line and water pipelines.

Support sensitive commercial or industrial development on land that abuts existing residential development along McCurdy Road.

Ensure that development is set back from the Midland Highway and the Fyansford-Gheringhap Road. [\[Commence strategy with an appropriate, PG approved verb\]](#)

Locate and design industrial and commercial development to provide a landscaped interface and setback from existing residential development and road frontages.

Encourage landscaping be undertaken using local indigenous plant species or other native plant species and achieves a high level of amenity.

Support development that allows for safe vehicle movement, well-presented car parking and improved access in the Gheringhap Employment Area, including through the reconfiguration of the road system.

#### **Policy document**

Consider as relevant:

*Gheringhap Structure Plan* (Parsons Brinckerhoff, December 2012). [\[Make naming consistent with naming of document in 72.08\]](#)

### **11.03-6L-03 INVERLEIGH**

C94gpla 17/09/2021

#### **Policy application**

This policy applies to the land identified on the Inverleigh Framework Plan contained within the settlement boundary.

#### **Objective**

To encourage residential, commercial and tourism growth in Inverleigh while recognising its rural setting, risks from natural hazards and protecting the natural landscape in and around the town.

#### **Settlement and residential development strategies**

Support moderate residential growth within the existing defined settlement boundary consistent with the Inverleigh Framework Plan.

#### **Economic development and tourism strategies**

Encourage commercial development and community facilities to be consolidated within the existing town centre (Township Zone) through infill development.

Encourage the redevelopment of underutilised sites and where possible, the re-use of existing buildings to provide for commercial uses in the Township Zone.

Support the establishment of service related industries that meet the needs of the town and surrounding agricultural areas such as feed supplies and servicing of machinery and farm equipment.

Locate and design development so that it does not impact on agricultural land use.

#### **Open space and natural environment strategies**

Protect the natural landscape and its environmental qualities, including the Inverleigh Flora and Fauna Reserve, Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh.

Provide public open space along the Leigh River and develop a linear pedestrian access to connect with existing pedestrian access along the river and into the town centre when rezoning or subdividing land.

Provide for the integration of new bio-links and open space networks consistent with the Inverleigh Framework Plan and that do not increase bushfire risk. [\[Commence strategy with an appropriate, PG approved verb\]](#)

#### **Movement and access strategies**

Create a path network that facilitates walking and cycling to the town centre, primary school, recreation reserve, open space and other key destinations within the town.

Provide integrated pedestrian and cycle links in development areas to improve connectivity to the town centre and key destinations. [\[Commence strategy with an appropriate, PG approved verb\]](#)

Create a bridle path network that facilitates horse-riding around the town and through the river environs and other key destinations such as Victoria Park.

Maintain the railway reservation for a passenger rail to and from Inverleigh.

#### **Infrastructure and services strategies**

Support the establishment of reticulated sewerage in Inverleigh.

**Bushfire planning strategies**

Provide appropriately designed setbacks between development and the Inverleigh Flora and Fauna Reserve, Inverleigh Golf Course and new bio-links.

Minimise bushfire risk by staging the development of land adjacent to built-up areas first.

Ensure access and egress to Inverleigh is sufficient for emergency vehicles and supports safe evacuation.

Ensure development adjacent to the Inverleigh Flora and Fauna Reserve and any bio-link is designed to withstand all forms of bushfire attack.

**Policy document**

Consider as relevant:

*Inverleigh Structure Plan* (Golden Plains Shire, 2019).

**Inverleigh Framework Plan****11.03-6L-04 SMYTHESDALE**

C94gpla 17/09/2021

**Policy application**

This policy applies to the land identified on the Smythesdale Strategic Framework Plan.

**Settlement, land use and development strategies**

Direct growth to within the identified town boundary.

Facilitate residential development on smaller lots to provide for a range of housing options.

Support medium density housing and aged care facilities close to the town centre.

Support the establishment of a range of health services and facilities such as childcare, aged care accommodation and a medical centre.

Support well presented, non-polluting, service businesses within the Commercial 2 Zone precinct.

Support tourist accommodation, such as bed and breakfasts, farm stays, self-contained cottages or units and caravan parks.

Avoid commercial development outside of the core township area unless there is a net community benefit.

Locate new leisure and recreation facilities to adjoin the Rail Trail and Woody Yaloak Creek environs, building upon the central location of both the Woody Yaloak Primary School and the Recreation Centre.

**Urban design strategies**

Provide pedestrian links within the township, in particular between the Courthouse precinct, school, recreation centre and rail trail.

Require development in the main street to front Brooke Street.

Maintain pedestrian links and wildlife corridors between the Rural Living Zoned areas on the eastern side of Smythesdale and the nearby State Forest.

**Environment and infrastructure strategies**

Protect the Woody Yaloak Creek environs, including open space corridors, floodplains and the surrounding forested public land from the encroachment of development.

Design and manage drainage from residential areas to minimise the volume and speed of run off entering the Woody Yaloak Creek.

Support the development of 'firebreaks', particularly along boundaries of the town with rural land and forested public land.

Ensure management of drainage and stormwater infrastructure is linked with the implementation of the reticulated sewerage system. [\[Commence strategy with an appropriate, PG approved verb\]](#)

### Policy document

Consider as relevant:

*Smythesdale Urban Design Framework* (Michael Smith and Associates, March 2006).

### Smythesdale Strategic Framework Plan

## 12.03-1L WATERWAYS AND WETLANDS

C90gpla 09/07/2020

### Strategies

Protect the quality of waterways, including wetlands, from the impacts of development and subdivision by incorporating setbacks and water sensitive urban design.

Protect connectivity between waterways and wetlands.

Avoid development that isolates wetlands.

Avoid development that results in the drainage of waterways and wetlands.

Provide fencing to waterways and wetlands where needed to control unrestricted access by livestock or people.

Provide environmental and open space areas, in addition to minimum width buffers, adjacent to waterways in development areas. [NEW, PGES, p18] [To articulate adopted Council policy]

## 13.01-1L NATURAL HAZARDS AND CLIMATE CHANGE – GOLDEN PLAINS

### Strategy

Support projects that capture and remove carbon dioxide from the atmosphere (carbon draw down initiatives). [NEW, GPES, p21] [To articulate adopted Council policy]

## 13.02-1L BUSHFIRE PLANNING

### Strategies

Ensure land use and development that requires bushfire protection measures improves ecological systems and the biodiversity they support. [NEW, GPES, p19] [To articulate adopted Council policy]

## 13.03-1L GOLDEN PLAINS FLOODPLAIN MANAGEMENT

C90gpla 09/07/2020

### Policy application

This policy applies to all land affected by the Floodway Overlay (FO) or the Land Subject to Inundation Overlay (LSIO).

### Strategies

Direct buildings and works to land not subject to flooding.

Discourage subdivision that would increase risk to life and property from flooding.

Discourage earthworks that obstruct natural flow paths or drainage lines.

Encourage fences to be of an open type, such as post and wire.

### Policy documents

Consider as relevant:

*Corangamite Catchment Management Authority Regional Catchment Strategy 2021-2027* (Corangamite Catchment Management Authority, 2021) [\[to reference the updated, adopted & current RCS\]](#)

*Corangamite Waterway Strategy* (Corangamite Catchment Management Authority, 2014)

### **13.04-3L SALINITY GOLDEN PLAINS**

C90gpla 09/07/2020

#### **Strategies**

Discourage land uses or development that leads to the expansion of existing areas affected by salinity or the generation of new areas affected by salinity.

Encourage land use and development that improves surface water and groundwater hydrological flow in the Salinity Management Overlay to mitigate the degradation or loss of naturally saline lakes and wetlands, particularly from the effects of reduced surface water flows or drainage.

Manage the impacts of soil salinity on development through:

- Careful siting of development.
- Selection of durable construction materials.
- Site landscaping and revegetation works.
- Watering and irrigation systems.
- Reducing the extent of impervious surfaces.
- Management of surface water runoff.

### **14.01-1L RURAL DWELLINGS, EXCISIONS AND SUBDIVISION IN THE FARMING ZONE**

C90gpla 09/07/2020

#### **Policy application**

This policy applies to all land within the Farming Zone (FZ).

#### **Strategies**

Discourage dwelling excisions that prejudice surrounding rural production activities or cause negative impact on environmental or landscape qualities of the area.

Discourage the clustering of lots that will limit the productive use and development of the larger lots in the subdivision or surrounding properties.

Design and locate lots to minimise impact on significant environmental features such as remnant vegetation, public park reserves and waterways.

Maintain adequate distance within the lot around the dwelling to reasonably limit impacts of adjacent agricultural activity.

Avoid dwellings on undersized lots that would limit the productive use of surrounding agricultural land.

Discourage house lot excisions in the north-west area of the Shire where there is:

- Insufficient infrastructure.
- Environmental constraints.
- Existing supply of available rural residential land.

#### **Policy guidelines**

Consider as relevant:

- Ensuring an excised lot for a dwelling has a maximum size of 2 hectares.
- Whether excised dwellings are in a habitable condition.
- Whether planting of vegetation within the excised lot can be used to reduce any potential impacts of adjacent agricultural activity.

## Policy documents

Consider as relevant:

*Golden Plains Rural Land Use Strategy* (Parsons Brinckerhoff, January 2008).

### 14.01-2L **SUSTAINABLE AGRICULTURAL LAND USE**

C90gpla 09/07/2020

#### Strategies

Facilitate more intensive and diversified use of rural land for higher value products, including agroforestry and timber plantations, that are compatible with surrounding farming practice.

Support horticulture production that minimises the potential for off-site effects such as spraydrift.

Promote environmentally sustainable agricultural models and practices. [NEW, GPES, p15] [To articulate adopted Council policy]

### 14.01-2L **ANIMAL INDUSTRIES**

C83gpla 24/06/2021

#### Policy application

This policy applies to applications for the use and development of land for intensive animal production that are not covered by a Code of Practice incorporated in the planning scheme.

#### Objectives

To ensure the use and development of land for intensive animal production does not impact on the environment, including on water catchments.

To protect the amenity of residential uses with buffer areas and setbacks.

#### Strategies

Direct intensive animal industries to land within or close to the Golden Plains Food Production Precinct shown on the Golden Plains Strategic Framework Plan at Clause 02.04.

Direct intensive animal industries to sites with an area of 4 hectares or more.

Locate enclosures, yards or buildings in which animals are raised on an intensive raising system more than:

200 metres from any river, creek, water course or pondage.

500 metres from a dwelling on any other property.

30 metres from any road (whether or not such road forms the frontage).

#### Policy guideline

Consider as relevant: [Fine detail, considered more appropriately drafted as policy guidelines]

Ensuring that the area of the site that is developed with enclosures, yards or buildings used to hold animals is fenced.

Ensuring that, where practical, buffer areas are contained wholly on the property.

Encouraging landscaping of the site to minimise any adverse visual impact on the surrounding area.

Ensuring that all manure and polluted run-off water is treated and disposed of within the boundaries of the site or in an alternative manner to the satisfaction of the responsible authority.

Ensuring that the use and development does not prejudicially affect the amenity of the locality because of appearance or emission of noise, smell, fumes, waste water, waste products or otherwise.

Providing any required infrastructure (such as roads and water supply) at the cost of the proponent.

**14.01-3L TIMBER PRODUCTION AND AGROFORESTRY**

C90gpla 09/07/2020

**Strategies**

Support the development and expansion of timber production and agroforestry within areas that are capable of providing road infrastructure to both plant and harvest crops.

**15.01-3L LOW DENSITY RESIDENTIAL SUBDIVISION**

C90gpla 09/07/2020

[Moved from 15.01-6L Design for rural areas as it sits better in this location]

**Policy application**

This policy applies to subdivisions in the Low Density Residential Zone (LDRZ).

**Strategies**

Encourage subdivision that respects the lot configuration and character elements of the surrounding area.

Maintain an open and spacious character for low density residential areas through:

Design that provides for generous areas of open space and landscaping including along accessways.

Retention of existing vegetation.

Avoiding creation of lots with battleaxe access.

The provision of wide driveways/access ways with areas available for landscaping.

Ensure adequate provision is made for infrastructure, including roads and drainage, to service the development at the time of subdivision. [policy guideline doesn't assist decision making, better drafted as a strategy]

**15.03-1L HERITAGE CONSERVATION**

C90gpla 09/07/2020

**Policy application**

This policy applies to all applications under the Heritage Overlay (HO).

**Strategies**

Support the removal of alterations that do not contribute to the significance of a heritage place.

Support development that responds to the historic character, form and context of the heritage place and makes a positive contribution through innovative design.

in High Street, Inverleigh.

Encourage signs to be designed and located so that they do not adversely affect the significance of heritage places.

**Policy guideline**

Consider as relevant:

Discouraging the use of Zincalume roofing material where this is not characteristic of the heritage place.

**Policy documents**

Consider as relevant:

*Golden Plains Heritage Study Stage 1* (Lorraine Huddle, 2004)

*Golden Plains Heritage Study Stage 2* (Heritage Matters, 2009)



**16.01-1L HOUSING SUPPLY IN GOLDEN PLAINS SHIRE**

C83gpla 24/06/2021

**Strategy**

Direct residential development to township areas that have:

Reticulated water, sewerage and stormwater drainage.

Community services and facilities.

Convenient access to commercial and retail centres.

**Policy guideline**

Consider as relevant:

Avoiding the creation of lot sizes under 400 square metres that are not close to commercial and retail centres and community facilities.

**16.01-2L HOUSING AFFORDABILITY****Objective**

To facilitate the inclusion of social housing in new private developments where rezoning and planning approvals add value to land. [NEW, GPSSHP, p21] [To articulate adopted Council policy]

**Strategies**

Increase the overall percentage of social housing for all new greenfield sites. [NEW, GPSSHP, p22 & p23] [To articulate adopted Council policy]

**17.01-1L DIVERSIFIED ECONOMY**

C90gpla 09/07/2020

**Strategies**

Support value adding industries and service industries, particularly those that relate to agriculture, forestry and those that service locally grown products.

Support environmentally sustainable industries, businesses, agriculture and tourism in the Shire. [NEW, GPES, p7] [To articulate adopted Council policy]

**17.02-1L BUSINESS**

C90gpla 09/07/2020

**Strategies**

Direct commercial and retail use and development to town commercial and retail centres, including those in the Township Zone (TZ).

Avoid linear commercial and retail development along highways and beyond identified commercial precincts.

Support commercial and retail use and development that is consistent with the role of each township as identified in the table at Clause 02.03-7 Economic Development.

**17.04-1L TOURISM**

C90gpla 09/07/2020

**Strategies**

Support the development of tourism accommodation across the Shire.

Direct the development of tourism accommodation in the Moorabool Valley to the Rural Activity Zone Schedule 1 (RAZ1).

Support tourism use and development that adds value to products grown and produced locally, such as wineries, other beverage producers and speciality food producers.

Support tourism providers that implement environmentally sustainable practices [NEW, GPES, p14] [To articulate adopted Council policy]

Encourage nature-based tourism that preserves the distinct landscape, character and heritage values of the Shire. [NEW, GPES, p14] [To articulate adopted Council policy]

**18.01-1L LAND USE AND TRANSPORT INTEGRATION**

Protect the efficiency and safety of the Shire's transport infrastructure to support economic activities. [21.06-1 Transport] [To re-introduce key Transport strategic directions that were inadvertently omitted in the PPF translation].

Facilitate road and bridge infrastructure to service plantation and agroforestry development. [21.06-1 Transport] [To re-introduce key Transport strategic directions that were inadvertently omitted in the PPF translation].

Facilitate infrastructure to service the grain industries and intensive animal husbandry operations. [21.06-1 Transport] [To re-introduce key Transport strategic directions that were inadvertently omitted in the PPF translation].

**18.01-2L TRANSPORT SYSTEM****Strategy**

Maintain the efficiency of transport linkages from the Shire to metropolitan and regional markets, facilities and suppliers. [21.06-1 Transport] [To re-introduce key Transport strategic directions that were inadvertently omitted in the PPF translation].

**18.01-3L SUSTAINABLE AND SAFE TRANSPORT**

Plan for the development of a network of safe pedestrian, cycling and recreational paths and trains to reduce reliance on motor vehicles [NEW, GPCP, p37] [To articulate adopted Council policy]

Promote active travel. [NEW, GPMPHWAP, p4 & p10] [To articulate adopted Council policy]

Improve the local transport system to enable more people to access sport and active recreation opportunities. [NEW, GPSARS, p15] [To articulate adopted Council policy]

**18.02-4L ROADS**

Protect existing road and parking infrastructure from the impacts of heavy vehicles associated with new use and development. [21.06-1 Transport] [To re-introduce key Transport strategic directions that were inadvertently omitted in the PPF translation].

**19.02-4L COMMUNITY FACILITIES**

C90gpla 09/07/202

**Strategies**

Support co-location of complementary community facilities.

Provide quality indoor and outdoor spaces for physical activity, organised sport and active recreation. [NEW, GPMPHWAP, p4] [To articulate adopted Council policy]

**19.02-6L OPEN SPACE**

Increase the amount of open spaces and parks. [NEW, GPES, p23] [To articulate adopted Council policy]

Provide urban landscapes that promote community connection to the environment and nature. [NEW, GPES, p23] [To articulate adopted Council policy]

Support sport and active recreation facilities which work with the existing strengths of the Shire. [NEW, PGSARS, p37] [To articulate adopted Council policy]

Support sport and active recreation facilities which complement the network of facilities planned at a local and regional level. [NEW, PGSARS, p37] [To articulate adopted Council policy]

Support sport and active recreation facilities which promote social connections and improved liveability, in particular those which facilitate low-cost, place-based formal and informal sport and recreation activities [NEW, PGSARS, p37] [NEW, PGSARS, p44] [To articulate adopted Council policy]

Ensure that new or upgraded facilities are multi-purpose in design, cater for changing needs over time, and are designed to optimise utilization [NEW, PGSARS, p46] [To articulate adopted Council policy]

Support improvements to existing facilities to maximise usage in preference to the development of new facilities wherever possible [NEW, PGSARS, p47] [To articulate adopted Council policy]

**19.03-2L INFRASTRUCTURE DESIGN AND PROVISION**

C90gpla 09/07/2020

**Strategy**

Provide a consistent approach to the design and construction of infrastructure across the municipality.

**Policy guideline**

Consider as relevant:

*Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2018) for new subdivision and development.

**Policy documents**

Consider as relevant:

*Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2018)

**19.03-3L DAM MANAGEMENT**

C90gpla 09/07/2020

**Strategy**

Locate and design dams to minimise alterations to natural drainage and natural flows of watercourses and to be consistent with land capability.

Ensure dams are built using construction and soil conservation techniques that avoid leakage to groundwater. [\[To start strategy with an appropriate, PG approved verb\]](#)

**SCHEDULE TO CLAUSE 32.05 TOWNSHIP ZONE**

C83gpla 24/06/2021

Shown on the planning scheme map as **TZ**.

GOLDEN PLAINS TOWNSHIPS

**1.0 Neighbourhood character objectives**

C83gpla 24/06/2021

None specified.

**2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

C83gpla 24/06/2021

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**3.0 Clause 54 and Clause 55 requirements**

C83gpla 24/06/2021

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**4.0 Maximum building height requirement for a dwelling or residential building**

C83gpla 24/06/2021

None specified.

**5.0 Application requirements**

C83gpla 24/06/2021

None specified.

**6.0 Decision guidelines**

C83gpla 24/06/2021

None specified.

**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

C83gpla 24/06/2021

Shown on the planning scheme map as **GRZ1**.

GOLDEN PLAINS GENERAL RESIDENTIAL AREA

**1.0 Neighbourhood character objectives**

C83gpla 24/06/2021

None specified.

**2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement**

C83gpla 24/06/2021

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

C83gpla 24/06/2021

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**4.0 Requirements of Clause 54 and Clause 55**

C83gpla 24/06/2021

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

C83gpla 24/06/2021

None specified.

**6.0 Application requirements**

C83gpla 24/06/2021

None specified.

**7.0 Decision guidelines**

C83gpla 24/06/2021

None specified.

**SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE**

VC100 15/07/2013

**1.0 Maximum leasable floor area requirements**

C83gpla 24/06/2021

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

**SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE**

VC100 15/07/2013

**1.0 Maximum leasable floor area requirements**

C83gpla 24/06/2021

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
None specified	None specified	None specified

**SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE**

C52 18/11/2010

Shown on the planning scheme map as **RLZ1**.**1.0 Subdivision and other requirements**

C83gpla 24/06/2021

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land [To comply with MD drafting requirements]	8 hectares
	[To comply with MD drafting requirements]	[To comply with MD drafting requirements]
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	8 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building	None specified	None specified

associated with an existing dwelling (square metres)		
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	All land	10 metres
Minimum setback from a boundary (metres)	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres)	All land	30 metres
Permit requirement for earthworks		Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary		All land
Earthworks which increase the discharge of saline groundwater		All land

[Schedule 2 - To comply with MD drafting requirements]

## **SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE**

C52 18/11/2010

Shown on the planning scheme map as **RLZ2**.

### **1.0**

#### **Subdivision and other requirements**

C83gpla 24/06/2021

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	2 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	8 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	All land	10 metres
Minimum setback from a boundary (metres)	All land	5 metres



Minimum setback from a dwelling not in the same ownership (metres)	All land	30 metres
<b>Permit requirement for earthworks</b>		<b>Land</b>
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

**Map 1 to the Schedule to Clause 35.03****SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**

C83gpla 24/06/2021

Shown on the planning scheme map as **RCZ1**.

NORTH WEST CENTRAL AREA

**CONSERVATION VALUES**

The values that this schedule seeks to conserve are:

Natural heritage and biodiversity values of the north west central area, particularly significant areas of remnant native vegetation and close proximity to the Enfield State Forest.

The farmed rural landscape characterised by low lying corridors of valleys, plains and undulating landform and remnant native vegetation.

Agriculture as an important land use and an integral part of the local rural economy and character of the greater region.

Limited rural living and small scale rural based tourism that is integrated with agricultural activities and which protects and enhances natural heritage and biodiversity values.

**1.0 Subdivision and other requirements**

C83gpla 24/06/2021

	<b>Land</b>	<b>Area/Dimensions/Number</b>
Minimum subdivision area (hectares)	All land	60 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
<b>Permit requirement for earthworks</b>		<b>Land</b>
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

**SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**

VC103 05/09/2013

Shown on the planning scheme map as **RCZ2**.

BAMGANIE-WOODBOURNE

**Conservation Values**

The values that this zone seeks to conserve are;

Natural heritage and biodiversity values of the area in particular remnant native vegetation

The rural landscape characterised by undulating plains and significant remnant native vegetation and farming activities

**1.0****Subdivision and other requirements**

VC103 05/09/2013

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	60 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	
Permit requirement for earthworks		Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.		All land
Earthworks which increase the discharge of saline groundwater.		All land

**SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**

VC103 05/09/2013

Shown on the planning scheme map as **RCZ3**.

SHEOAKS-STEIGLITZ AREA

**Conservation Values**

The values that this zone seeks to conserve are;

Natural heritage and biodiversity values of the Sheoaks-Steiglitz area including remnant native vegetation on private land

The rural landscape is characterised by undulating plains, steeply sloped valleys, the Moorabool River and Sutherlands Creek and significant remnant native vegetation

Agriculture is an integral part of the local rural economy and character of the greater region

Limited rural living and small scale rural based tourism that is integrated with agricultural and/or natural heritage which protects and enhances the conservation values of the area

**1.0****Subdivision and other requirements**

VC103 05/09/2013

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	60 hectares

Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	
Permit requirement for earthworks		Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.		All land
Earthworks which increase the discharge of saline groundwater.		All land

## SCHEDULE TO CLAUSE 35.07 FARMING ZONE

C58 28/03/2013

Shown on the planning scheme map as **FZ**.

### 1.0

#### Subdivision and other requirements

VC205 20/01/2022

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land	100 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares).	All land	100 hectares
Maximum area for which no permit is required to use land for timber production (hectares).	Land contained within an Environmental Significance, Significant Landscape or Vegetation Protection overlay.	40 hectares
	In all other areas not included in an Environmental Significance, Significant Landscape or Vegetation Protection overlay	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres) [To comply with MD drafting requirements]	None specified [To comply with MD drafting requirements]	
Maximum floor area for which no permit is required to alter or extend an existing	None specified	

dwelling used for agriculture (square metres).		
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>▪ The Head, Transport for Victoria is the acquiring authority; and</li> <li>▪ The purpose of the acquisition is for a road.</li> </ul>	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>▪ The Head, Transport for Victoria is not the acquiring authority; and</li> <li>▪ The purpose of the acquisition is for a road.</li> </ul>	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land

## **SCHEDULE 1 TO CLAUSE 35.08 RURAL ACTIVITY ZONE**

C83gpla 24/06/2021

Shown on the planning scheme map as **RAZ1**.

**NORTH WEST AREA**

### **Purpose**

To achieve a planned mix of:

Continuing small scale farming, horticultural and agricultural land uses.

Small agricultural land holdings.

Rural industries and associated agribusinesses.

Nature based tourism development and recreation facilities.

Revegetation of areas.

That reflects the current land use and development and is compatible with:

The area's dominant landscape features.

The gold mining history of substantial areas.

The rural living use of extensive areas of both cleared and vegetated areas.

The distinctive local townships, communities and settlements dispersed throughout the area.

The continuing farming and agricultural use of large parts of the area.

## 1.0 Subdivision and other requirements

C83gpla 24/06/2021

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares
Minimum area for which no permit is required to use land for timber production (hectares)	All land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	All land	None specified
Minimum setback from a road (metres)	All land	30 metres
Minimum setback from a boundary (metres)	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Permit requirement for earthworks		Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary		All land
Earthworks which increase the discharge of saline groundwater		All land

## SCHEDULE 2 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

C83gpla 24/06/2021

Shown on the planning scheme map as **RAZ2**.

MOORABOOL VALLEY

### **Purpose**

To achieve a planned mix of:

Agricultural land uses.

Small agricultural use land holdings used for horticultural production.

Rural industry and associated agribusinesses.

Tourism and recreation facilities.

That reflects the current land use and development and the horticultural and tourist role of the area and is compatible with:

The area's dominant landscape features in particular the enclosed river valleys, escarpments and open plateaus.

The protection of the productivity of the land and its potential for further productive use.

The distinctive tourist and recreational product that has developed and its potential for sensitive and managed development.

## 1.0 Subdivision and other requirements

C83gpla 24/06/2021

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares
Minimum area for which no permit is required to use land for timber production (hectares)	All land	40 hectares
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	All land	None specified
Minimum setback from a road (metres)	All land	30 metres
Minimum setback from a boundary (metres)	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres)	All land	30 metres
Permit requirements for earthworks		Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary		All land
Earthworks which increase the discharge of saline groundwater		All land

## SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

VC37 19/01/2006

## 1.0 Permit exemptions and conditions

VC37 19/01/2006

Public land	Use or development	Conditions
None specified	None specified	None specified

**2.0 Sign requirements**

C83gpla 24/06/2021

Land	Sign Category
None specified	None specified

**SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE**

C83gpla 24/06/2021

**1.0 Permit exemptions and conditions**

C83gpla 24/06/2021

Public land	Use or development	Conditions
None specified	None specified	None specified

**2.0 Sign requirements**

C83gpla 24/06/2021

Land	Sign Category
None specified	None specified

**3.0 Use and development of land specified in an Incorporated Plan**

C83gpla 24/06/2021

None specified.

**SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE**

C83gpla 24/06/2021

**1.0 Permit exemptions and conditions**

C83gpla 24/06/2021

Public land	Use or development	Conditions
None specified	None specified	None specified

**2.0 Sign requirements**

C83gpla 24/06/2021

Land	Sign Category
None specified	None specified

**3.0 Use and development of land specified in an Incorporated Plan**

C83gpla 24/06/2021

None specified.

**SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE**

C83gpla 24/06/2021

Shown on the planning scheme map as **SUZ1**.

REFUSE DISPOSAL

**Purpose**

To provide for the use of land for refuse disposal.

To ensure that the refuse disposal is developed in an orderly and proper manner having regard to land capability and environmental impact.

To ensure that the operation of the refuse disposal is not detrimental to the productive use of surrounding land and the amenity of the area through the provision of suitable attenuation distances.

To allow a range of uses compatible with the operation and management of the land for a refuse disposal.

## 1.0

### Table of uses

C83gpla 24/06/2021

Section 1 - Permit not required	
Use	Condition
Cattle feedlot	Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less.
Crop raising (other than Timber production)	
Extensive animal husbandry	
Home based business	
Informal outdoor recreation	
Railway	
Timber production	Must meet the requirements of Clause 53.11.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Section 2 - Permit required	
Use	Condition
Agriculture (other than Cattle feedlot, Extensive animal husbandry, and Crop raising)	
Equestrian supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining and Stone exploration)	
Refuse disposal	The refuse disposal must operate with Environment Protection Authority works approval and licensing conditions.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Section 3 - Prohibited	
Use	
Any other use not in Section 1 or 2	



**2.0 Use of land**

C83gpla 24/06/2021

None specified.

**3.0 Subdivision**

C83gpla 24/06/2021

No minimum lot size is specified.

Subdivision must be for the purposes of this schedule.

**4.0 Buildings and works**

C83gpla 24/06/2021

A permit is not required for an extension to an existing building / or structure with a floor area of less than 100 square metres to an approved Section 2 use.

A permit is required to construct or carry out any of the following:

Excavation or land fill works which are in excess of the depth or height of 1 metre.

Land forming where any change to the natural or existing topography of land increases the flow of water or changes the discharge point of water across any adjoining or neighbouring properties.

A building which is within any of the following setbacks:

- 20 metres from a road.
- 5 metres from a boundary.
- 100 metres from a dwelling not in the same ownership.
- 100 metres from a watercourse or designated flood plain.

A dam which is any of the following:

- More than 3000 cubic metres.
- On a permanent watercourse.
- Diverts water from a permanent watercourse.

**5.0 Signs**

C83gpla 24/06/2021

None specified.

**SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE**

C83gpla 24/06/2021

Shown on the planning scheme map as **SUZ2**.

**REGIONAL REFUSE DISPOSAL****Purpose**

To provide for the use and development of land as a regional refuse disposal.

To ensure that the refuse disposal is developed in an orderly and proper manner having regard to land capability and environmental impacts.

To ensure that the operation of the refuse disposal is not detrimental to the productive use of surrounding land and the amenity of the area through the provision of suitable attenuation distances.

**1.0 Table of uses**

C83gpla 24/06/2021

Section 1 - Permit not required	
Use	Condition
Railway	
Tramway	

<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01
<b>Section 2 - Permit required</b>	
<b>Use</b>	<b>Condition</b>
<b>Mineral, stone, or soil extraction (other than Mineral exploration, Mining and Stone exploration)</b>	
<b>Refuse disposal</b>	Development of the subject land must be generally in accordance with the Environment Effects Statement (EES) prepared by AGC Woodward - Clyde, and the additional information produced in response to a request from the Environment Protection Authority, and comply with the conditions specified in any Environment Protection Authority Works Approval and Licence issued.
<b>Transfer station</b>	
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	
<b>Section 3 - Prohibited</b>	
<b>Use</b>	
<b>All other uses</b>	

## 2.0

### Use of land

C83gpla 24/06/2021

The active refuse disposal area must not be open to the general public. All refuse entering the site must be by a municipal council or contractor's vehicle either from direct collection or from a transfer station and from other vehicles authorised by the Joint Working Party from Regional Garbage Disposal in the Greater Ballarat Area (Joint Working Party) or its successor.

The refuse disposal operation shall be operated and managed so as not to prejudicially affect the amenity of the locality to the satisfaction of the responsible authority.

No toxic or hazardous wastes are permitted to be deposited on the subject land.

Vehicle access to and from the subject land shall not operate outside the hours of 7.00am to 4.30pm Monday to Saturday and 9.00am to 4.30pm on Sunday, except with the written permission of the responsible authority. Other refuse disposal operations may occur between the hours of 7.00am and 6.00pm Monday to Saturday and 9.00am to 6.00pm Sunday.

The refuse disposal must be staffed at all times when open for tipping. All gates providing access to the subject land must be closed and locked when the refuse disposal operation is not staffed.

Refuse must be covered with a suitable earth material on a daily basis.

Refuse disposal must not occur within 50 metres of a private land boundary or 100 metres of Smythes (or Woody Yallock) Creek.

The refuse disposal base and berms shall be constructed using continuous quality control to provide a uniform clay liner for each landfill cell with a permeability of 109 m/s to the satisfaction of the responsible authority in consultation with the Environment Protection Authority. Before refuse disposal commences in any cell, the responsible authority must be satisfied that the above permeability can be achieved.

If the specified criteria cannot be met to the satisfaction of the responsible authority then the cell will have to be abandoned or other measures used.

All aspects of water storage and drainage systems, including provision of leachate pondage shall be designed and constructed for a wet year so that they can accommodate the consequences of a 1 in 20 year flood event.

A fence and gates, capable of catching wind blow debris, shall be erected around any active refuse disposal area to the satisfaction of the responsible authority.

### 3.0 Subdivision

C83gpla 24/06/2021

No minimum lot size is specified.

Subdivision must be for the purposes of this schedule.

### 4.0 Buildings and works

C83gpla 24/06/2021

A permit is required to construct a building or construct or carry out works for a use in Section 2 of section 1.0.

### 5.0 Signs

C83gpla 24/06/2021

None specified.

## SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

C83gpla 24/06/2021

Shown on the planning scheme map as **SUZ3**.

LETHBRIDGE AIRPORT

### Purpose

To provide for a safe and efficient operational airport for the use of light aircraft and associated activities.

To provide for the use and development of industries and activities associated with light aircraft.

To allow for restricted commercial and retail activities related to the use of the land for light aircraft.

To provide for aeronautical related training.

To ensure use and development of the site is compatible with existing uses in the vicinity.

### 1.0 Table of uses

C83gpla 24/06/2021

Section 1 - Permit not required	
Use	Condition
<b>Airport</b>	1. The use must comply with the conditions specified in Section 2 of this schedule. 2. Does not include ancillary uses specified in Section 2.
<b>Car park</b>	Must strictly relate to the use of the land for aviation purposes.
<b>Crop raising (other than Rice growing, Timber production and Market garden)</b>	
<b>Extensive animal husbandry</b>	
<b>Heliport</b>	The use must comply with the conditions specified in Section 2 of this schedule.
<b>Water retarding basin</b>	

<b>Weather station</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01
<b>Section 2 - Permit required</b>	
<b>Use</b>	<b>Condition</b>
<b>Caretaker's house</b>	Not more than 6 caretaker's houses can be constructed.
<b>Commercial display area Education centre (other than Primary school and Secondary school)</b>	Must strictly relate to the use of the land for aviation purposes.
<b>Emergency services facility</b>	
<b>Exhibition centre</b>	Must strictly relate to the use of the land for aviation purposes.
<b>Fuel depot</b>	
<b>Function centre</b>	Must strictly relate to the use of the land for aviation purposes.
<b>Group accommodation</b>	Must strictly relate to the use of the land for aviation purposes, education centre or aviation related tourism.
<b>Hotel</b>	Must strictly relate to the use of the land for aviation purposes, education centre or aviation related tourism.
<b>Industry (other than Materials recycling, Refuse disposal, Refuse transfer station and Rural industry)</b>	Must strictly relate to the use of the land for aviation purposes.
<b>Motel</b>	Must strictly relate to the use of the land for aviation purposes, education centre or aviation related tourism.
<b>Office</b>	The leasable floor area must not exceed 500 sqm. Must strictly relate to the use of the land for aviation purposes.
<b>Retail premises (other than Gambling premises, Landscape gardening supplies, Motor vehicle, boat, or caravan sales and Trade supplies) Restricted recreation facility Store (other than Shipping container storage)</b>	Must strictly relate to the use of the land for aviation purposes.
<b>Utility Installation (other than Minor utility Installation, Water retarding basin and Telecommunications facility)</b>	
<b>Section 3 – Prohibited</b>	
<b>Use</b>	
<b>Any other use not in Section 1 or 2</b>	

**2.0****Use of land**

C83gpla 24/06/2021

The use of the land for airport and heliport must comply with the following requirements. Reference to aircraft includes helicopters:

Except with a permit the number aircraft movements must not exceed 17500 per annum. Each take-off, landing, or touch and go is an aircraft movement.

The take-off weight of aircraft using the airport must not exceed 5700 kilograms.

No flights over houses within a 1 kilometre radius of the land.

Except with the written consent of responsible authority the number of airshows, fly-ins and similar events must not exceed six per annum.

Aircraft movements must, except with the written consent of the responsible authority, be limited to:

- 15 minutes after sunrise to 15 minutes before sunset during daylight savings time.
- Sunrise to sunset during Eastern Standard Time.

An Air Operations Management Plan must be approved by the responsible authority. The plan must include the following:

- The method by which the number of aircraft movements per annum will be monitored and reported to the responsible authority.
- The method by which annual aircraft movements will be monitored and audited.
- Specified flight paths.
- A requirement that take offs and landings, and circuit flight paths must be in accordance with the specified flight paths.

The Air Operations Plan must be submitted to the responsible authority within 6 months of the gazettal of the amendment that introduces this schedule.

Prior to approving the Air Operations Management Plan or any amendment to it, the responsible authority must give or direct the applicant to give notice of the proposed plan or amendment to properties that may be materially affected by the airport operations and invite submissions to the plan or amendment. In deciding whether to approve the plan or amendment the responsible authority must consider any submission.

A water storage facility with a minimum capacity of 50,000 litres be maintained on the subject land.

The operation of the airport must be generally in accordance with the Air Operations Management Plan, which must be made publicly available, including all associated reports and audits. The approved Plan and reports must be posted on the airport website within 30 days of the approval date.

Notice of any airshow, fly-in or other such event must be given at least 10 days before the event by publishing a notice in a newspaper generally circulating in the area and by posting details on the airport website.

The operator of the airport must request Airservices Australia to publish a web address/link in *EnRoute Supplement Australia (ERSA)* to the airport website displaying the approved flight paths.

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

The purpose of the use and the types of activities which will be carried out, including advice on how the proposal is consistent with the purpose of the zone.

The likely effects, if any, on adjoining land including noise levels, traffic, hours of operation, and light spill.

In the absence of reticulated sewerage, a demonstration that the site is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy Water of Victoria under the *Environment Protection Act 1970*.

The following application requirements apply to an application for a permit to use the land for Industry or Store under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A statement detailing how the proposed use strictly relates to the use of the land for aviation purposes.

The type and quantity of goods to be stored, processed or produced.

Confirmation of whether approvals are required from the Environmental Protection Authority.

The likely effects on adjoining land, including air-borne emissions, emissions to land and water, and noise.

### 3.0 Subdivision

C83gpla 24/06/2021

Any permit for subdivision must contain a condition requiring the owner and responsible authority to enter into an agreement pursuant to section 173 of the Act requiring the use and development of any new lot to be strictly related to aviation and ancillary purposes.

Prior to a statement of compliance being issued for any subdivision the Air Operations Management Plan required by section 2.0 must be approved to the satisfaction of the responsible authority.

#### Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

In the absence of reticulated sewerage, a demonstration that the site is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy under the *Environment Protection Act 1970*.

A demonstration of the interdependency of the lots being created, any common property proposed, and any areas of common use. The assessment should incorporate infrastructure access and provision.

An indicative building envelope, any proposed landscaping, car parking egress and access.

A plan showing the proposed use of the new lot(s) and its relationship to other buildings and adjacent land uses.

A plan showing a convenient and safe internal road and pedestrian network with appropriate linkages.

A report which considers the impact of traffic movements to and from the subject land on the Midland Highway. This report will consider appropriate locations and treatment of the intersections of access roads with the Midland Highway. The report must be to the satisfaction of the responsible authority.

A landscape concept plan showing buffer plantings to the Midland Highway.

Appropriate treatment for lots in the vicinity of the Midland Highway which recognises the interface and landscaping issues in that location.

A water sensitive drainage master plan providing for appropriate stormwater drainage.

#### Exemption from notice and appeal

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

### 4.0 Buildings and works

C83gpla 24/06/2021

A permit is required to construct a building or carry out works.

This requirement does not apply to the construction of hangars for the accommodation, maintenance, repair, assembly and modification of aircraft provided they are sited 6 metres from the external boundary of the land zoned Special Use.

#### Application requirements

A plan drawn to scale which shows:

- The boundaries and dimensions of the site and its co-location with similar uses such as commercial, retail, industrial and accommodation
- Adjoining roads.
- The location and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveway, car parking and loading areas.
- A convenient and safe internal road and pedestrian network with appropriate linkages.
- A landscape concept plan showing buffer plantings to the Midland Highway --

- The proposed method of managing storm water flows from the buildings and works.
- Areas not required for immediate use.

Elevation drawings to scale showing the colour and materials of all buildings and works.

Construction details of all drainage works, driveways, vehicle parking and loading areas.

A report which considers the impact of traffic movements to and from the subject land on the Midland Highway.

This report will consider appropriate locations and treatment of the intersections of access roads with the Midland Highway. The report must be to the satisfaction of Head, Transport for Victoria and the responsible authority.

In the absence of reticulated sewerage, a demonstration that the site is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy under the *Environment Protection Act 1970*.

## 5.0 Signs

C83gpla 24/06/2021

Sign requirements are at Clause 52.05. All land located within the Lethbridge Airport Precinct subject to this schedule is in Category 3.

## SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

C83gpla 24/06/2021

Shown on the planning scheme map as **SUZ4**.

**BANNOCKBURN GOLF COURSE**

### Purpose

To provide for the use and development of the land for a golf course and ancillary activities.

## 1.0

### Table of uses

C83gpla 24/06/2021

Section 1 - Permit not required	
Use	Condition
Golf course	
Golf driving range	
Informal outdoor recreation	
Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Section 2 - Permit required	
Use	Condition
Accommodation	Must be associated with the purpose of this schedule.
Gaming premises	Must be associated with the purpose of this schedule.
Leisure and recreation (other than Golf course, Golf driving range and Informal outdoor recreation)	
Place of assembly	
Restaurant	Must be associated with the purpose of this schedule.
Retail premises	Must be associated with the purpose of this schedule.

<b>Office</b>	Must be associated with the purpose of this schedule.
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	
<b>Section 3 - Prohibited</b>	
<b>Use</b>	
<b>Any use not in Sections 1 or 2</b>	

**2.0****Use of land**

C83gpla 24/06/2021

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

The purpose of the use and the types of activities which will be carried out.

The effect of the use on the amenity of the surrounding area.

The likely effects of the use on adjoining land, including effects of noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The effect that the use will have on nearby existing or proposed residential areas or sensitive land uses and the effect that existing nearby uses may have on the proposed use.

The drainage of the land.

The effect of traffic to be generated on roads.

**3.0****Subdivision**

C83gpla 24/06/2021

Subdivision must be for the purposes of this schedule.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The effect that the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance the golf course as an entertainment and recreation venue.

Any natural or cultural values on or near the site.

The availability and provision of utility services to the site.

**4.0****Buildings and works**

VC210 04/05/2022

**Permit requirement**

A permit is not required to construct a building or construct or carry out works for:

An alteration or extension to an existing building provided the floor area of the alteration or extension is less than 100 square metres.

The construction of a building where the floor area is less than 100 square metres.

A building which is setback more than:



- 100 metres from a Transport Zone 2.
- 20 metres from any other road.
- 5 metres from any other boundary.

#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The capability of the land to accommodate the proposed development, addressing site quality attributes, land capability and drainage patterns.

How the proposed development relates to the surrounding land uses, and how it complements the golf course.

Whether the proposed development enhances the golf course as an attractive entertainment and recreation venue.

The provision of car parking.

The availability of and connection to utility services.

Any natural or cultural values on or near the land.

The impact that the proposed development will have on traffic in the vicinity of the site.

The effect of the proposed buildings and works on the amenity of the surrounding area.

The protection and retention of existing remnant native vegetation.

## **5.0 Signs**

[C83gpla](#) 24/06/2021

None specified.

## **SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

[C83gpla](#) 24/06/2021

Shown on the planning scheme map as **ESO1**.

BARWON WATER SUPPLY CATCHMENT

## **1.0 Statement of environmental significance**

[C83gpla](#) 24/06/2021

The Barwon Water supply catchment plays a very important role in supplying potable water to urban and rural communities throughout the Barwon Region. This water catchment must be protected from inappropriate development that may impact on the water quality of the catchment.

## **2.0 Environmental objective to be achieved**

[C83gpla](#) 24/06/2021

To ensure the protection and maintenance of water quality and water quantity within the Moorabool River (Sheoaks) and Stony Creek Special Water Supply Catchment Areas.

To encourage best practice land and water management in areas within the Moorabool River (Sheoaks) and Stony Creek Special Water Supply Catchment Areas.

To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.

To prevent pollution, increased nutrient loads and increased turbidity of water in watercourses, drains and other features.

To prevent increased surface water runoff, or concentration of surface water runoff, leading to erosion, siltation, pollution of watercourses, drains and other features.

## **3.0 Permit requirement**

[C83gpla](#) 24/06/2021

[\[More appropriate drafted as decision guideline\]](#)

[More appropriate drafted as decision guideline] [Referral & notice requirements are not permitted in the Schedule. Move to 66.06] A permit is not required for:

Fence, wall or similar structure.

Construction of paved areas, including patios and car parks.

Passive recreation.

Unenclosed buildings, except for dairy milking sheds, buildings used for animal keeping and buildings used for intensive animal husbandry.

Works ancillary to a dwelling, except for any effluent disposal system.

Construction of a pergola.

The provision of floodlighting.

Minor road widening or deviation.

Works undertaken by the relevant water board or water supply authority.

#### **4.0 Application requirements**

C83gpla 24/06/2021

None specified.

#### **5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The potential for the proposed development or subdivision to degrade water quality or quantity.

Whether the proposal will:

- be undertaken in accordance with the environmental objectives of this schedule. [ESO1 3.0 permit requirement]
- be consistent with the physical capability of the land, so that degradation of water quality and quantity does not occur. [ESO1 3.0 permit requirement]
- Erode banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.
- Pollute, add increased nutrient levels and cause increased turbidity of water in watercourses, drains and other features.
- Cause increased runoff of concentration of surface water leading to erosion, siltation, pollution of water in watercourses, drains and other features.

The need to maintain or plant vegetation along water ways to protect water quality.

Any management plan prepared by the relevant water board or water supply authority.

In assessing an application for the use and development of a cattle feedlot which is located within a special water supply catchment area, consider as relevant:

Whether any new point source discharges are avoided or support the rationalisation of existing discharge points.

Whether waste water discharges to the environment are reduced to the maximum extent that is reasonable and practicable, and in accordance with the following hierarchy of waste management:

- Waste avoidance.
- Recycling and reclamation.
- Waste reuse.
- Waste treatment to reduce potentially degrading impacts.
- Waste disposal.

The need for a management plan to be prepared as part of an application to prevent the pollution of waterways and groundwater, and manage the consequences of any pollution which does occur for uses which use, produce, convey or store significant quantities of materials which could cause substantial pollution of waters if released through accidents, malfunctions or spillage.

Whether sources of pollution are reduced and managed through the development and implementation of best practice land and water management.

Any need to include as a condition of approval that a stormwater management plan be prepared to address safeguards to reduce the transportation of pollutants off-site.

How storm water strategies address both the construction phase and continued use of developments.

## **SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **ESO2**.

### **WATERCOURSE PROTECTION**

#### **1.0 Statement of environmental significance**

C83gpla 24/06/2021

Water quality is important for urban and rural communities alike and consideration of downstream effects is essential. The Corangamite Catchment Management Board has identified high priority issues in the catchment as water erosion, eutrophication and the quality of groundwater.

The protection of watercourses is necessary to prevent the degradation of the environment, with respect to water quality, habitat, vegetation and erosion.

#### **2.0 Environmental objective to be achieved**

C83gpla 24/06/2021

To maintain the quality and quantity of water within the watercourse.

To maintain the ability of streams and watercourses to carry natural flows.

To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.

To protect and encourage the long term future of fauna and flora habitats along watercourses.

To prevent pollution and increased turbidity of water in natural watercourses. [

To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.

To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.

To restrict the intensity of use and development of land and to activities which are environmentally sensitive and which are compatible with potential drainage or flooding hazards.

#### **3.0 Permit requirement**

GC191 28/07/2021

[Referral & notice requirements are not permitted in the Schedule. Move to 66.06] Planning permits are not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

#### **4.0 Application requirements**

C83gpla 24/06/2021

None specified.

#### **5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Existing use of land and the reason for the development in relation to that use.

Possible effect of the development on the quality and quantity of water.

Potential for flooding to occur.

Conservation of natural terrestrial and aquatic habitats.

Preservation of and the impact on soils and the need to prevent erosion.

Protection of the area for its recreational value.

Effect of any development on the flow of flood waters and flood control measures.

Need to prevent or reduce the concentration or diversion of floodwater or stormwater.

Conservation of natural habitats and the preservation of native fauna, fish and other aquatic life.

Proper management of the land as a watercourse area.

The need for fencing off of waterways and other land management measures.

### **SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

[C83gpla](#) 24/06/2021

Shown on the planning scheme map as **ESO3**.

MT MISERY CREEK, SURFACE HILL - SMYTHESDALE, KLEIN AND SWANSTON ROAD AREA, DEREEL, SWAMP ROAD - DEREEL, YARROWEE CREEK, TEESDALE RESERVE, MOORABOOL VALLEY, SUTHERLAND CREEK, MEREDITH, STEIGLITZ

#### **1.0 Statement of environmental significance**

[C83gpla](#) 24/06/2021

These areas all contain environmental attributes which vary from remnant vegetation, unspoiled habitats, scientific importance, natural beauty, natural heritage and unique geological formations.

#### **2.0 Environmental objective to be achieved**

[C83gpla](#) 24/06/2021

To protect the biodiversity, habitat, conservation and landscape values of the above areas, including natural environmental processes. [\[Only 1 objective allowed to comply with MD\]](#)

#### **3.0 Permit requirement**

[GC191](#) 28/07/2021

[\[More appropriate drafted as decision guideline\]](#). [\[More appropriate drafted as decision guideline\]](#) [\[Referral & notice requirements are not permitted in the Schedule. Move to 66.06\]](#) Planning permits are not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

A permit is not required for:

A fence.

Road works.

Passive recreation.

Unenclosed buildings.

Works ancillary to a dwelling, except for any effluent disposal system.

#### **4.0 Application requirements**

[C83gpla](#) 24/06/2021

None specified.

#### **5.0 Decision guidelines**

[C83gpla](#) 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Whether the development or subdivision is in accordance with the environmental objectives of this schedule. [ESO3. 3.0 permit requirement]

Whether the development or subdivision is consistent the environmental qualities of the site and surrounding land. [ESO3 3.0 permit requirement]

The preservation of the natural environment including natural environmental processes, any important landscape or conservation characteristics of the area.

The need to protect the general environs of any natural vegetation or objects or features from development which would detract from their setting.

Existing use of land and the reason for the development in relation to that use.

The suitability of the proposed development in relation to the environmental significance of the area.

The necessity of undertaking landscaping works and retaining vegetation in the vicinity of natural features, watercourses, roads, property boundaries, buildings and natural habitats.

The need to control the siting, shape and height of any buildings or extensions and the extent to which the materials, colours and external finishes of buildings conform in appearance and character with adjacent buildings and with the character and appearance of the area generally.

The necessity of retaining a buffer strip of vegetation in the vicinity of watercourses, roads, property boundaries and natural habitats.

#### **SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **ESO4**.

INVERLEIGH REMNANT VEGETATION AREA

#### **1.0 Statement of environmental significance**

C83gpla 24/06/2021

This area contains environmental attributes varying from large mature native remnant vegetation to a flora species of National and State significance, Clover Glycine (*Glycine latrobeana*) as identified on Map 1. The area forms a link with the Inverleigh Golf Course and the Inverleigh Nature Conservation Reserve, which also contains significant fauna and habitat which should not be compromised.

#### **2.0 Environmental objective to be achieved**

C83gpla 24/06/2021

To protect and retain the large mature remnant vegetation across the site.

To protect, retain and manage the Clover Glycine from removal or any potentially threatening processes.

To protect the habitat values of the land.

To ensure the area which adjoins the Inverleigh Golf Course and the Inverleigh Nature Conservation Reserve is not compromised.

To ensure that the siting of development, infrastructure and works respects the physical and biological integrity of the remnant vegetation.

To promote the use of locally indigenous plants for regeneration and revegetation.

#### **3.0 Permit requirement**

C83gpla 24/06/2021

A permit is required for a fence.

A permit is not required for:

An extension (50 square metres or less) to an existing dwelling provided that it is to be constructed within an approved building envelope and does not require any native vegetation removal.

#### 4.0 **Application requirements**

C83gpla 24/06/2021

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [\[To comply with MD drafting requirements\]](#)

An application to remove vegetation must:

Be accompanied by a plan that identifies the existing extent and quality of native vegetation on the land and the extent of proposed clearing, destruction or lopping.

Demonstrate that the extent of removal, destruction or lopping of native vegetation has been reduced as much as is reasonable and practicable.

Specify the purpose of any proposed clearing.

Include an arborist's report identifying the quality of the vegetation to be removed and a management plan.

[\[Referral & notice requirements are not permitted in the Schedule. Move to 66.06\]](#)

C83gpla 24/06/2021

#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The need to retain remnant vegetation in terms of physical and biological condition, rarity, variety and habitat quality.

The likely effect of removal, destruction or lopping of native vegetation on resident or migratory fauna and the need to retain trees (live and dead) with hollows, understorey vegetation, native grasses and ground litter for habitat value.

The reasons for removing the vegetation and the practicality of alternative options which do not require the removal of native vegetation.

The need to replace (offset) cleared vegetation.

The importance of using indigenous species of local provenance for revegetation.

The need to provide for fire protection while minimising the impact on vegetation, particularly at the rear of allotments adjoining the Inverleigh Golf Course.

The views of the Department of Environment, Land, Water and Planning, if applicable.

#### **Map 1 to Schedule 4 to Clause 42.01**

**General area of site covered by Clover Glycine**

### **SCHEDULE 1 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **VPO1**.

**WESTERN PLAINS GRASSLANDS**

#### **1.0 Statement of nature and significance of vegetation to be protected**

C83gpla 24/06/2021

To protect areas of remnant grasslands which are significant for their representative nature of the Western Plains Grasslands.

#### **2.0 Vegetation protection objectives to be achieved**

C83gpla 24/06/2021

To protect the conservation values of the above areas.

To protect significant remnant grassland species.

**3.0 Permit requirement**

GC191 28/07/2021

[More appropriate drafted as decision guideline] [More appropriate drafted as decision guideline] [Referral & notice requirements are not permitted in the Schedule. Move to 66.06] Planning permits are not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Whether the development or subdivision is in accordance with the environmental objectives of this schedule. [VPO1 3.0 permit requirement]

Whether the development or subdivision is consistent the environmental qualities of the site and surrounding land. [VPO1 3.0 permit requirement]

The conservation and enhancement of the area.

The preservation of, and impact on, the natural environment, vegetative or landscape values.

The role of native vegetation in conserving the flora and fauna and in the provision of food and habitat.

The objectives of and, any recommendations made under the Flora and Fauna Guarantee Act.

**SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **VPO2**.

BUSHLAND RESERVES AND ROADSIDE VEGETATION AREAS

**1.0 Statement of nature and significance of vegetation to be protected**

C83gpla 24/06/2021

These areas contain significant remnant vegetation located within bushland reserves and government road reserves. Such areas include significant species of:

Red Ironbark, Yellow Box and Red Stringy Bark eucalyptus species.

Rare and endangered flora and fauna species of regional significance.

**2.0 Vegetation protection objectives to be achieved**

C83gpla 24/06/2021

To protect the conservation values of the above areas.

To protect significant remnant vegetation species.

**3.0 Permit requirement**

GC191 28/07/2021

[More appropriate drafted as decision guideline] [More appropriate drafted as decision guideline][Referral & notice requirements are not permitted in the Schedule. Move to 66.06] A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack where a vegetation management plan has been approved by the responsible authority.

A planning permit is not required for works and maintenance of roads controlled by the Golden Plains Shire Council where a Roadside Management Plan has been approved by the responsible authority. [To comply with MD drafting requirements]

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Whether the development or subdivision is in accordance with the environmental objectives of this schedule. [VPO2 3.0 permit requirement]

Whether the development or subdivision is consistent with the environmental qualities of the site and surrounding land. [VPO2 3.0 permit requirement]

The conservation and enhancement of the area.

The preservation of, and impact on, the natural environment, vegetative or landscape values.

The role of native vegetation in conserving the flora and fauna and in the provision of food and habitat.

The need to retain native vegetation if it is rare or supports rare species of flora or fauna and where it forms part of a wildlife corridor.

Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.

The sensitive siting and construction of driveways and crossings over roadsides.

Works in roadside areas will have regard to the need to undertake preventative measures to prevent the spread of pest plants.

**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as SLO1.

DEVILS KITCHEN

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

The Devils Kitchen is a landscape of regional significance containing a significant geological formation located in the Western Plains, south west of Ballarat.

The landscape comprises a deeply incised gorge that has been carved out of the rolling, open pastures by the passage of the Woody Yaloak River. The steep sides of the gorge are a highly distinctive formation of basalt rock that has geological significance and is scarce in the broader regional context. The columnar formation and stacked, box-like texture of the cliffs and rocks have a unique, sculptural quality. Scrubby vegetation clings to the edges and there is a strong contrast between the exposed rocky faces and the cleared, grassy plains above.

Views open suddenly as the gorge is descended. The viewing corridor of Linton-Piggoreet Road winds through the gorge and is framed by the steep exposed basal walls. At the base of the gorge, views are contained within the walls of the valley. As the gorge is ascended a foreground of rolling and partially vegetated grassland terminates at low rolling hills in the distance. Productive agriculture and sustainable land management practices are a key element of the landscape and contribute to the character of the Devils Kitchen.

The Devils Kitchen and Woody Yaloak River are the traditional country of the Wadawurrung people to whom it holds social, cultural and spiritual significance. The waterbodies, distinctive natural features and places of ecological value within this area are likely to have high significance for Aboriginal people. The Devils Kitchen has tourism appeal, and is a known rock climbing destination.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To conserve and enhance the significant Devils Kitchen landscape, which is characterised by its geological formation.



To ensure development is designed to minimise the visual impact on the landscape character of the area.

To maintain views to the Devils Kitchen from viewing corridors, including the viewing corridor of Linton-Piggoreet Road.

To encourage the siting and design of buildings or works that respond to the landscape character of the site.

To conserve and enhance indigenous vegetation corridors in the Devils Kitchen landscape.

### 3.0 **Permit requirement**

C83gpla 24/06/2021

A permit is not required to construct or carry out any of the following:

An alteration or extension to an existing dwelling where the alteration or extension is less than 5 metres in height above natural ground level and less than 100 square meters in additional floor area.

A building used for agriculture that is less than 5 metres in height above ground level and less than 200 square meters in floor area.

A permit is required to:

Remove, deface or destroy rock formations or natural geological features.

Construct a fence. This does not apply to a timber post and wire, timber post and railing, wire mesh ('ringlock'), chainmesh or similar open rural style fence less than 1.8 metres in height.

Remove, destroy or lop native vegetation. This does not apply to:

- The removal of vegetation that is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- The minimum extent of vegetation necessary for the maintenance of existing fences, to a combined maximum width of clearing for either side of the fence of 4 metres.

### 4.0 **Application requirements**

C83gpla 24/06/2021

None specified.

### 5.0 **Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The visible impact of building or works from the Linton-Piggoreet Road viewing corridor.

Whether the building or works are sited:

- To maximise clustering of new buildings with existing buildings.
- To avoid visually prominent locations such as ridgelines and prominent hill faces and landscape features.
- Among established vegetation and/or screened with substantial landscaping of locally appropriate species.
- To follow the natural form of the landscape.
- To be set back sufficient distances from roads to minimise visual intrusion.
- To be set back an adequate distance from watercourses.

Where the siting of a building cannot be avoided on prominent hill faces and other steep locations, whether the building or works:

- Is located in the lower one third of the visible slope.
- Utilises existing or proposed new vegetation to screen it from view.
- Is designed to follow the natural contour of the land or step down the slope to minimise earthworks.

- Is articulated into separate building elements to avoid visually dominant elevations.

Whether the building or works are designed:

- Using simple, pared-back building forms and design detailing.
- Utilising colours and finishes that best immerse the building within the landscape and minimise contrast with the surrounds.
- Utilising materials and finishes that reduce distant visibility.

The scale of a building and its impact on its surroundings, including its relationship to the existing or future tree canopy height.

Whether onsite revegetation will replace the loss of existing vegetation.

Whether the vegetation is isolated or part of a grouping of vegetation.

### **Background document**

South West Victoria Landscape Assessment Study (Planisphere, June 2013)

## **SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO2**.

RUSSELL'S BRIDGE LANDSCAPE

### **1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

The Russell's Bridge area represents a significant landscape, with notable topographic features including the Moorabool River valley, ridgelines and river plain.

### **2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the former Russell's Bridge settlement, Moorabool River valley, ridgelines and river plain.

To protect the significant views into and out of the Russell's Bridge landscape area.

To minimise the visual impacts of inappropriate development upon the significance of the landscape.

To encourage the siting, bulk, form, design and use of materials in buildings and works which respond to the landscape values of the area.

### **3.0 Permit requirement**

GC191 28/07/2021

A planning permit is required to:

Remove, destroy or lop any native vegetation.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

### **4.0 Application requirements**

C83gpla 24/06/2021

None specified.

### **5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the Russell's Bridge settlement, Moorabool River valley, ridgelines and river plain.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

The need to protect the general environs of any natural vegetation or objects or features from development which would detract from their setting.

#### **Map 1 to Schedule 2 to Clause 42.03**

#### **Russell's Bridge Significant Landscape Overlay area**

### **SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

[C83gpla](#) 24/06/2021

Shown on the planning scheme map as **SLO3**.

#### **MURGHEBOLUC LANDSCAPE**

#### **1.0 Statement of nature and key elements of landscape**

[C83gpla](#) 24/06/2021

The Murgheboluc area represents a significant landscape with notable topographic features including the Barwon River Valley, ridgelines and river plain.

#### **2.0 Landscape character objectives to be achieved**

[C83gpla](#) 24/06/2021

To recognise and protect the significant landscape values of the Murgheboluc settlement, Barwon River valley, ridgelines and river plain.

To protect the significant views into and out of the Murgheboluc landscape area.

To minimise the visual impacts of inappropriate development upon the significance of the landscape.

To encourage the siting, bulk, form, design and use of materials in buildings and works which respond to the landscape values of the area.

#### **3.0 Permit requirement**

[GC191](#) 28/07/2021

A planning permit is required to:

Remove, destroy or lop any native vegetation.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

#### **4.0 Application requirements**

[C83gpla](#) 24/06/2021

None specified.

#### **5.0 Decision guidelines**

[C83gpla](#) 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the Murgheboluc settlement, Barwon River valley, ridgelines and river plain.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

The need to protect the general environs of any natural vegetation or objects or features from development which would detract from their setting.

**Map 1 to Schedule 3 to Clause 42.03****Murgheboluc Significant Landscape Overlay area****SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO4**.

CORINDHAP AVENUE OF HONOUR

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

An Avenue of Honour comprising *Pinus radiata* (Monterey Pine) and *Cupressus macrocarpa* (Monterey Cypress) trees defines the southern approach into Corindhap. The Corindhap Avenue of Honour is of social and historical significance to the Golden Plains Shire as a site for community commemoration and a powerful landscape feature.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the Corindhap Avenue of Honour as a dramatic entrance feature into the township.

To protect and maintain the Corindhap Avenue of Honour as an important landscape feature.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the *Pinus radiata* (Monterey Pine) and *Cupressus macrocarpa* (Monterey Cypress) Avenue of Honour.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the Corindhap Avenue of Honour.

The conservation of significant stands of trees that provide dramatic entrance features into rural settlements

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

Australian Standard 4373 – 1996 “Pruning of Amenity Trees”.

**Map 1 to Schedule 4 to Clause 42.03****Corindhap Avenue of Honour Significant Landscape Overlay area****SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

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C83gpla 24/06/2021

Shown on the planning scheme map as **SLO5**.

## INVERLEIGH ENTRANCE AVENUES AND STREET TREES

### 1.0 **Statement of nature and key elements of landscape**

C83gpla 24/06/2021

Two avenues of *Cupressus macrocarpa* (Monterey Cypress) signal the western and eastern approach into Inverleigh.

These significant stands are connected by inter plantings of street trees along High Street between Railway Street and East Street. Plantings include *Cupressus macrocarpa* (Monterey Cypress), *Cupressus macrocarpa* var. 'Aurea' (Golden Cypress), *Schinus molle* var. 'Areira' (Peppercorn), *Pinus radiata* (Monterey Pine), *Quercus Robur* (English Oak) and Eucalypt species.

### 2.0 **Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the avenues of *Cupressus macrocarpa* (Monterey Cypress) and the inter planting of street trees along High Street.

To protect and maintain the avenues and the street trees as important landscape features of the Inverleigh Township.

### 3.0 **Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the *Cupressus Macrocarpa* avenues and street trees along High Street.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

### 4.0 **Application requirements**

C83gpla 24/06/2021

None specified.

### 5.0 **Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the *Cupressus macrocarpa* avenues the mixture of native and exotic street trees along High Street.

The conservation of significant stands of trees that provide dramatic entrance features into rural settlements.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

Australian Standard 4373 – 1996 "Pruning of Amenity Trees".

#### **Map 1 to Schedule 5 to Clause 42.03**

#### **Inverleigh Entrance Avenues and Street Trees Significant Landscape Overlay area**

## **SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO6**.

## **WORLD WAR 1 AVENUE OF HONOUR, LINTON**

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

An Avenue of Honour comprising *Ulmus procera* (English Elms) lines Denison Street Linton. The avenue is of social and historical significance to the Golden Plains Shire as a site for community commemoration and as a powerful landscape feature.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the World War 1 Avenue of Honour.

To protect and maintain the *Ulmus procera* avenue as an important landscape feature and memorial to those that served and died in the Great War.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the *Ulmus procera* avenue.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation and conservation of the *Ulmus procera* (English Elm) World War 1 Avenue of Honour.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

Australian Standard 4373 – 1996 “Pruning of Amenity Trees”.

**Map 1 to Schedule 6 to Clause 42.03****Avenue of Honour Linton Significant Landscape Overlay area****SCHEDULE 7 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO7**.

RECREATION RESERVE LINTON

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

A public recreation reserve, gazetted in 1895, featuring significant perimeter plantings of early twentieth century *Pinus radiata* (Monterey Pine) trees.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the Linton Recreation Reserve.

To protect and maintain the significant perimeter plantings of mature *Pinus radiata* trees as important landscape features.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the early twentieth century *Pinus radiata* trees.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation and conservation of the early twentieth century *Pinus radiata* trees planted around the perimeter of the Linton Recreation Reserve.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

Australian Standard 4373 – 1996 “Pruning of Amenity Trees”.

**Map 1 to Schedule 7 to Clause 42.03****Recreation Reserve Significant Landscape Overlay area****SCHEDULE 8 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as SLO8.

MEREDITH CUPRESSUS MACROCARPA AVENUE – NORTH APPROACH

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

An extensive avenue of *Cupressus macrocarpa* (Monterey Cypress) signals the northern approach into Meredith.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the *Cupressus macrocarpa* (Monterey Cypress) avenue as an important entrance feature into the township.

To protect and maintain *Cupressus macrocarpa* avenue as an important landscape feature.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the *Cupressus Macrocarpa* avenue.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the *Cupressus macrocarpa* avenue.

The conservation of significant stands of trees that provide dramatic entrance features into rural settlements.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

Australian Standard 4373 – 1996 “Pruning of Amenity Trees”.

**Map 1 to Schedule 8 to Clause 42.03****Meredith Cupressus Macrocarpa Avenue - North Approach Significant Landscape Overlay Area****SCHEDULE 9 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO9**.

**MEREDITH CUPRESSUS MACROCARPA AVENUE – SOUTH APPROACH****1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

An extensive and mature avenue of *Cupressus macrocarpa* (Monterey Cypress) signals the southern approach into Meredith.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the *Cupressus macrocarpa* (Monterey Cypress) avenue as an important entrance feature into the township.

To protect and maintain the *Cupressus macrocarpa* avenue as an important landscape feature.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the *Cupressus Macrocarpa* avenue.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the *Cupressus macrocarpa* avenue.

The conservation of significant stands of trees that provide dramatic entrance features into rural settlements.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.



Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

*Australian Standard 4373 – 1996 “Pruning of Amenity Trees”.*

**Map 1 to Schedule 9 to Clause 42.03**

**Meredith Cupressus Macrocarpa Avenue – South Approach Significant Landscape Overlay area**

**SCHEDULE 10 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO10**.

**SCARSDALE AVENUE OF HONOUR**

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

A World War 2 Avenue of Honour comprising pollarded *Populus alba* (White Poplars) signals the northern approach along the Glenelg Highway into Scarsdale. The Scarsdale Avenue of Honour is of social and historical significance to the Golden Plains Shire as a site for community commemoration and a powerful landscape feature.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the Scarsdale Avenue of Honour as a dramatic entrance feature into the township.

To protect and maintain the Scarsdale Avenue of Honour as an important landscape feature.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the *Populus alba* (White Poplars Avenue of Honour).

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the Scarsdale Avenue of Honour.

The conservation of significant stands of trees that provide dramatic entrance features into rural settlements.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

*Australian Standard 4373 – 1996 “Pruning of Amenity Trees”.*

**Map 1 to Schedule 10 to Clause 42.03**

**Scarsdale Avenue of Honour Significant Landscape Overlay area**

**SCHEDULE 11 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

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C83gpla 24/06/2021

Shown on the planning scheme map as **SLO11**.

WORLD WAR 1 AVENUE OF HONOUR, NEWTOWN

## 1.0 **Statement of nature and key elements of landscape**

C83gpla 24/06/2021

A World War 1 Avenue of Honour, planted in 1918 comprising Quercus (Oaks), and mid twentieth century inter plantings of mixed exotic trees, signals the southern approach along the Pitfield – Scarsdale Road into Newtown. The avenue is in poor condition with severe pruning, trees missing and varied ages. The most intact cluster is situated in proximity to the Scarsdale State School.

The Scarsdale Avenue of Honour is of social and historical significance to the Golden Plains Shire as a site for community commemoration and a powerful landscape feature.

## 2.0 **Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the World War 1 Avenue of Honour as a dramatic entrance feature into the township.

To protect and maintain the Scarsdale Avenue of Honour as an important landscape feature.

## 3.0 **Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the Quercus (Oak) avenue and the inter plantings of mixed exotic trees on either side of the Pitfield – Scarsdale Road.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

## 4.0 **Application requirements**

C83gpla 24/06/2021

None specified.

## 5.0 **Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation of the landscape values of the World War 1 Avenue of Honour.

The conservation of significant stands of trees that provide dramatic entrance features into rural settlements.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

*Australian Standard 4373 – 1996 "Pruning of Amenity Trees".*

### **Map 1 to Schedule 11 to Clause 42.03**

### **World War 1 Avenue of Honour Significant Landscape Overlay area**

## **SCHEDULE 12 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO12**.

FORMER SMYTHESDALE BOTANIC GARDENS

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

The former Botanic Gardens, established in the early 1860s shows several periods of planting, reflecting the parks changing use.

Significant plantings include: *Cupressus macrocarpa* (Monterey Cypress) *Quercus robur* (English Oak); *Cedrus deodara* (Deodar Cedar); *Pinus canariensis* (Canary Island Pine); *Pinus radiata* (Monterey Pine); *Pinus nigra* (Austrian Pine); *Pinus halapensis* (Aleppo Pine, also known as the 'Lone' Pine); *Eucalyptus globulus* (Tasmanian Bluegum); *Populus alba* (Silver Poplar).

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the Former Smythesdale Botanic Gardens.

To protect and maintain the significant plantings and open space comprising the Former Smythesdale Botanic Gardens as important landscape features.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the significant plantings comprising the Former Smythesdale Botanic Gardens.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation and conservation of the Former Smythesdale Botanic Gardens.

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

Australian Standard 4373 – 1996 "Pruning of Amenity Trees".

**Map 1 to Schedule 12 to Clause 42.03****Former Smythesdale Botanic Gardens Significant Landscape Overlay area****SCHEDULE 13 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **SLO13**.

ROW OF 8 MACLURA POMIFERA (OSAGE ORANGE) AND PINUS PINEA (STONE PINE)

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

A row of 8 *Maclura pomifera* (Osage Orange) trees and a *Pinus pinea* (Stone Pine), both dating from the late nineteenth century are situated inside the property boundary of 1087 Bannockburn-Shelford Road Teesdale.

**2.0 Landscape character objectives to be achieved**

C83gpla 24/06/2021

To recognise and protect the significant landscape values of the row of 8 *Maclura pomifera* (Osage Orange) trees and the *Pinus pinea* (Stone Pine).

To protect and maintain significant plantings as important landscape features in the township of Teesdale.

**3.0 Permit requirement**

GC191 28/07/2021

A permit is required to remove, prune or lop the *Maclura pomifera* (Osage Orange) trees or the *Pinus pinea* (Stone Pine).

A planning permit is not required for works and maintenance of roads, railways and highways controlled by the Head, Transport for Victoria or VicTrack, where an agreed vegetation management plan has been approved.

**4.0 Application requirements**

C83gpla 24/06/2021

None specified.

**5.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The preservation and conservation of the *Maclura pomifera* (Osage Orange) trees and the *Pinus pinea* (Stone Pine).

Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values.

Heritage Victoria's Heritage Overlay Guideline 9 - Landscapes, Gardens and Trees.

Australian Standard 4373 – 1996 “Pruning of Amenity Trees”.

**Map 1 to Schedule 13 to Clause 42.03****Row of 8 *Maclura pomifera* (Osage orange) Significant Landscape Overlay area****SCHEDULE 14 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as SLO14.

BRISBANE RANGES & ROWSLEY SCARP ENVIRONS

**1.0 Statement of nature and key elements of landscape**

C83gpla 24/06/2021

The Brisbane Ranges and Rowsley Scarp is a landscape of State significance, which includes the Brisbane Ranges National Park. The Brisbane Ranges comprise a series of low relief rises, dissected by rugged rocky gullies and gorges, and blanketed in thick tree cover. The Rowsley Scarp is a long tectonic fault line that sweeps from Bacchus Marsh in the north to past Anakie in the south, and forms the eastern edge of the Brisbane Ranges. The portion of this landscape that falls within the Golden Plains Shire primarily contains the forested hinterland of the Rowsley Scarp that falls to the south of the Brisbane Ranges National Park boundary. Agriculture and sustainable land management practices are a key element of the landscape and contribute to the character of the Brisbane Ranges and Rowsley Scarp Environs landscape.

The Brisbane Ranges are the traditional country of the Wadawurrung people to whom it holds social, cultural and spiritual significance. The waterbodies, distinctive natural features and places of ecological value within this area are likely to have high significance for Aboriginal people. The Rowsley fault is one of the most obvious examples of a fault scarp in Victoria, providing an outstanding site for earth

science teaching and research. Its escarpment is listed by the National Trust for its unique geological features and the presence of rare species. The Brisbane Ranges National Park is also a popular tourist destination.

## 2.0 **Landscape character objectives to be achieved**

C83gpla 24/06/2021

To conserve and enhance the significant landscape features of the Brisbane Ranges and Rowsley Scarp.

To maintain views from the viewing corridors to the Brisbane Ranges and Rowsley Scarp, including the viewing corridors of Steiglitz and De Motts Roads.

To encourage the siting and design of development that is responsive to the landscape character.

To conserve and enhance indigenous vegetation corridors throughout the Brisbane Ranges and Rowsley Scarp Environs landscape, including the revegetation of cleared areas of the landscape utilising indigenous species to emphasise natural features such as ridges and watercourses. [\[To comply with MD drafting requirements\]](#)

To encourage appropriate siting and design of commercial timber production to ensure the distinctive topographical features of the Brisbane Ranges and Rowsley Scarp Environs is not adversely affected, or the timber production does not contrast with the vegetated edge of the National Park.

## 3.0 **Permit requirement**

C83gpla 24/06/2021

A permit is not required to construct or carry out any of the following:

An alteration or extension to an existing dwelling provided the height of the alteration or extension is less than 5 metres in height above ground level and the floor area is less than 100 square meters.

A building used for agriculture provided the height of the building is less than 5 metres above ground level and the floor area is less than 200 square meters.

A permit is required to:

Construct a fence. This does not apply to a timber post and wire, timber post and railing, wire mesh ('ringlock'), chainmesh or similar open rural style fence less than 1.8 metres in height.

Remove, destroy or lop native vegetation. This does not apply to:

- The removal of vegetation that is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- The minimum extent of vegetation necessary for the maintenance of existing fences, to a combined maximum width of clearing for either side of the fence of 4 metres.

## 4.0 **Application requirements**

C83gpla 24/06/2021

None specified.

## 5.0 **Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The visible impact of building or works from major viewing corridors of Steiglitz and De Motts Roads.

Whether the building or works are sited:

- To maximise clustering of new buildings with existing buildings.
- To avoid visually prominent locations such as ridgelines, escarpments and prominent hill faces and landscape features.
- Among established vegetation and/or screened with substantial landscaping of locally appropriate species.
- To follow the natural form of the landscape.

- To minimise visual intrusion with setbacks of a sufficient distance from roads.
- To be set back an adequate distance from watercourses.

Where the siting of a building cannot be avoided on prominent hill faces and other steep locations, whether the building or works:

- Is located in the lower one third of the visible slope.
- Utilises existing or proposed new vegetation to screen it from view.
- Is designed to follow the natural contour of the land or step down the slope to minimise earthworks.
- Is articulated into separate building elements to avoid visually dominant elevations.

Whether the building or works are designed:

- Using simple, pared-back building forms and design detailing.
- Utilising colours and finishes that best immerse the building within the landscape and minimise contrast with the surrounds.
- Utilising materials and finishes that reduce distant visibility.

The scale of a building and its impact on its surroundings, including its relationship to the existing or future tree canopy height.

Whether the vegetation is isolated or part of a grouping of vegetation.

#### **Background document**

South West Victoria Landscape Assessment Study (Planisphere, June 2013)

### **SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

GC117 28/02/2019

#### **1.0**

#### **Application requirements**

C90gpla 09/07/2020

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [\[to comply with MD drafting requirements\]](#)

A structural engineering report demonstrating why demolition is necessary.

A report or statement to the satisfaction of the Responsible Authority that demonstrates that the demolition will not adversely impact upon the significance of the place.

An application for the replacement development.

An arboricultural assessment and heritage impact assessment for any heritage place identified in the schedule that includes tree controls.

A heritage impact assessment for any proposed development that may affect a significant heritage place.

#### **2.0**

#### **Heritage places**

GC183 06/06/2022

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Cameron Hill, 25 Brislanes Road, Murgheboluc	-	-	-	-	Yes Ref No H792	Yes	No
HO2	Bannockburn Railway Station, Clyde Road, Bannockburn	-	-	-	-	Yes Ref No H1560	Yes	No
HO3	Bannockburn Railway Station (Balance), Clyde Road, Bannockburn	No	No	Yes	No	No	No	No
HO4	Glenfine Homestead Precinct, 150 Glenfine Road, Werneth	-	-	-	-	Yes Ref No H1206	Yes	No
HO5	Laurence Park Homestead, 56 Buchter Road (off Midland Highway) Batesford	-	-	-	-	Yes Ref No H887	Yes	No
HO6	Cast Iron Mileposts, Pitfield-Scarsdale Road, Cape Clear and Rokewood-Skipton Road, Pitfield	-	-	-	-	Yes Ref No H1702	No	No
HO7	State School No. 330, Hamilton Highway, Inverleigh	Yes	Yes	No	No	No	No	No
HO8	Prefabricated Iron Cottage, 24 Weatherboard Road, Inverleigh	-	-	-	-	Yes Ref No H880	Yes	No
HO9	Railway Station, Ackland Street, Lethbridge	Yes	No	No	No	No	No	No
HO10	Moranghurk, 3320 Midland Highway, Lethbridge	-	-	-	-	Yes Ref No H266	Yes	No
HO11	Darra, 490 Slate Quarry Road, Meredith	-	-	-	-	Yes Ref No H268	Yes	No
HO12	Old Bridge over Ferrers Creek, between	Yes	No	No	No	No	No	No

	Geelong and Rokewood, Rokewood							
HO13	Iron Road Bridge Over Leigh River, Shelford-Bannockburn Road, Shelford	-	-	-	-	Yes Ref No H1452	No	No
HO14	Former Steiglitz Court House, Steiglitz Road, Steiglitz	-	-	-	-	Yes Ref No H1487	Yes	No
HO15	Road Bridge (former) over Moorabool River on the Midland Highway, Batesford	-	-	-	-	Yes Ref No H1115	No	No
HO17	Darriwill, 400 Bakers Bridge Road, Sutherlands Creek	Yes	No	Yes	No	No	No	No
HO18	Gaol (former) Crown Allotment 4 Section E, Victor Street, Bannockburn	Yes	Yes	No	No	No	Yes	No
HO20	Barunah Plains, 4484 Hamilton Highway, Hesse	-	-	-	-	Yes Ref No H2313	Yes	No
HO21	Inverleigh Hotel, 1 High Street, Inverleigh	Yes	No	No	No	No	No	No
HO22	Presbyterian Church, 48 High Street, Inverleigh	Yes	No	No	No	No	No	No
HO23	Sutherlands Creek Engraving Area, Pringles Bridge Road, Maude	Yes	No	No	No	No	No	Yes
HO24	Leigh Grand Junction Road Bridge, Meredith-Mount Mercer Road, Mount Mercer	Yes	No	No	No	No	No	No
HO25	Meredith Railway Station, Staughton Street, Meredith	Yes	No	No	No	No	No	No
HO26	Meredith Shire Hall (former), 31 Staughton Street, Meredith	Yes	No	No	No	No	No	No
HO27	Woodbourne Homestead, Boundary Road, Meredith	Yes	Yes	Yes	Yes - Stables	No	Yes	No
HO29	Kuruc-a-ruc Homestead and Outbuildings, Kuruc-a-ruc Road, Rokewood	Yes	Yes	Yes	Yes	No	Yes	No
HO30	Rokewood Stone Arrangement, Rokewood	No	No	No	No	No	No	Yes
HO31	Golf Hill Homestead and Outbuildings, 1718	Yes	Yes	Yes	Yes	No	Yes	No



	Bannockburn-Shelford Road, Bannockburn							
HO34	Steiglitz Heritage Precinct	Yes	No	Yes	No	No	No	No
HO36	Brachychiton populneus (Kurrajong), Steiglitz Cottage, 22 Staughton Street, Meredith	No	No	Yes	No	No	No	No
HO46	Rosamond (former Somerset Inn), 82 Bannockburn-Shelford Road, Bannockburn	Yes	No	No	No	No	No	No
HO50	St Paul's Anglican Church Complex, 38 High Street, Inverleigh	Yes- church building only	Yes- church building only	No	No	No	Yes	No
HO52	Methodist Church, 23 Dundas Street, Inverleigh	Yes	No	No	No	No	No	No
HO53	Lawsons (former Horseshoe Inn) East Street, Inverleigh	Yes	No	No	No	No	Yes	No
HO54	Road Bridge, Quarry Road, Lethbridge	Yes	No	No	No	No	No	No
HO55	Native Creek No. 1 Run (former) and Moranghurk Woolshed (former), "Morbrook" 1820 Meredith-Shelford Road	Yes	No	No	No	No	No	No
HO58	Church of the Epiphany, 7 Wallace Street, Meredith	Yes	Yes	No	Yes- Hall	No	Yes	No
HO59	Former Clyde Flour Mill and Managers Residence, 470 Russell's Bridge Road, Russell's Bridge	Yes	Yes	Yes	Yes – Former Mill	No	Yes	No
HO60	Minogues Store (former) and Residence, 1 Clow Street, Steiglitz	Yes	No	Yes	No	No	No	No
HO61	Rokewood Presbyterian Church Complex, 60 Ferrars Street, Rokewood	Yes (church building only)	Yes (church building only)	No	No	No	Yes	No
HO62	Leigh Presbyterian Church, 1716 Bannockburn-Shelford Road, Shelford	Yes (church building only)	Yes (church building only)	No	No	No	Yes	No
HO63	Primary School No. 379, 1727 Bannockburn-Shelford Road, Shelford	Yes	No	No	No	No	No	No

HO64	Methodist Chapel, 31 Thomson Street, Shelford	Yes	No	No	No	No	No	No
HO65	Stand Pipe and Trough, Happy Valley Road, Happy Valley	Yes	No	No	No	No	No	No
HO66	Ross Creek Chapel (former), 377 Spratlings Road, Ross Creek	Yes	No	No	No	No	No	No
HO67	Court House Hotel, 63 Brooke Street, Smythesdale	Yes	No	No	No	No	No	No
HO68	Police Station, Stables and Lock-up (former), 62 Brooke Street, Smythesdale	Yes-stables and lock up buildings only	Yes-stables and lock up buildings only	No	No	No	Yes	No
HO69	Smythesdale Court House (former), 64 Brooke Street, Smythesdale	-	-	-	-	Yes Ref No H1653	Yes	No
HO70	Stone Mile Posts, Glenelg Highway, Smythesdale	-	-	-	-	Yes Ref No H1701	No	No
HO71	St Agnes Anglican Church, Berrybank-Wallinduc Road, Wallinduc	Yes	No	No	No	No	No	No
HO72	The Viaduct (cottage), off Hills Road, Batesford	Yes	No	No	No	No	No	No
HO73	Chaumont Homestead Complex, 900 Midland Highway Batesford	Yes	No	No	No	No	No	No
HO74	Korong Farm, 241 Bakers Bridge Road, Gheringhap	Yes	No	No	No	No	No	No
HO75	Bluestone Villa, 150 Bakers Bridge Road, Gheringhap	Yes	No	No	No	No	No	No
HO76	Carrah Mill, 2565 Hamilton Highway, Inverleigh	Yes	No	No	No	No	No	No
HO77	Tower Hill Homestead, 49 Peel Road, Inverleigh	Yes	No	No	No	No	No	No
HO78	War memorials and Lone Pine, Road Reserve, south west corner of High and Railway Streets, Inverleigh	Yes	No	Yes	No	No	No	No

HO79	Clyde Company Station (former), 37 Spiller Road, Lethbridge	Yes	Yes	No	No	No	No	No
HO82	Burnside Homestead, 653 Burnside Road, Murgheboluc	Yes	No	No	No	No	No	No
HO83	Former Black Lead Uniting Church and Hall, 5050 Colac-Ballarat Road, Cambrian Hill	-	-	-	-	Yes Ref No H2173	Yes	No
HO84	Road Bridge over Leigh River, Russell's Road, Russell's Bridge	Yes	No	No	No	No	No	No
HO85	Clyde Company Station, 140 Clyde Hill Road, Russell's Bridge	Yes	No	No	No	No	No	No
HO86	Wurrook Homestead, 480 Wurrook Road, Rokewood	Yes	No	Yes	No	No	No	No
HO89	Former Leigh Shire Hall and Toll House, 1372 Rokewood-Shelford Road, Shelford	-	-	-	-	Yes Ref No H2274	Yes	No
HO90	Surface Hill Hydraulic Gold Sluicing Pit, Surface Hill Road, Smythesdale	-	-	-	-	Yes Ref No H1226	No	No
HO91	McMillans Bridge, over Little Woody Yallock River, Rokewood-Skipton Road, Rokewood and Werneth	-	-	-	-	Yes Ref No H1847	No	No
HO92	Railway Viaduct, over Moorabool River, Ballarat-Geelong Line, Batesford	-	-	-	-	Yes Ref No H1105	No	No
HO93	Jubilee Company Quartz Gold Mine, Jubilee Historic Reserve and Jubilee Road, Staffordshire Reef.	-	-	-	-	Yes Ref No H1762	No	No
HO94	Moranghurk (Balance), Midland Highway, Lethbridge	No	No	No	No	No	No	No
HO95	Bannockburn Heritage Precinct  <b>Statement of significance:</b>  Bannockburn Heritage Precinct Statement of Significance (Golden	No	No	No	No	No	No	No

	Plains Shire Council, 2019)							
HO96	Corindhap Heritage Precinct  <b>Statement of significance:</b>  Corindhap Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	Yes	No	No	No	No
HO97	Inverleigh Heritage Precinct  <b>Statement of significance:</b>  Inverleigh Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	Yes	No	No	No	No
HO98	Lethbridge Heritage Precinct  <b>Statement of significance:</b>  Lethbridge Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO99	Linton Heritage Precinct  <b>Statement of significance:</b>  Linton Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO100	Meredith Heritage Precinct  <b>Statement of significance:</b>  Meredith Heritage Precinct Statement of Significance (Golden	No	No	No	No	No	No	No

	Plains Shire Council, 2020)							
HO10 1	Rokewood Heritage Precinct  <b>Statement of significance:</b>  Rokewood Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO10 2	Scarsdale-Newtown Heritage Precinct  <b>Statement of significance:</b>  Newtown Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO10 3	Shelford Heritage Precinct  <b>Statement of significance:</b>  Shelford Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	Yes	No	No	No	No
HO10 4	Smythesdale Heritage Precinct  <b>Statement of significance:</b>  Smythesdale Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO10 5	Mount Misery Creek Bridge, Snowgum Road, Berringa	No	No	No	No	No	No	No
HO10 6	St Aiden's Church of England, Snowgum Road, Berringa	Yes	Yes	No	No	No	No	No
HO10 7	Berringa State School No. 905 (former), 20 Berringa Road, Berringa	No	No	Yes	No	No	No	No

HO108	William Fancy Company Mining Complex, Sykes Road, Berringa	No	No	No	No	No	No	No
HO109	Cape Clear Cemetery, Cemetery Road, Cape Clear	No	No	Yes	No	No	No	No
HO110	Corindhap State School No. 1906 (former), 39 School Road, Corindhap	Yes	No	Yes	Yes	No	No	No
HO111	Outlet towers, former caretakers residence and workers cottage at the Stony Creek Reservoir System, 2830 Geelong-Ballan Road, Durdidwarrah	No	No	No	No	No	No	No
HO112	Garibaldi State School No. 2173 (former), Hardies Hills Road, Garibaldi	Yes	No	Yes	No	No	No	No
HO113	Horse Trough and Standpipe, Ross Creek Haddon Road, Haddon	No	No	No	No	No	No	No
HO114	Haddon Memorial Reserve, Memorial Drive, Haddon	No	No	No	No	No	No	No
HO115	Timber Trestle Bridge over Springdallah Creek, Happy Valley Road, Happy Valley	No	No	No	No	No	No	No
HO116	Lullote Homestead, 385 Common Road, Inverleigh	Yes	No	Yes	Yes-Stables	No	Yes	No
HO117	Sacred Heart Catholic Church, 70 High Street, Inverleigh	Yes	Yes	Yes	No	No	No	No
HO118	Inverleigh Public Hall and Former Mechanics Institute, 71 High Street, Inverleigh	Yes	Yes	No	No	No	No	No
HO119	Timber Railway Bridge, Peel Road, Inverleigh	No	No	No	No	No	No	No
HO120	Former Railway Water Tank and Recreation Reserve, Lethbridge	No	No	No	No	No	No	No
HO121	Lethbridge State School No. 1386, 2846 Midland Highway, Lethbridge	Yes	No	No	No	No	Yes	No
HO122	St Mary's Catholic Church, 2779 Midland Highway, Lethbridge	Yes	No	No	Yes	No	No	No

HO12 3	Bluestone Bridge over Bruce's Creek, Russell Street, Lethbridge	No	No	No	No	No	No	No
HO12 4	Linton Park Homestead, 49 Linton-Naringhil Road, Linton	Yes	No	Yes	Yes	No	No	No
HO12 5	Linton Cemetery, Linton-Carngham Road, Linton	No	No	Yes	No	No	No	No
HO12 6	St Peters Catholic Church and Presbytery, 30 Cumberland Street, Linton	Yes	Yes	Yes	Yes	No	No	No
HO12 7	Former Presbyterian Church, 9 Linton-Mannibadar Road, Linton	Yes	No	Yes	Yes	No	No	No
HO12 8	Linton Public Library, 67 Sussex Street, Linton	Yes	Yes	No	No	No	Yes	No
HO12 9	Emu Hill Homestead Complex, 680 Linton-Naringhil Road, Linton	Yes	No	No	Yes - Stables	No	No	No
HO13 0	Mannibadar Soldier's Memorial Hall, 1444 Rokewood-Skipton Road, Mannibadar	Yes	No	No	No	No	No	No
HO13 1	Former Free Presbyterian Church, 4450 Midland Highway, Meredith	Yes	Yes	No	No	No	No	No
HO13 2	Meredith State School No. 1420 and Community House, 5 Wallace Street, Meredith	Yes	No	Yes	Yes	No	No	No
HO13 3	St Josephs Catholic Church, Lawler Street, Meredith	Yes	Yes	No	Yes	No	No	No
HO13 4	St Andrews Uniting Church and Manse, 28-30 Wallace Street, Meredith	Yes	No	Yes	Yes	No	No	No
HO13 5	Meredith Cemetery, Slate Quarry Road, Meredith	No	No	Yes	No	No	No	No
HO13 6	Viewbank, 2219 Hamilton Highway, Murgheboluc	Yes	No	No	Yes	No	No	No
HO13 7	St Andrews Church and Stone Pines, Hamilton Highway, Murgheboluc	Yes	No	Yes	No	No	No	No
HO13 8	Murgheboluc Public Hall and Reserve, Hamilton Highway, Murgheboluc	Yes	No	Yes	No	No	No	No

HO139	Athelston, 2025 Hamilton Highway, Murgheboluc	Yes	No	No	No	No	No	No
HO140	Poplars, CA G SEC 3 Hamilton Highway, Murgheboluc	No	No	Yes	Yes	No	No	No
HO141	Edglestone, 1910 Hamilton Highway, Murgheboluc	Yes	No	Yes	No	No	No	No
HO142	Butleigh, 1754 Hamilton Highway, Murgheboluc	No	No	Yes	Yes	No	No	No
HO143	Former Police Station and Residence, 4835 Colac-Ballarat Road, Napoleons	No	No	No	Yes- Stables	No	No	No
HO144	Piggoreet West Homestead Complex, 909 Linton-Piggoreet Road, Piggoreet	Yes	No	Yes	Yes - Stables	No	No	No
HO145	St Patricks Catholic Church, 900 Scarsdale-Pitfield Road, Springdallah	Yes	Yes	No	No	No	No	No
HO146	Rokewood Cemetery, Cemetery Road, Rokewood	No	No	Yes	No	No	No	No
HO147	Former Police Station and Residence, 42 Ferrars Street, Rokewood	Yes	No	No	Yes	No	No	No
HO148	St Patricks Catholic Church, 74A Colac-Ballarat Road, Rokewood	Yes	Yes	Yes	No	No	No	No
HO149	Former Presbyterian Church, 143 Clyde Hill Road, Russells Bridge	Yes	No	No	No	No	No	No
HO150	Russells Bridge State School No. 530 (former), 139 Clyde Hill Road, Russells Bridge	Yes	No	Yes	No	No	No	No
HO152	Rock Rose Cottage, 1920 Glenelg Highway, Scarsdale	Yes	No	Yes	No	No	No	No
HO153	Heatherbrae, 5 Station Street, Scarsdale	Yes	No	Yes	No	No	No	No
HO154	Former Methodist Manse, 12 Carlyle Street, Scarsdale	Yes	No	No	No	No	No	No
HO155	Scarsdale State School No. 980 and Memorial Gates, 149 Scarsdale-Pitfield Road, Newtown	No	No	Yes	No	No	No	No



HO156	Former Presbyterian Manse, 999 Inverleigh-Shelford Road, Shelford	Yes	No	No	No	No	No	No
HO157	Leighburn Homestead, 1567 Bannockburn-Shelford Road, Shelford	No	No	Yes	No	No	No	No
HO158	Presbyterian Manse, 31 Mercer Street, Shelford	Yes	No	Yes	No	No	Yes	No
HO159	Smythesdale General Cemetery, Glenelg Highway, Scarsdale	No	No	Yes	No	No	No	No
HO160	Smythesdale State School No. 978, 50 Becker Street, Smythesdale	Yes	No	No	No	No	No	No
HO161	Staffordshire Reef Cemetery, Donald Mcleans Road, Staffordshire Reef	No	No	Yes	No	No	No	No
HO162	Steiglitz Cemetery, Steiglitz Road, Steiglitz	No	No	Yes	No	No	No	No
HO163	Gowan Brae, 1038 Bannockburn-Shelford Road, Teesdale	Yes	No	No	Yes	No	No	No
HO164	Teesdale State School No. 2065, 30 Sutherland, Teesdale	Yes	No	No	No	No	No	No
HO165	Former Teesdale Water Reserve, Learmonth Street, Teesdale	No	No	Yes	No	No	No	No
HO166	Teesdale War Memorial, Cnr Pantics Road and Bannockburn-Shelford Road, Teesdale	No	No	Yes	No	No	No	No
HO167	Teesdale Presbyterian Church, 42 Pyke Street, Teesdale	No	Yes	Yes	No	No	No	No
HO168	Woolbrook Homestead Complex, 704 Teesdale-Inverleigh Road, Teesdale	Yes	Yes	Yes	Yes	No	No	No
HO169	Naringal Homestead, 1551 Lismore-Pitfield Road, Wallinduc	Yes	No	Yes	No	No	No	No
HO170	Soldiers War Memorial, Cnr Lismore-Pitfield Road and Berrybank-Wallinduc Road, Wallinduc	No	No	No	No	No	No	No
HO171	Inverleigh Cemetery, Cemetery Road, Inverleigh	No	No	Yes- Internal trees only, not perimet	No	No	No	No

				er planting				
H017 2	Eucalyptus camaldulensis (River Red Gum) Cambridge Street Road Reserve between East and Dundas Streets, Inverleigh	No	No	Yes	No	No	No	No
H017 3	Pollocksford Bridge over Barwon River, Pollocksford Road, Stonehaven  <b>Statement of significance:</b>  Pollocksford Bridge Statement of Significance (Ecology and Heritage Partners Pty Ltd, July 2020)	No	No	No	No	No	No	No

## **SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DDO1**.

MEREDITH AND SMYTHESDALE

### **1.0 Design objectives**

C83gpla 24/06/2021

To implement the Meredith Town Place Study and Smythesdale Urban Design Framework.

To ensure that development: [\[To comply with MD drafting requirements\]](#)

has regard to design, siting and landscaping issues in Meredith and Smythesdale. [\[To comply with MD drafting requirements\]](#)

assists in the presentation of main road entrances into the towns and enhances the immediate environment. [\[To comply with MD drafting requirements\]](#)

assists pedestrian level comfort and access. [\[To comply with MD drafting requirements\]](#)

To protect heritage values and built character.

To support tourism development and reinforce civic pride and town character.

### **2.0 Buildings and works**

C83gpla 24/06/2021

None specified.

### **3.0 Subdivision**

C83gpla 24/06/2021

None specified.

### **4.0 Signs**

C83gpla 24/06/2021

None specified.

## 5.0 Application requirements

C83gpla 24/06/2021

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [\[To comply with MD drafting requirements\]](#)

Applications for development under this schedule should be accompanied by the following information demonstrating compliance with the Meredith Town Place Study or Smythesdale Urban Design Framework, whichever is relevant:

A landscape plan demonstrating compliance with landscape themes and plantings.

A design report demonstrating that building mass, scale and form have been considered in the design of buildings, having regard to the local surroundings.

Demonstration that streetscape character of the relevant Town Place Study or Urban Design Framework have been identified and considered.

## 6.0 Decision guidelines

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Development of land should consider the character and local heritage values of towns when designing and siting development. The design of buildings, their mass and scale is important in preserving the character and historical attributes of towns. Design of buildings and works should demonstrate that these factors have been considered.

Streetscape issues are important to the character of each town. Identified streetscape character should be taken into account in the design of new use and development.

Development along highways and main roads is important for the character and streetscape presentation of the towns. Development at township entrances should be designed with respect to the built environment and sited and finished in such a way that it contributes to the overall appearance and character of the town and the town entrance.

Street trees are important in creating of areas that offer shade and protection from the elements that are conducive in assisting people to stop and use the town. Development located along entrances to all towns should be landscaped with species consistent with the landscape assessment or plan for the township. Developments located on the edge of township area should be landscaped to assist in absorbing the development within the surrounding landscape and to provide a delineated edge to the town.

## **SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DDO2**.

**WOODLANDS AND FOREST GLADES**

### 1.0 Design objectives

C83gpla 24/06/2021

To recognise the Enfield Estates Sewerage District declared for the Woodlands and Forest Glades wastewater collection system.

To recognise the limited capacity of infrastructure services at the Woodlands and Forest Glades wastewater collection system.

To provide for residential development in accordance with the capacity of the Woodlands and Forest Glades wastewater collection system.

### 2.0 Buildings and works

C83gpla 24/06/2021

“The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [\[To comply with MD drafting requirements\]](#)

Any new building requiring sanitary drains within the Enfield Estates Sewerage District should be connected to the system. [\[to read as specific buildings and works requirements\]](#)

Only one dwelling on each allotment should be permitted. [\[to read as specific buildings and works requirements\]](#)

Owners of properties within the Sewage District have certain responsibilities that are not applicable to conventional sewage systems and require ongoing financial commitments, including: [\[to read as specific buildings and works requirements\]](#)

- Installing and maintaining a pump and septic tank. [\[to read as specific buildings and works requirements\]](#)
- Maintaining access to the septic tank for a vehicle to remove sludge from the tank. [\[to read as specific buildings and works requirements\]](#)

### 3.0 Subdivision

[C83gpla](#) 24/06/2021

No further subdivision of land should be permitted.

### 4.0 Signs

[C83gpla](#) 24/06/2021

None specified.

### 5.0 Application requirements

[C83gpla](#) 24/06/2021

None specified.

### 6.0 Decision guidelines

[C83gpla](#) 24/06/2021

None specified.

## **SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C83gpla](#) 24/06/2021

Shown on the planning scheme map as **DDO3**.

FUTURE ROSS CREEK TANK SERVICING AREA

### 1.0 Design objectives

[C83gpla](#) 24/06/2021

To identify areas that are too high to be provided with the minimum standard of water pressure in the vicinity of the proposed Ross Creek tank.

### 2.0 Buildings and works

[C83gpla](#) 24/06/2021

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [\[To comply with MD drafting requirements\]](#)

New dwellings should be constructed below 450 metres Australian Height Datum unless alternative water supply measures are agreed with the relevant water board or water supply authority. [\[to read as a specific buildings and works requirements\]](#)

### 3.0 Subdivision

[C83gpla](#) 24/06/2021

None specified.

### 4.0 Signs

[C83gpla](#) 24/06/2021

None specified.

**5.0 Application requirements**

C83gpla 24/06/2021

None specified.

**6.0 Decision guidelines**

C83gpla 24/06/2021

None specified.

**SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DDO4**.

NAPOLEONS TOWNSHIP AREA

**1.0 Design objectives**

C83gpla 24/06/2021

To recognise the environmental constraints of land which may affect the retention of waste water.

To ensure new use and development is in accordance with these environmental constraints.

**2.0 Buildings and works**

C83gpla 24/06/2021

[\[better drafted as an application requirement\]](#). [\[Referral & notice requirements are not permitted in the Schedule. Move to 66.06\]](#)

None specified.

**3.0 Subdivision**

C83gpla 24/06/2021

None specified.

**4.0 Signs**

C83gpla 24/06/2021

None specified.

**5.0 Application requirements**

C83gpla 24/06/2021

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

The responsible authority will, where it considers necessary, require a soil and water report for new use and development which demonstrates the capacity of the site to adequately retain wastewater. [\[DDO4 2.0 buildings and works\]](#)

**6.0 Decision guidelines**

C83gpla 24/06/2021

None specified.

**SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DDO5**.

LOW DENSITY RESIDENTIAL ZONE SETBACKS

**1.0 Design objectives**

C83gpla 24/06/2021

To ensure that the siting and design of buildings creates an attractive low density residential environment.

To ensure that development has regard to the low density residential character of the area.

To ensure that a high level of amenity is maintained in low density residential areas.

**2.0 Buildings and works**

VC205 20/01/2022

A permit is not required except to construct a building if the following minimum setbacks are not met:

20 metres from a Transport Zone 2 or land in a Public Acquisition Overlay if:

- The Head, Transport for Victoria is the acquiring authority; and
- The purpose of the acquisition is for a road.

10 metres from any other road.

5 metres from any other boundary.

15 metres from a dwelling not in the same ownership.

**3.0 Subdivision**

C83gpla 24/06/2021

None specified.

**4.0 Signs**

C83gpla 24/06/2021

None specified.

**5.0 Application requirements**

C83gpla 24/06/2021

None specified.

**6.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Whether the siting of the proposed building will be in keeping with the character and appearance of the area.

Whether the siting of the proposed building will be detrimental to the amenity of the area.

**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C52 18/11/2010

Shown on the planning scheme map as **DDO6**.

WILLOW BRAE DEVELOPMENT – BANNOCKBURN

**1.0 Design objectives**

C30 Part 1 12/07/2007

To facilitate the comprehensive development of the site, including a multi-lot subdivision, creek side townhouses and reservation of land along Bruce's Creek as public open space.

To facilitate the reservation and development of land along Bruce's Creek for public open space and trails, contributing to the Bruce's Creek corridor

To ensure that medium density housing (townhouses) proposed as part of the development respond to site conditions, the creek setting and to the desired character of the area.

To ensure that the subdivision of the site responds to the environmental and physical features of the site, including the management of stormwater discharge, slope stability, floodways, native vegetation and Aboriginal cultural heritage.

To enable the site to be developed in stages.

## 2.0 **Buildings and works**

C83gpla 24/06/2021

A permit is not required to construct a building or carry out works where all the following are met:

The lot has an area of at least 500 square metres.

Any building is set back at least 5 metres from the front boundary.

Any building is no greater than two stories in height (including attics).

Fences fronting a road or public open space are no greater than 1 metre in height.

If the requirements listed above cannot be met, a planning permit is required for all buildings and works. All permit applications should be assessed against the Decision guidelines of this schedule.

A permit is not required for buildings and works where:

The buildings and works are within open space reserves and conducted on behalf of the public land manager.

The proposal designates areas fronting Bruce's Creek for medium density housing in the form of townhouses. As these lots are proposed to be below the 500 square metres in area, a planning permit is required for all buildings and works. Townhouses must be designed:

So that there are no blank walls fronting streets or open space.

To accommodate changes of level within the site.

To ensure adequate passive surveillance primarily to open space and secondly to the rear access laneways.

To consider the building scale in respect of the creek setting and avoid the appearance of building bulk. This means that townhouses should not be designed as a large rectangular slab with no detail or variation and should not dominate the landscape.

To incorporate articulation and variation into the design. For example, the variation of facades, roof structures, cladding materials/colours or setbacks to provide streetscape character.

No greater than two stories in height (including attics).

To incorporate vehicular access from the rear laneway.

All permit applications submitted to construct townhouses must demonstrate that these matters have been responded to within the design response.

## 3.0 **Subdivision**

C83gpla 24/06/2021

A permit is required to subdivide land.

A permit to subdivide land must meet the following requirements: [\[To comply with MD drafting requirements\]](#)

The subdivision of land must occur generally in accordance with the Willow Brae Concept Masterplan included at the end of this schedule.

The natural surface level of all lots created must be at least 300 millimetres above the 1 in 100-year floodway.

Bruce Street must be upgraded to the satisfaction of the responsible authority, including the sealing of the road for the full length of the development; with kerb, channel, street trees and footpaths provided along the eastern side of the road.

## 4.0 **Signs**

C83gpla 24/06/2021

[\[relocated to application requirements and converted into a heading, to make it clear these requirements apply to applications for subdivision\]](#)

[\[This is a verbatim repeat of first application requirement at 5.0\]](#) [\[This is a verbatim repeat of second application requirement at 5.0\]](#) [\[This is a verbatim repeat of third application requirement at 5.0\]](#) [\[This is a verbatim repeat of fourth application requirement at 5.0\]](#)

[of fourth application requirement at 5.0](#) [\[This is a verbatim repeat of fifth application requirement at 5.0\]](#)  
[\[This is a verbatim repeat of sixth application requirement at 5.0\]](#) **5.0 Application requirements**  
 GC191 28/07/2021

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [\[To comply with MD drafting requirements\]](#)

### **Subdivision**

A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, contributing catchments, water quality protection, mitigation of flows and ultimately the protection of Bruce's Creek to the satisfaction of the responsible authority.

An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.

A traffic impact assessment report which considers the impact of traffic movements at the Shelford-Bannockburn/Bruce Street intersection. The assessment needs to consider the impacts of traffic generated by the fully completed Willow Brae Development, namely the area within this schedule 6 of the Design and Development Overlay.

The assessment should identify projected traffic volumes, the impacts of the increased traffic and treatments to mitigate these impacts. The assessment shall also consider pedestrian and cycle links to the Bannockburn town centre. The report should recommend staging of works (if appropriate) and mechanisms to fund the works in stages (an agreement under Section 173 of the Act for example).

The traffic impact assessment report and mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria.

### **Buildings and works**

[\[text is superfluous\]](#) A more detailed design geological stability assessment must be prepared for all areas shown in the intermediate zone on the Willow Brae Concept Masterplan provided at the end of this schedule before any building works are approved in these areas. All recommendations and requirements of the assessment must be adhered to ensure the safety of buildings and infrastructure.

## **6.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

[\[Duplication of other applicable Scheme provisions\]](#) Whether the design of townhouses meets the requirements listed above at section 2.0 Buildings and works.

How the proposal is sympathetic with and responsive to the character and landscape values of the area, in particular along the Bruce's Creek corridor.

The height of fencing and encouraging low (1 metre height) or no front fences, particularly fronting public open space or roadways.

The design of new development on corner sites which should address both street frontages.

### **Map 1 to Schedule 6 to Clause 43.02**

### **Willow Brae Concept Masterplan**

## **SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**



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C83gpla 24/06/2021

Shown on the planning scheme map as **DDO7**.

## RURAL LIVING ZONE OUTBUILDINGS AND SHEDS

### 1.0 **Design objectives**

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C83gpla 24/06/2021

To ensure that the siting, design and scale of outbuildings and sheds respect the character of the area.

To ensure that the design and siting of outbuildings and sheds do not have a detrimental impact upon visual amenity and the natural landscape.

To ensure that the amenity of nearby and neighbouring properties are not unduly affected by the use or development of outbuildings and sheds.

To encourage the appropriate siting, external finishing/materials of sheds and outbuildings.

### 2.0 **Buildings and works**

---

C83gpla 24/06/2021

A permit is not required except:

To construct an outbuilding or shed where the outbuilding or shed will have a total floor area of greater than 120 square metres, including attached verandahs, carports and extensions.

### 3.0 **Subdivision**

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C83gpla 24/06/2021

None specified.

### 4.0 **Signs**

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C83gpla 24/06/2021

None specified.

### 5.0 **Application requirements**

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C83gpla 24/06/2021

None specified.

### 6.0 **Decision guidelines**

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C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Whether the siting of the proposed outbuilding or shed will be in keeping with the character, appearance and landscape values of the area.

Whether the siting of the proposed outbuilding or shed will be detrimental to the amenity of the area.

## **SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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C83gpla 24/06/2021

Shown on the planning scheme map as **DDO8**.

## BUSINESS 4 ZONE BUSINESS PARK

### 1.0 **Design objectives**

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C83gpla 24/06/2021

To provide for a high quality and well presented service industrial precinct adjacent to the Glenelg Highway that is attractive in its appearance on both the Glenelg Highway frontage and the Ballarat to Skipton Rail Trail frontage.

## 2.0 **Buildings and works**

C83gpla 24/06/2021

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Encourage the design and built form of new development to respect the scale and character the Smythesdale township. Building design should not be flat wall/ box style, but rather use articulation, landscaping and rear parking areas to present an attractive appearance to the Glenelg Highway.

The site layout, including the location of building envelopes, must provide for the concealment of open parking and external storage areas away from frontages to the Glenelg Highway and Ballarat-Skipton Rail Trail.

A minimum setback for buildings of 10 metres from the Glenelg Highway frontage and a 10 metre setback from the rear of the lots adjacent to the Ballarat to Skipton Rail Trail should be maintained.

Provision should be made for a 5 metre landscape buffer at the frontage to the Glenelg Highway and also to the rear fronting the Ballarat to Skipton Rail Trail to soften the built form.

Retain existing vegetation within and on the boundary of sites.

Building colours and materials should be muted and non-reflective.

Signage shall be designed to complement building design on the site and should not detract or dominate the adjacent building(s).

Hardstand areas, surfacing and provision of infrastructure to the site shall be sited so as not to dominate the site and shall be of materials and colours that blend with the buildings and landscaping on the site.

## 3.0 **Subdivision**

C83gpla 24/06/2021

A permit to subdivide land must meet the following requirements:

Subdivision layout must be designed to provide for:

- An internal road within the Business 4 Zone Commercial Precinct (where applicable).
- Building envelopes for the siting of buildings.
- Car parking and storage areas.
- Co-ordinated infrastructure provision to lots and landscaping buffer areas at the frontage to the Glenelg Highway and the boundaries adjacent to the Ballarat-Skipton Rail Trail.

The site layout, including the location of building envelopes, must provide for the concealment of open parking and external storage areas away from frontages to the Glenelg Highway and Ballarat-Skipton Rail Trail.

## 4.0 **Signs**

C83gpla 24/06/2021

None specified.

## 5.0 **Application requirements**

GC191 28/07/2021

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [\[To comply with MD drafting requirements\]](#)

### **Buildings and works**

Applications for buildings and works in the Design and Development Overlay Area should be accompanied by the following information demonstrating compliance with the Smythesdale Urban Design Framework:

A landscape plan demonstrating compliance with the landscape themes and plantings.

A design report demonstrating that building mass, scale and form have been considered in the design of buildings, having regard to the local surroundings.

### **Subdivision**

Applications for subdivision shall be accompanied by an access plan which demonstrates a single access to the Glenelg Highway, servicing all lots proposed within the subdivision plan. The access plan

shall be undertaken in consultation with the Head, Transport for Victoria, and shall include linkages to access plans for adjoining lots, where applicable.

Applications for subdivision under this schedule must be accompanied by a landscape plan demonstrating compliance with the landscape themes and plantings outlined in the Smythesdale Urban Design Framework.

## 6.0 **Decision guidelines**

C83gpla 24/06/2021

None specified.

## 7.0 **Background document**

Smythesdale Urban Design Framework (Michael Smith and Associates, March 2006)

## **SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C58 28/03/2013

Shown on the planning scheme map as **DDO9**.

BANNOCKBURN TOWN CENTRE

## 1.0 **Design objectives**

C58 28/03/2013

To provide a comprehensive and coordinated framework to facilitate the development and expansion of the Bannockburn Town Centre in a manner that enhances the Centres' character and appearance. [\[To comply with MD drafting requirements\]](#)

[\[To comply with MD drafting requirements\]](#) To encourage development that has active frontages, particularly to major roads and pedestrian links.

To provide for public spaces and suitable access for all.

To encourage a high standard of architectural and urban design that is respectful of the existing styles, built form, height and scale of existing buildings and streetscape in the centre.

To facilitate the provision of necessary infrastructure such as road networks, pedestrian links, car parking and drainage.

## 2.0 **Buildings and works**

C58 28/03/2013

A permit is required to construct buildings or to carry out works except for:

A single dwelling or an extension to an existing dwelling on a lot greater than 300 square metres in area.

Outbuildings and sheds under 120 square metres in area.

Repairs and routine maintenance to buildings and infrastructure.

A fence associated with a dwelling.

The Bannockburn Town Centre Investment Strategy 2008 identified various precincts within the Town Centre. Each precinct is designed to guide appropriate development, deliver key outcomes and protect existing elements.

### **Precinct A - Retail Development Precinct**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works within Precinct A: [\[To comply with MD drafting requirements\]](#)

Buildings and works requiring a permit within Precinct A must:

Respond to the design, height and built form of existing buildings.

Respond to the need for active frontages to roads and public spaces.

Retain Burns Street (in part) to the north east of Milton Street as a principal access way to proposed car parks servicing the future expansion of the Plaza, along with access to adjacent commercial and residential properties.

Incorporate design techniques to articulate all visually exposed facades.

Have a high standard of design that positively contributes to the character of Bannockburn.

Incorporate appropriate setbacks from important heritage buildings, in particular the Bannockburn Shire Hall and associated public spaces that contribute to the character of Bannockburn.

Retain car parking areas adjacent to the Shire Hall.

Provide integration between the open spaces and the retail precinct in the form of inviting access ways and entrance points.

Retain the existing access between Burns Street and High Street, in order to service the local shopping precincts adjacent to the Plaza development and the Bannockburn Shire Hall.

#### **Precinct B - Medium Density Development Precincts**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works within Precinct B: [\[To comply with MD drafting requirements\]](#)

Buildings and works requiring a permit within Precinct B must:

Provide an increased housing density of at least 18 dwellings per hectare.

Provide a maximum building height of 2 storeys.

Provide setbacks consistent with other medium density developments within the precinct.

Be consistent with the general character of the area, in terms of built form, scale and articulation.

Provide drainage infrastructure within the area and any necessary improvements required resulting from development.

#### **Precinct C- Commercial/ Services Precincts**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works within Precinct C: [\[To comply with MD drafting requirements\]](#)

Buildings and works requiring a permit within Precinct C must:

##### **Existing commercial precinct (east of High Street)**

Preserve the heritage nature of any significant buildings.

Provide adequate off-street parking on site for employees.

Ensure any future development in this precinct is respectful of the existing wide tree lined avenues, low scale streetscape and surrounding buildings.

Provide a maximum building height of 1 storey.

##### **Redevelopment of the school site**

Preserve the heritage nature of any significant buildings.

Reuse existing buildings, where suitable and when appropriate, for future uses.

Ensure a high standard of articulation and design, while positively contributing to the existing wide tree lined avenues, low scale streetscape and character of Bannockburn.

Provide a maximum building height of 2 storeys.

##### **Commercial Services precinct above the Plaza centre**

Be of a recessed built form to present an articulated façade to the surrounding street frontages.

Be of a built form that is respectful to the town character and existing wide tree lined avenues and low scale streetscape.

Be a maximum single storey development over the retail floorspace.

Have direct access from within the retail complex to any second level.

#### **Precinct D - Open Space Area**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works within Precinct D: [\[To comply with MD drafting requirements\]](#)

Buildings and works requiring a permit within Precinct D must:

Provide landscaping to create visually appealing spaces.

Provide suitable urban furniture in each open space area to encourage a high quality of design within the public realm and to encourage social connectivity.

Provide public spaces that are visible from streets and surrounding areas, allowing for informal passive surveillance.

Provide integrated kerb and street infrastructure with key features, such as the Shire Hall.

### 3.0 **Subdivision**

C46 03/12/2009

A permit is required to subdivide land.

Consolidation of titles is encouraged in areas where larger sites are required for retail or office facilities.

### 4.0 **Signs**

C83gpla 24/06/2021

In addition to sign controls at Clause 52.05:

Design signs are attractive, well presented and do not promote visual clutter, particularly along road frontages.

Design and locate signs to responds to the integrity of heritage buildings.

Permitted illuminated signs if light spillage does not pose potential detriment to general amenity and that the character of the surrounding area is not detrimentally affected.

### 5.0 **Application requirements**

C83gpla 24/06/2021

None specified.

### 6.0 **Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The Bannockburn Town Centre Investment Strategy 2008.

The impact of signs.

7.0 [\[MD doesn't allow for this clause\]](#)

**Map 1 to Schedule 9 to Clause 43.02**

**Land Use Precinct Plan**

## **SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DDO10**.

MANSE ESTATE

### 1.0 **Design objectives**

C83gpla 24/06/2021

To ensure that development:

does not visually dominate the landscape or interrupt views between the Manse, Golf Hill and the Presbyterian Church. [\[To comply with MD drafting requirements\]](#)

corresponds to the contours of the land. [\[To comply with MD drafting requirements\]](#)

complements the character of the historic Manse and its surrounds. [\[To comply with MD drafting requirements\]](#)

makes a positive contribution to the character of the town by maintaining a sense of spaciousness and low rise scale, particularly when viewed from the eastern entrance of Shelford. [\[To comply with MD drafting requirements\]](#)

To ensure that the rural valley landscape character is maintained.

To maintain key views and vistas.

[\[To comply with MD drafting requirements\]](#) To ensure an overall scheme for landscaping, fencing, building design, including height, scale, bulk, materials and setback of new development respects and responds to the historic and visual sensitivities of the site.

## [\[To comply with MD drafting requirements\]](#)[\[To comply with MD drafting requirements\]](#) **2.0 Buildings and works**

C83gpla 24/06/2021

A permit is required to construct a fence. This does not apply if:

The fence is of post and wire construction or similar, for the purpose of protecting the rural landscape character and visual sensitivities of the site.

A permit is required for solar panels. This does not apply if:

The solar panels are not visible from views between the Manse, Golf Hill, the Presbyterian Church and the eastern entrance of Shelford.

A permit is required for outbuildings. This does not apply if:

The outbuilding is less than 120 square metres in area.

The outbuilding does not exceed a height of 6 metres.

The outbuilding is located behind the front setback of the dwelling on the land.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [\[To comply with MD drafting requirements\]](#)

Building heights must not obstruct views lines between the Manse, Golf Hill and the Presbyterian Church.

Built form, roof pitch, colours, height, articulation and materials must complement the surrounding rural landscape, historic and visual sensitivities of the site.

Building scale must respect the historic Manse, the rural valley setting and avoid the appearance of building bulk.

Double storey dwellings must be avoided, unless designed into the contours of the land to prevent dominance of the landscape and views to the site and between the Manse, Golf Hill and the Presbyterian Church.

Outbuildings must be sited so as not to dominate the landscape.

Sufficient setbacks must be provided between buildings on adjoining lots to maintain the open rural valley appearance and protect significant views of the site from the eastern entrance to Shelford.

Sufficient setbacks must be provided for protection of vegetation and adequate landscaping and planting to integrate with the existing landscape character of the area.

Solid fencing must be avoided.

### **3.0 Subdivision**

C83gpla 24/06/2021

None specified.

### **4.0 Signs**

C83gpla 24/06/2021

None specified.

### **5.0 Application requirements**

C83gpla 24/06/2021

None specified.

### **6.0 Decision guidelines**

C83gpla 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

[\[required in parent provision\]](#) The Victorian Heritage Database (Manse pages).

Significant views to the site from the eastern entrance to Shelford.

Significant viewlines between the Manse, Golf Hill and the Presbyterian Church.

The form, scale, bulk, design and external finishes and materials of any buildings and works and the extent to which these respond to the heritage and visual sensitivities of the site.

The fencing and the extent to which it promotes visual permeability.

Whether proposed buildings or fencing retain an inconspicuous profile and do not dominate the landscape.

Whether development proposals allow for an open visual balance across the site when viewed from the eastern entrance to the township.

Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land or avoiding presentation of blank walls from significant views to the site or within the site.

Whether built form delivers a high degree of articulation, including natural materials with earth tonings, inclusion of eaves and avoids blank walls and parapet/box style design.

Whether the proposal provide for landscaping and maintains an open, uncluttered landscape.

Whether solar panels impact on significant views to the site and between the Manse, Golf Hill and the Presbyterian Church.

Any approved landscape plan and building height, materials and colour schedule for the site.

## **SCHEDULE 1 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **IPO1**.

DOG ROCKS, BATESFORD

### **1.0 Requirement before a permit is granted**

C83gpla 24/06/2021

None specified

[not in accordance with MD drafting requirements, moved to conditions and requirements for permits]

[not in accordance with MD drafting requirements, moved to conditions and requirements for permits] [not in accordance with MD drafting requirements, moved to conditions and requirements for permits] [not in accordance with MD drafting requirements, moved to conditions and requirements for permits]**2.0 Permits not generally in accordance with incorporated plan**

C83gpla 24/06/2021

None specified.

### **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

#### **General**

The purpose of this provision is to minimise the visual impact of development when viewed from beyond the lot, including from the Dog Rocks outcrop and from areas within the catchment of the Barwon River, particularly from rural land to the south and from the Fyansford-Gheringhap Road and Dog Rocks Road. [IPO1 1.0 requirements before a permit is granted]

The provisions apply to that part of the land which is within 100 metres of the land designated as proposed Public Open Space incorporating the Dog Rocks outcrop, and which is west or south of the line marked as 'Ridgeline' on drawing 001D. [IPO1 1.0 requirements before a permit is granted]

The layout, staging, landscaping and component elements of any development, use or subdivision should be generally in accordance with the Concept Layout Dog Rocks Drawing 001D and the schedule accompanying it which together form an incorporated document to this planning scheme. [IPO1 1.0 requirements before a permit is granted]

If substantial development of this land for 'low density residential' purposes has not been achieved by 30 June 2006, including the transfer of the lot including the Dog Rocks outcrop to the Trust for Nature (Victoria) as a conservation reserve along with a management fund of at least \$50,000, then the provisions of section 1, 3, 4 and 5 to this schedule will cease to apply and the provisions of Clause



35.07 (Farming Zone) will become applicable to the land. [\[IPO1 1.0 requirements before a permit is granted\]](#)

### Site analysis

An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

Show for each lot:

- A building envelope and driveway to the envelope.
- Existing vegetation.
- In the absence of reticulated sewerage, an effluent disposal area.

Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.

If a staged subdivision, show how the balance of the land may be subdivided.

### Buildings and works

Prior to the development of any dwelling, or other building greater than 50 square metres in area or 6 metres in height, plans for the proposed building showing siting, height, form and external finishes shall be submitted to the responsible authority for endorsement. In considering the plans for endorsement, the responsible authority should consider the purpose of this provision, and be satisfied that the siting, form and finishes are such as to reduce visual impact of the development. No building shall exceed two storeys in height, or be greater than 7.5 metres above natural ground level.

### Dwellings

A lot may be used for one or two dwellings provided the following requirements are met:

Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.

Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

### Subdivision

Subdivision should be generally in accordance with the Concept Layout Dog Rocks Drawing 001D and the schedule accompanying it which together form an incorporated document to this planning scheme.

Each lot should be at least 0.4 hectare. A permit may be granted to create lots smaller than 0.4 hectare if the subdivision excises land which is required for a road or to provide a utility service.

## 4.0

### Decision guidelines

[C83gpla](#) 24/06/2021

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

[\[Duplicates other Scheme provisions\]](#) The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.

The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.



In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

Before deciding on an application to subdivide land in the absence of reticulated sewerage, the responsible authority must consider the benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*, and generally no more than 2 hectares, so that lots can be efficiently maintained without the need for agricultural techniques or equipment.

## **5.0 Preparation of the incorporated plan**

C83gpla 24/06/2021

None specified.

## **SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO1**.

TOWNSHIP DEVELOPMENT PLAN - BANNOCKBURN

### **1.0 Objectives**

C83gpla 24/06/2021

None specified.

### **2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.

### **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

All township development must be serviced with reticulated water and sewerage (when available).

Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating compliance with state and local policies on effluent and stormwater disposal.

All township development must be serviced with sealed roads.

### **4.0 Requirements for development plan**

C83gpla 24/06/2021

A development plan must include the following requirements:

The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.

Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.

The staging and anticipated timing of development.

An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.

Suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to township areas.

A soil and water report must be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.

## **SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO2**.

LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN

**1.0 Objectives**

C83gpla 24/06/2021

None specified.

**2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.

**3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

All residential development must be serviced with reticulated water and sewerage (when available).

Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating compliance with state and local policies on effluent and stormwater disposal.

All residential development must be serviced with sealed roads.

**4.0 Requirements for development plan**

C83gpla 24/06/2021

A development plan must include the following requirements: [\[To comply with MD drafting requirements\]](#)

The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.

Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.

The staging and anticipated timing of development.

An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.

Suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas.

A soil and water report must be submitted with all applications to demonstrate the capacity of infrastructure to service the development and treat stormwater.

**SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO3**.

INDUSTRIAL 1

**1.0 Objectives**

C83gpla 24/06/2021

None specified.

**2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.

**3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

All industrial development must be serviced with reticulated water and sewerage.

All industrial development must be serviced with sealed roads.

#### 4.0 Requirements for development plan

C83gpla 24/06/2021

A development plan must include the following requirements:

Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.

Identify the staging and anticipated timing of development.

Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.

Provide suitable linkages between highways, major roads and urban areas.

Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.

#### SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO4**.

LEVY ROAD, BANNOCKBURN

[Text is superfluous] [Appropriately drafted as an objective]

#### 1.0 Objectives

C83gpla 24/06/2021

To provide for a high amenity residential development offering a variety of lot sizes for residential use and incorporating significant landscape features, including a Village Green/Square, passive recreation amenities, significant tree buffers and a walkway linking the development with Burnside Road. [DPO4 Introduction]

#### 2.0 Requirement before a permit is granted

C83gpla 24/06/2021

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared to the satisfaction of the responsible authority. [To comply with MD drafting requirements]

#### 3.0 Conditions and requirements for permits

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits: [To comply with MD drafting requirements]

A permit may be granted for any use or development that is not generally in accordance with the development plan, provided it is residential in nature or provides an ancillary recreation or service based activity which is compatible with the purpose and key elements of the Site Analysis/Design Response Drawing Number 002A and the Concept Layout A, April 2000 - as shown in Map 1.

Commercial, retail and industrial uses should be discouraged from locating within the site as suitable alternative locations for these activities exist within the township of Bannockburn.

A permit for subdivision and development of the site shall include provisions and conditions relating to the interface between the site and the adjoining Bannockburn Cemetery. In particular, provision must be made for:

- The types of plant species suitable to the interface areas.
- The planting of locally indigenous species within the buffer between the site and the cemetery.
- Measures for preventing access by pedestrians, domestic pets and environmental weeds from entering the cemetery from the site.
- Requirements for the provision of advice to new owners within the site on matters relating to the protection and management of significant flora within the Bannockburn Cemetery.

A permit for subdivision and development of the site shall include the following conditions:

- Development must cease immediately upon the discovery of any Aboriginal cultural material and Aboriginal Affairs Victoria shall be immediately notified of any such discovery.
- Development on the subject land must cease immediately upon the discovery of any suspected human remains. The Police or State Coroner's Office must be informed of the discovery without delay. If there are any reasonable grounds to suspect that the remains are Aboriginal, the discovery must also be reported to Aboriginal Affairs Victoria.
- Officers of Aboriginal Affairs Victoria shall be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to the above mentioned conditions.

#### 4.0 Requirements for development plan

C83gpla 24/06/2021

The development plan must be prepared generally in accordance with the Site Analysis/Design Response Drawing Number 002A and the Concept Layout A, April 2000 - as shown in Map 1.

The development plan must show and/or address:

The provision of a variety of lot sizes ranging from 350 square metres to 4000 square metres, together with medium density development in the designated area of the Village Green.

Lot shape and orientation.

The provision of vehicular access, including the construction and funding of appropriate vehicle access treatments, deceleration lanes and medium treatments.

The provision of pedestrian and bicycle paths and accessways.

The provision of all necessary utility services.

The provision of drainage infrastructure.

Control of stormwater and the use and management of any retarding basin(s) required for this purpose.

The provision of public open space areas, including the Village Square/Green.

The provision of open space linkages, both within the subdivision and to existing and proposed community facilities external to the site.

The provision of significant tree buffers on Levy Road and the eastern site boundary, landscaping works along internal roads, landscaped entrance features on Levy and Charlton Roads, a landscaped walkway linking the site with Burnside Road and significant landscaping of the Village Square/Green area.

The retention of any existing remnant native vegetation.

The protection of significant flora within the adjoining cemetery from potential impacts of development including trampling, flora collection, spread of environmental weeds and increased nutrients. This must include the provision of an environmental management plan which shall provide for:

- The development of a buffer at least ten (10) metres wide along the boundary of the site where it abuts the cemetery. The buffer shall consist of a vegetated strip including a mix of tree/shrub and ground flora species derived predominantly from stock of local provenance.
- The prevention of access by pedestrians, domestic pets and the spread of weeds from within the site to the adjoining cemetery.

The responsible authority must consult with the Department of Environment, Land, Water and Planning, prior to approval of the environmental management plan.

A full landscape plan identifying a landscape theme and dominant species for the site.

A site design plan showing for each lot:

- Proposed building setbacks.
- Maximum site coverage.
- Maximum building height at a maximum of two storeys or no greater than 7.9 metres above natural ground level.

**Map 1 to Schedule 4 to Clause 43.04**

**SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO5**.

INDUSTRIAL 1

**1.0 Objectives**

C83gpla 24/06/2021

None specified.

**2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A development plan is required to be submitted with a planning permit application or before a planning permit is granted to subdivide land into two or more lots.

**3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

All industrial development must be serviced with reticulated water and sewerage.

All industrial development must be serviced with sealed roads.

**4.0 Requirements for development plan**

C83gpla 24/06/2021

A development plan must include the following requirements:

Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.

Identify the staging and anticipated timing of development.

Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.

Provide suitable linkages between highways, major roads and urban areas.

Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.

Include an outline development plan, which includes a flora and fauna management plan, for the protection and management of environmental assets. The management plan shall include:

- Sufficient buffer around trees to sustain soil moisture.
- An assessment of the presence of the Common Dunnart on the site and include measures to reduce impacts on its habitat.

Include a stormwater management plan that promotes best practice urban stormwater management actions to address stormwater flows and quality, in consultation with Corangamite Catchment Management Authority. The stormwater management plan shall include:

- Consideration of drainage impacts on wetlands adjoining the site to the west and east.
- Measures to ensure natural soil moisture content in dry or wet periods is sustained (i.e retaining basin for stormwater).

**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO6**.

GLEN AVON ESTATE - LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN

**1.0 Objectives**

C83gpla 24/06/2021

None specified.

**2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared to the satisfaction of the responsible authority. [\[To comply with MD drafting requirements\]](#)

**3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

None specified.

**4.0 Requirements for development plan**

GC191 28/07/2021

A development plan must include the following requirements:

Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

Make appropriate arrangements for the provision and funding of necessary physical and social infrastructure.

Illustrate the staging and anticipated timing of development.

Include a soil and water report carried out in accordance with EPA Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003* to demonstrate the capacity of the land to treat effluent onsite.

Include a report demonstrating the capacity of the proposed drainage infrastructure to service the development and treat stormwater.

Show suitable linkages for vehicular, pedestrian and bicycle movement within and from the site to existing and proposed urban and rural residential areas.

Provide for and show collector roads as tree-lined boulevards which act as open space links for pedestrians.

Provide for pedestrian links from the site to the rail corridor.

Provide for open space with direct connections to existing and proposed open space and open space networks which are directed towards the town centre.

Incorporate Water Sensitive Urban Design drainage systems into the road network where appropriate.

Provide for an eight (8) metre wide vegetation belt, including a pedestrian path along the southern and eastern boundary of the Glen Avon Estate to act as a defined boundary of the Bannockburn township.

Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.

Describe, if appropriate, sites of conservation, heritage or archaeological significance and the means by which they will be managed.

Incorporate a traffic management study which includes consideration of the existing and projected use and management of the intersections at Bannockburn-Shelford Road and Burnside Road, Pope Street and Burnside Road and Pope Street and High Street or any other affected intersection. The traffic management study should identify projected traffic volumes created by the development of land affected by this overlay and must make provision for necessary treatments of intersections affected in accordance with AUSTROADS Publications and Council or Head, Transport for Victoria requirements.

**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO7**.

COMMON ROAD, INVERLEIGH – LOW DENSITY RESIDENTIAL NODE

[\[not in accordance with MD drafting requirements, appropriately redrafted as an objective\]](#)

## 1.0 Objectives

C83gpla 24/06/2021

To ensure that a number of site specific requirements are met. [DPO7 introductory para]

## 2.0 Requirement before a permit is granted

C83gpla 24/06/2021

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared to the satisfaction of the responsible authority. [To comply with MD drafting requirements]

## 3.0 Conditions and requirements for permits

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits to subdivide the land:

All residential development must be serviced with sealed roads.

A coloured concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and Common Road fronting the subdivision.

Common Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders and drains along the sites frontage to the satisfaction of the responsible authority.

The owner of the land must enter into an agreement pursuant to Section 173 of the Act with the Golden Plains Shire Council requiring:

- The transfer of all public open space to the Golden Plains Shire Council. The open space contribution must include all land below the 80 metre contour line along the Leigh River escarpment and a strip of land not less than 10 metres wide or greater than 15 metres wide running the full distance of the western property boundary.

## 4.0 Requirements for development plan

C83gpla 24/06/2021

A development plan must include the following requirements:

A report outlining the relationship of uses on the proposed land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses. In particular, this report is to address the rural/urban interface issues along the western boundary of the subject land and the adjoining operating farming property.

A land capability assessment undertaken in accordance with Environment Protection Authority Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003* which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.

A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.

An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.

A flora and fauna management plan that:

- Identifies remaining stands of mature trees to be protected and specify management prescriptions necessary to enhance the health of existing stands and promote the recruitment of new plants.
- Considers potentially threatening processes, as identified within the *Flora & Fauna Guarantee Act 1988* and recommend how they should be mitigated or managed. In particular, consideration should be given to mature trees which provide valuable hollows used by native fauna for habitat.
- Identifies building and effluent envelopes for each allotment to ensure mature vegetation is protected.



- Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.

An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space. Specifically, all land below the 80 metre contour line along the Leigh River escarpment and a strip of land not less than 10 metres wide or greater than 15 metres wide running the full distance of the western property boundary including a 3 metre wide gravel track is to be contributed as open space.

A plan identifying building and effluent envelopes for each lot to be created.

A landscaping plan including recommendations of the flora and fauna management plan and the location and species of proposed vegetation. Proposed species are to be of local provenance.

Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas. In particular, traffic calming measures to be implemented for any proposed extension of Rankin Road must be identified.

The staging and anticipated timing of development.

An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.

## **SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO8**.

FAULKNER ROAD, INVERLEIGH – LOW DENSITY RESIDENTIAL NODE

### **[not in accordance with MD drafting requirements, appropriately redrafted as an objective] 1.0 Objectives**

C83gpla 24/06/2021

To ensure that a number of site specific requirements are met. [DPO8 introductory para]

### **1.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared to the satisfaction of the responsible authority. [To comply with MD drafting requirements]

### **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits to subdivide the land:

All residential development must be serviced with sealed roads.

A coloured concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and Common Road fronting the subdivision.

Faulkner Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders and drains along the sites frontage to the satisfaction of the responsible authority.

### **4.0 Requirements for development plan**

C83gpla 24/06/2021

A development plan must include the following requirements:

A report outlining the relationship of uses on the proposed land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

A land capability assessment undertaken in accordance with Environment Protection Authority Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003* which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.

A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment,



prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.

An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.

A flora and fauna management plan that:

- Identifies remaining stands of mature trees to be protected and specify management prescriptions necessary to enhance the health of existing stands and promote the recruitment of new plants.
- Considers potentially threatening processes, as identified within the *Flora & Fauna Guarantee Act 1988* and recommend how they should be mitigated or managed. In particular, consideration should be given to mature trees which provide valuable hollows used by native fauna for habitat.
- Identifies building and effluent envelopes for each allotment to ensure mature vegetation is protected.
- Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.

An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space.

A plan identifying building and effluent envelopes for each lot to be created.

A landscape plan including recommendations of the flora and fauna management plan and the location and species of proposed vegetation. Proposed species are to be of local provenance.

Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas.

The staging and anticipated timing of development.

An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.

## **SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO9**.

**BARRABOOL VIEWS LOW DENSITY RESIDENTIAL DEVELOPMENT**

### **[not in accordance with MD drafting requirements, appropriately redrafted as an objective] 1.0 Objectives**

C83gpla 24/06/2021

To ensure a number of site specific requirements are met as part of subdivision. [DPO9 introductory para]

## **2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A development plan must be approved by the responsible authority prior to a planning permit being granted to subdivide the land into two (2) or more allotments, or prior to granting a planning permit for a dwelling or ancillary buildings.

## **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

All residential development must be serviced with sealed roads.

A concrete footpath 1.2 metres in width is to be provided along at least one side of each proposed road within the subdivision in addition to a concrete footpath along one side of Common Road fronting the subdivision and Faulkner Road unless already provided to Council's standards to improve pedestrian safety and accessibility.

Common Road be upgraded to a 6.2 metre seal width along the frontage of the site with appropriately designed shoulders and drains to the satisfaction of the responsible authority.

Faulkner Road be upgraded to a 6.2 metre seal width along the frontage of the site with appropriately designed shoulders and drains to the satisfaction of the responsible authority. An agreement is to be prepared to co-ordinate the construction of Faulkner Road with the owner of the land on the east side of Faulkner Road (No. 44 Lot 8 LP133642, Parish of Carrah, Inverleigh).

Hopes Plains Road be upgraded to a 6.2 metre seal width along the frontage of the site and the intersection with Faulkner Road upgraded to the satisfaction of the responsible authority.

An agreement under Section 173 of the Act (Section 173 agreement) for all lots must be prepared to the satisfaction of the responsible authority to ensure:

- No further subdivision.
- Payment of public open space contribution.
- Developer contributions set out in the letter dated Monday 30 March 2009 to the responsible authority from Jim Ramsey.
- Acknowledgement of the adjoining rural land uses and the implications of living adjacent to an operating farming property. The agreement will inform all future owners of the proposed lots that from time to time there may be off-site affects associated with the neighbouring rural use. Please refer to the endorsed memorandum dated 25 June 2008 that details possible affects in preparing the appropriate information (within the Section 173 agreement) to the satisfaction of the responsible authority.

A Section 173 agreement must be prepared to the satisfaction of the responsible authority specifically for the current Lot 1 LP128473, Parish of Carrah which prohibits horses or livestock from being kept on the land.

A Section 173 agreement must be prepared to the satisfaction of the responsible authority implementing the Clover Glycine Land Management Plan to the appropriate land.

A Section 173 agreement must be prepared to the satisfaction of the responsible authority implementing the land management plan for all lots abutting the Inverleigh Golf Course and Inverleigh Nature Conservation Reserve.

#### **4.0 Requirements for development plan**

[C97gpla](#) 27/08/2021

A development plan must include the following requirements:

A stormwater management plan considering contributing catchments and pre and post development flows, which details how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion and mitigation of flows to the satisfaction of the responsible authority.

A land management plan prepared by an appropriately qualified professional and applied to all lots which possess the Clover Glycine. The management plan needs to ensure the area of Clover Glycine is adequately protected.

A land management plan must be prepared by an appropriately qualified professional and applied to all lots abutting the Inverleigh Golf Course and Inverleigh Nature Conservation Reserve relating to management/ownership obligations, including maintenance and management of a 30 metre fire buffer from the common boundary between the golf course and adjoining lots, vegetation protection and planting of new species outside the buffer, drainage, management of domestic pets and weeds, and minimisation of direct access to Crown land. These requirements will then pass to individual land owners following subdivision.

An infrastructure servicing report must be prepared considering current Lot 1 LP LP128473, Parish of Carrah. The report must identify how removal of vegetation including Clover Glycine is avoided, ensure no harmful processes which may impact on vegetation and demonstrate compatibility with environmental objectives as part of providing services and infrastructure.

An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.

A plan identifying building, driveway, effluent and vegetation protection envelopes for each lot to be created. The envelopes must be located outside of the 30 metre setback (fire buffer referred to above) to ensure development is excluded from this area.

A flora and fauna management plan including, recommendations of the flora & fauna assessment and the location and species of proposed vegetation. Proposed species are to be of local provenance. This plan must also identify a firebreak along the common boundary between the Golf Course and the proposed subdivision and concentrated native planting along the Hopes Plains Road boundary within the proposed lots.

A traffic impact assessment report which considers the impact of traffic movements at the intersections of the Common Road and Hopes Plains Road with the Hamilton Highway. The assessment shall consider the impacts of traffic generated by the subject land in addition to pre-existing traffic.

The assessment should identify projected traffic volumes, the impacts of the increased traffic and the necessary treatments to mitigate these impacts (such as turning lanes). The assessment must address the management of mitigation works.

The traffic impact assessment report and mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria or the responsible authority.

Land adjoining the crown land comprising the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course must be developed with minimum lot sizes of 2 hectares.

Land adjoining Hopes Plains Road (comprising 251 Hopes Plains Road, Inverleigh [Lot APS701788] and adjoining Lot A PS701787W) must be developed with minimum lot sizes of at least 0.4 hectares in accordance with the Inverleigh Structure Plan (2019) and must respond to environmental considerations including the following bushfire prevention measures:

- Setbacks for the purposes of defendable space of 19 metres from the north, west and south boundary, unless otherwise agreed in writing by the CFA.
- Vegetation must be managed within any area of defendable space to the following standard:
  - Grass must be short cropped and maintained during the declared fire danger period.
  - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
  - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
  - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
  - Shrubs must not be located under the canopy of trees.
  - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
  - Trees must not overhang or touch any elements of the building.
  - The canopy of trees must be separated by at least 5 metres.
  - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
- Any building on a new lot should be designed and constructed to a minimum standard of Bushfire Attack Level (BAL) 12.5.

Where environmental constraints are evident, lots may need to exceed 0.4 hectares.

All lots outside of the 2 hectare and 0.4 hectare minimum area must be at least 1 hectare in size and must respond to environmental considerations. Where environmental constraints are evident, lots may need to exceed 1 hectare.

Suitable road, cycle and pedestrian linkages between the site, recreation/open space, the central Inverleigh township area and other residential areas.

The staging and anticipated timing of development.

A land capability assessment undertaken in accordance with environment.

Protection Authority Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003*, which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision satisfactorily.

An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.

## **SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO10**.

**BANNOCKBURN EAST – LOW DENSITY RESIDENTIAL DEVELOPMENT**

### **[not in accordance with MD drafting requirements, appropriately redrafted as an objective] 1.0 Objectives**

C83gpla 24/06/2021

To ensure a number of site specific requirements are met. [DPO10 introductory para]

### **2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A development plan must be approved by the responsible authority prior to any planning permit being granted to subdivide the land into two (2) or more allotments or realign/re-subdivide any of the existing allotment boundaries.

### **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

All residential development must be serviced with sealed roads.

All allotments must be connected to reticulated water, electricity and telephone services.

A coloured concrete footpath or approved alternative is to be provided along at least one side of each proposed road within the subdivision to Council's standards to improve pedestrian safety and accessibility.

The intersection of Garonne Drive and Knights Park Crescent is to be upgraded to accommodate additional traffic created by the development to the satisfaction of the responsible authority.

The applicant/developer must enter into an agreement under Section 173 of the Act with Council requiring that the purchaser of each lot must install a 22,500 litre (5,000 gallon) rainwater tank plumbed into any dwelling constructed on the lot upon completion of the dwelling.

Each allotment must be fenced.

### **4.0 Requirements for development plan**

GC191 28/07/2021

A development plan must include the following requirements:

An overall design response that incorporates all of the appropriate elements listed below into a single plan demonstrating how the subdivision has responded to the requirements of the development plan.

A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and the use of water sensitive urban design techniques.

Buffers to the rural land to the east and the Midland Highway to the north.

Provide for a vegetation belt of a width of at least 8 metres, including a pedestrian path along the eastern boundary of the site between the Geelong – Ballarat Railway Line and the Midland Highway to act as the defined boundary of the Bannockburn Township. The vegetation belt is to be designed in accordance with Figures 7 & 8 (Indicative Growth Boundary) of the Bannockburn Urban Design Framework (March 2005).

The provision of suitable road, cycle and pedestrian linkages and consideration of the wider road and pedestrian network.

Consideration of how the subdivision design responds to the character and lot pattern of the surrounding neighbourhood.

Provision of lots that are consistent with the 'Low Density Residential Zone Lot Size Schedule' adopted by Council as a guide for minimum lot size decision in the Low Density Residential Zone.

Vehicular access to existing lots 1 PS313731P, Parish of Gheringhap and Crown Allotment 62 Section 27, Parish of Gheringhap currently fronting the Midland Highway is to be provided within the subdivision layout so that existing access points to the highway could be removed. Future subdivision of the highway fronting allotments must only gain access from internal roads and not the highway.

A fire access track is to be provided in consultation with the Head, Transport for Victoria, linking the proposed subdivision with the Midland Highway for the use of emergency vehicles only. Access control is to be designed and managed to the satisfaction of the responsible authority and the Head, Transport for Victoria.

An archaeological survey, which will locate, record and assess Aboriginal sites and post – settlement places and objects of cultural and historical significance on the subject land. A qualified archaeologist must conduct the survey and the recommendations of the survey will guide the subdivision design and layout of the development and set out the management practices required to preserve, protect and enhance the identified sites. The archaeological survey is to be completed to the satisfaction of the responsible authority.

A plan identifying building & effluent envelopes for each lot to be created. Building envelopes must have a setback of at least 10 metres from street frontages and 5 metres to all other boundaries.

A landscaping plan including the location and species of proposed vegetation. Proposed species are to be of local provenance.

The staging and anticipated timing of development.

A land capability assessment undertaken in accordance with EPA Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003* which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.

A preliminary environmental assessment undertaken to the satisfaction of the responsible authority that demonstrates that the land is not contaminated. If this assessment is not to the satisfaction of the responsible authority, then a Statement of Environmental Audit will be required.

## **SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO11**.

**HILLS ROAD, BATESFORD – LOW DENSITY RESIDENTIAL NODE**

### **[not in accordance with MD drafting requirements, appropriately redrafted as an objective] 1.0 Objectives**

C83gpla 24/06/2021

To ensure that a number of site specific requirements are met. [DPO11 introductory para]

### **2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

Before a permit is granted a development plan must be approved, except where the permit is to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot.

### **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits to subdivide the land:

All residential development must be serviced with sealed roads.

A concrete footpath to the satisfaction of the responsible authority must be provided along at least one side of each proposed road within the subdivision and the entire extent of Hills Road.

Hills Road must be upgraded to a 6.2 metre seal width with appropriately designed shoulders, drains and responsive to the roadside native vegetation along Hills Road to the satisfaction of the responsible authority.

An agreement under Section 173 of the Act to apply to all lots ensuring that no further subdivision is permitted.

### **4.0 Requirements for development plan**

GC191 28/07/2021

A development plan must include the following requirements:

A land capability assessment undertaken in accordance with the Environment Protection Authority Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003* and Council's specific requirements which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully. The additional key considerations of the assessment are to:

- Provide a site map showing variations in land capability based on variations in slope, site drainage, flood potential, seasonal watertable depth, and soil profile characteristics.
- Recommended areas suitable for higher and lower density development (i.e. larger lots in areas with poorer land capability), in order to minimise environmental impacts, including risks to catchment water quality.

A minimum lot size of 1 hectare in areas with a land capability rating of 'poor' or 'very poor' for effluent disposal as determined by the Land Capability Assessment.

A minimum lot size of 1 hectare for all lots abutting the Moorabool River.

A stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Moorabool River to the satisfaction of the responsible authority. Water sensitive urban design techniques should be considered.

A detailed flooding impact assessment for the entire site including a detailed survey of the site and bathymetric survey of the Moorabool River. The assessment must also address the following requirements of the Corangamite Catchment Management Authority:

- Peak flood levels are not increased for the 5 year ARI to 100 year ARI design events.
- Flood flow paths are not adversely affected by the proposed development.
- Flood storage volumes are maintained under the full range of design flood events.
- Existing vegetation function on the floodplain is maintained.

The assessment must also identify the land subject to inundation as a result of any proposed works to the Moorabool River system.

A Traffic Impact Assessment.

A traffic impact assessment report which considers the impact of traffic movements to and from the subject land on the Midland Highway. The assessment shall consider the impacts of traffic generated by the subject land in addition to pre-existing traffic.

The assessment shall identify an access point from the subject land to the Midland Highway that is acceptable to the Head, Transport for Victoria and the responsible authority, and should consider:

Sight distances along Midland Highway from the new intersection location (sight lines to the east are restricted by a crest on the highway).

Integration with the adjacent Blackall Road intersection.

Closure or truncation of Hills Road (because there are no turning lanes, traffic entering Hills Road from the highway should be limited).

Access arrangements for future residential development of land to the west of Hills Road.

The assessment should identify projected traffic volumes, the impacts of the increased traffic and the necessary treatments to mitigate these impacts (such as turning lanes). The assessment shall also consider relocation of existing bus stops if required by the intersection treatment and pedestrian and cycle access to the bus stops.

The traffic impact assessment should consider the upgrade of Hills Road and the impact on native vegetation.

The traffic impact assessment report and mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria or the responsible authority.

A cultural heritage management plan is required to be completed under the *Aboriginal Heritage Act 2006* and should be submitted with the development plan.

A detailed flora and fauna assessment report prepared by a suitably qualified ecological specialist. The report must include the following, in accordance with 'Victoria's Native Vegetation Management – a Framework for Action' (Government of Victoria 2002):

- Identification of Ecological Vegetation Classes (EVC's).

- Identification of any large old trees and medium old trees.
- Recommendations for avoidance of any vegetation of ‘very high’ conservation significance, preferably by means of protection within reserves wherever feasible.
- Recommendations for avoidance of any large old trees and medium old trees, preferably by means of protection within reserves wherever feasible.
- Recommendations for avoiding and minimising clearing of any other native vegetation.

A flora and fauna management plan that:

- Identifies remaining stands of mature indigenous trees to be protected and specify management prescriptions necessary to enhance the health of existing stands and promote the recruitment of new plants.
- Considers potentially threatening processes, as identified within the *Flora and Fauna Guarantee Act 1988* and recommend how they should be mitigated or managed. In particular, consideration should be given to mature trees which provide valuable hollows used by native fauna for habitat.
- Provides a plan guiding the installation of utility infrastructure such as roads and reticulated services. This plan builds on the identification of mature stands of trees to be protected and illustrates the three (3) metre exclusion zone radiating from the tree drip line (extent of crown) where the provision of infrastructure is discouraged from locating within.

A landscaping plan including recommendations of the flora and fauna management plan and the location of and species of proposed vegetation. Proposed species are to be matched to the existing and pre-existing Ecological Vegetation Class (EVC) and be of local provenance. The landscaping plan must show a plantation reserve along the southern boundary of the subject site abutting the Midland Highway and must include a specific design response to the area to be provided as public open space.

An open space plan which identifies land to be transferred to Golden Plains Shire Council for the purposes of public open space.

A management plan for the area of land to be provided as public open space which:

- Ensures all regionally prohibited and regionally controlled weeds are eradicated and thereafter managed.
- Ensures the control of pest animals prior to the hand over of the public open space to Council.
- Ensures the retention of natural drainage corridors by providing vegetated buffer zones at least 30 metres wide along waterways.

All services including reticulated water, phone, power are to be provided underground.

Building and effluent envelopes are required for lots in the floodway and lots on the ridge at the north eastern corner of the site. The envelopes must ensure appropriate setback requirements are met in relation to the yabby ponds and the drainage line as identified in the concept plan.

An audit of the entire site must be completed by an environmental professional to determine if the land is contaminated. The land to be developed was previously used for agricultural purposes and therefore this land may be contaminated as a result of chemical storage, chemicals applied to the land or as a result of other farming practices.

Suitable road, cycle and pedestrian linkages between the site, recreation/open space and the central Batesford township area.

The staging and anticipated timing of development.

An overall design response that incorporates all of the appropriate elements listed above into a single plan demonstrating how the subdivision has responded to the requirements of the development plan. The overall design response with respect to the land capability assessment, and the flora and fauna management plan must be developed in consultation with the Department of Environment, Land, Water and Planning (DELWP).

## **SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO12**.

TOWNSHIP DEVELOPMENT PLAN – LETHBRIDGE



**1.0 Objectives**

C83gpla 24/06/2021

None specified.

**2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A permit may be granted to use land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

**3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

None specified.

**4.0 Requirements for development plan**

GC191 28/07/2021

A development plan must include the following requirements:

A plan showing the location, dimension and area of all lots.

A land capability assessment to determine if lots less than 1 hectare can support the management of onsite wastewater systems.

Where required, a flora and fauna assessment report which provides a management plan to assist in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.

An overall landscaping plan and any necessary arrangements for preserving or regenerating existing vegetation.

A drainage management plan which identifies natural drainage lines and floodways, and provides for the integration of stormwater treatment into the landscape and the protection of water quality.

If relevant, a traffic impact assessment report considering the impacts of traffic movements at the intersection of Hodges Street and the Midland Highway. The report and any mitigating works must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at the cost of the applicant.

A development plan must include a subdivision layout plan which:

Allows for the provision of future infrastructure, including reticulated sewerage.

Includes wide road reserves capable of accommodating services, footpath infrastructure and planting of native indigenous species.

Provides convenient and safe pedestrian and cycle networks with linkages to adjoining development, open space and facilities such as schools, shops and sporting grounds.

Provides road linkages to surrounding areas and integrates with adjoining development.

Considers the topography of the land, particularly with regard to the provision of useable open space, site elements such as vegetation, waterways or other significant features, and physical infrastructure such as roads and reticulated services (water, sewer, drainage).

Where relevant, identifies the proposed location of public open space which is:

- Clearly visible and accessible to residents within the development area.
- Connected to existing or proposed open space.
- Integrated with areas and corridors of habitat significance where possible.

Shows the location of any major infrastructure easements.

Identifies development stages if proposed.

A development plan must not provide for additional access onto the Midland Highway to service residential development.

**SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO13**.

THE MANSE ESTATE



[not in accordance with MD drafting requirements, appropriately redrafted as an objective][not in accordance with MD drafting requirements, appropriately redrafted as an objective] [not in accordance with MD drafting requirements, appropriately redrafted as an objective] **1.0 Objectives**

C83gpla 24/06/2021

[DPO13 introductory paras][DPO13 introductory paras]To ensure the estate is subdivided in accordance with a clear vision and delivers a high quality residential development. [DPO13 introductory paras]

To ensure the estate presents a natural extension of the Shelford Township, fully integrated with the existing town and embrace the particular historic and visual sensitivities of the site. [DPO13 introductory paras]

## **2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

None specified.

## **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits:

Building envelopes must be identified on any plan of subdivision in accordance with those identified in the approved development plan.

No additional access shall be provided to the Rokewood-Shelford Road.

## **4.0 Requirements for development plan**

C83gpla 24/06/2021

A development plan must include the following requirements:

Demonstrate the relationship between the proposed subdivision layout, landscaping and design features and the existing heritage, topographic, environmental and visual features of the site.

Demonstrate how the proposed subdivision and development will integrate with the township and its setting.

Articulate a vision for the development of the site that includes a schedule of preferred building heights, materials and colours, which respond to the historic and visual sensitivities of the site.

Include and respond to a land capability assessment, undertaken in accordance with Environmental Protection Authority Publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management 2003*, which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.

Include a 20 metre wide buffer either side of the waterway which traverses the southern portion of the site, to ensure its protection. A waterway management plan must be prepared for this waterway and the 20 metre buffer either side. The management plan must include detail of the existing environmental values, any initial stabilisation and vegetation works, a maintenance regime and any long term management actions that may be required. This plan should be developed by a suitably qualified and experienced professional.

Respond to a topographical survey of the site with contours identified at 0.5 metre intervals to ensure development of the site is sensitive to the valley setting of the township, particularly views from the eastern entrance to the Shelford valley as well as ensuring development does not obstruct views between the Manse, Golf Hill and the Presbyterian Church.

Identify a lot layout including building envelopes which respond to the land capability assessment, topographical survey, water management plan, vegetation management plan and overall landscaping plan including the retention of mature vegetation and provides for the protection of traditional views of the Manse site and the views between the Manse, Golf Hill and the Presbyterian Church.

Include a stormwater management plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.

Identify the future road network and traffic management works showing internal road networks, providing for a high level of access within the development for all vehicular and non-vehicular traffic, responding to the topography of the land and historical features including the existing driveway and entrance which must be integrated into the future

road network of the site. The existing and traditional driveway shall be used as the entrance and main internal access road within the subdivision design of the site, with no additional access points from the Rokewood-Shelford Road.

Identify and respond to projected traffic volumes created by the development of land affected by this development plan, by making provision for necessary treatments of intersections affected (including the existing and historical driveway to the site to be retained as the entrance and internal road access for the site) in accordance with AUSTROADS Publications and Council or VicRoads requirements.

Demonstrate that there is adequate provision of potable water to service proposed development and/or lots within the subdivision, to the satisfaction of the responsible authority.

Include a vegetation management plan that identifies existing mature trees on the site and demonstrates how these mature trees will be protected and incorporated into the design of the subdivision and development of the site through building and effluent envelopes and the location of utility infrastructure such as roads and reticulated services. The protection of existing mature trees and avoidance of building and infrastructure should also include a three (3) metre exclusion zone radiating from the tree drip line (extent of crown).

Provide an overall landscaping plan, in keeping with the historic context of the site and making necessary arrangements for the preservation or regeneration of existing vegetation.

Show suitable linkages for vehicular, pedestrian and bicycle movement within and from the site to the area identified for future residential to the west of the site as well as the existing township, recreation reserve and primary school.

Identify the staging and anticipated timing of the development.

## **SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C83gpla 24/06/2021

Shown on the planning scheme map as **DPO14**.

**YELLOWGLEN LOW DENSITY RESIDENTIAL DEVELOPMENT**

### **[not in accordance with MD drafting requirements, appropriately redrafted as an objective] 1.0 Objectives**

C83gpla 24/06/2021

To ensure a number of site specific requirements are met. [DPO14 introductory para]

### **2.0 Requirement before a permit is granted**

C83gpla 24/06/2021

A permit may be granted to construct a single dwelling and associated outbuildings on any lot created before the approval date of Amendment C61 to this planning scheme provided it is the only dwelling on the lot before a development plan has been prepared to the satisfaction of the responsible authority [To comply with MD drafting requirements]

### **3.0 Conditions and requirements for permits**

C83gpla 24/06/2021

The following conditions and/or requirements apply to permits to subdivide the land:

All residential development must be serviced with sealed roads to the satisfaction of the responsible authority.

All residential development must be connected to reticulated sewerage and water infrastructure to the satisfaction of the responsible authority and Central Highlands Water Authority.

An agreement under Section 173 of the Act (Section 173 agreement) applied to all lots within 500 metres of the Smythesdale Landfill Premises boundary (land zoned Special Use Zone 2) which acknowledges that part or all of the lot is within 500 metres of the Smythesdale landfill premises (land zoned Special Use Zone 2) and the Smythesdale landfill is a site of regional significance and will be in operation for an indefinite period of time.

A Section 173 agreement or restriction applied to all allotments (excluding super lots for staging if applicable) preventing any further subdivision.

### **4.0 Requirements for development plan**

GC191 28/07/2021

A development plan must include the following requirements:

A subdivision layout plan showing the location, dimension and area of all lots. [Cannot include referral or notice provisions in local schedule. Move to 66.04] Any development within the south eastern area of the site must be generally

consistent with the 'Proposed Subdivision Layout Lake Yellowgleng' drawing no: 11118-01-DPO1-11 prepared by TGM dated 28 January 2014.

A plan showing existing surface contours at 0.25 metre interval to Australian Height Datum.

An overall landscaping plan that includes any vegetation that is proposed to be managed for the purposes of providing defensible space and any necessary arrangements for preserving or regenerating existing vegetation.

An open space plan which identifies land to be dedicated for the purposes of public open space and its proposed management.

A stormwater management plan, which identifies natural drainage lines and floodways, and provides for the integration of stormwater outfall, retardation and treatment into the landscape and the protection of water quality. The report must consider the impact and management of stormwater generated by the development, provision of upstream catchments, details of stormwater outfall and proposed management and ongoing maintenance of existing dam. The report must be completed to the satisfaction of the responsible authority.

A traffic impact assessment report which:

- Considers the impact and management of traffic movements to and from the subject land. The report must consider the impact of traffic generated by the subject land in addition to pre-existing traffic and include proposed improvements and upgrades to the existing surrounding road network.
- Considers the impact of traffic movements at the intersections of the Glenelg Highway/Whites Road, Glenelg Highway/Heales Street and Glenelg Highway/Gardens Street. The assessment must consider the impacts of traffic generated by the fully completed Yellowgleng development, namely the area affected by this schedule.
- Identifies projected traffic volumes, the impacts of increased traffic and treatments to mitigate these impacts. The assessment must also consider pedestrian and cycle links to the Smythesdale town centre. The report must recommend staging of works (if appropriate) and mechanisms to fund the works.

The traffic impact assessment report and any mitigating works (if required) must be completed to the satisfaction of the Head, Transport for Victoria and the responsible authority. All works must be carried out at no cost to Transport for Victoria or the responsible authority.

[\[Duplicates other legislation\]](#) A bushfire management report. The report must show:

- That all lots created can achieve defensible space separation from building envelopes to the adjoining private bush properties.
- The provision of adequate water supply to facilitate fire fighting for all lots created.

A flora and fauna assessment management plan to assist in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.

Details of existing vegetation to be retained and trees to be removed. This must include a written explanation of the steps that have been taken to:

- Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
- Minimise impacts on Victoria's biodiversity.
- Provide an offset in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.

Where required, a flood risk report that must consider the following, where applicable:

- Whether the proposed use or development could be located on flood free land or land with a lesser flood hazard outside of the identified flood extent.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development.
- A flood study to address flood risk factors including (but not limited to):
  - The frequency, duration, extent, depth and velocity of flooding of the site and access way during a 1 per cent AEP flood event.
  - The flood warning time available.

- The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or access way is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. No floodplain storage is to be lost as part of any development.
- The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

A subdivision layout plan which:

- Ensures any lot fronting and within 75 metres of Bykersmas Road is a minimum of 1 hectare, with a minimum frontage of 100 metres. This only applies to land north of Lot 7 on Plan of Subdivision 608426 to the intersection of Craddocks Road. These lots must not be accessed directly from Bykersmas Road.
- Provides for main vehicle access points towards the south of the site to minimise traffic impacts on adjoining properties to the north.
- Provides convenient and safe pedestrian and cycle networks with linkages to adjoining development, open space and facilities such as schools, shops and sporting grounds.
- Includes wide road reserves capable of accommodating services, footpath infrastructure and landscaping.
- Details of road reserve widths including typical cross sections of each road type and intended function of road (e.g. bike path, drainage, landscaping).
- Details of proposed sewer rising main and proposed water main alignment external to the subject site.
- Makes provision for waterway corridors of recommended width along the full extent of designated waterways within the subject property. Tributaries of these waterways must also be protected with a buffer.
- Considers the topography of the land, particularly with regard to the provision of useable open space, site elements such as vegetation, waterways or other significant features and physical infrastructure such as roads, reticulated services (water, sewer, drainage), retardation basins and stormwater quality treatment
- Shows the location of any major infrastructure easements both internal and external to the site
- Identifies development stages if proposed.

## **SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C075pt1 15/11/2018

Shown on the planning scheme map as **DPO15**.

385 COMMON ROAD INVERLEIGH

### **1.0 Objectives**

C075pt1 15/11/2018

None specified.

### **2.0 Requirement before a permit is granted**

C075pt1 15/11/2018

A Development Plan must be approved by the responsible authority prior to a planning permit being granted to subdivide the land into two (2) or more allotments, or prior to granting a planning permit for a dwelling or ancillary building.

### **3.0 Conditions and requirements for permits**

C075pt1 15/11/2018

The following conditions and/or requirements apply to permits:

All residential development must be serviced with sealed roads and footpaths to the satisfaction of the responsible authority.

A concrete footpath must be provided along the frontage of the site on Common Road, extending from the existing footpath along Common Road and along at least one side of each proposed road within the subdivision.

Common Road is to be upgraded along the frontage of the site to the satisfaction of the responsible authority.

A section 173 agreement must be prepared to the satisfaction of the responsible authority regarding the Land Management Plan for all lots abutting the Public Park and Recreation Zone.

A section 173 agreement must be prepared to the satisfaction of the responsible authority regarding the transfer of all public open space land along the Leigh River to the Golden Plains Shire Council, which shall form the 5% public open space contribution for the subdivision of the subject land.

#### **4.0 Requirements for development plan**

C075pt1 15/11/2018

A development plan must include the following requirements:

Provide a site analysis and design response that:

- demonstrates the relationship between the proposed subdivision layout, landscaping and design features and the topographic, environmental, cultural heritage and rural qualities of the site.
- demonstrates how the proposed subdivision and development will integrate with the adjoining residential development, the biolink, the river environs, the Inverleigh township and its setting.
- responds to the recommendations of the technical reports below.

A traffic assessment that addresses the traffic that will be generated from the development of the land, how this will impact the local street network and what, if any, mitigation measures are required.

A Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on the removal of sediments, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.

A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 1364 Draft EPA Code of Practice – Onsite Wastewater Management 2010 which demonstrates that wastewater can be treated and retained within each proposed allotment to the satisfaction of the responsible authority.

A Landslip Risk Assessment that identifies risk categories for the land and how these areas should be managed.

A Flora and Fauna Management Plan that identifies:

- and provides assessment of the health and recommended treatment for all scattered trees in the Low Density Residential Zone.
- and protects mature trees and specifies management prescriptions necessary to enhance the health and longevity and promotes recruitment of new plants in their vicinity for trees in the Public Park and Recreation Zone.
- tree protection zones for all mature trees, to ensure their protection. All tree protection zones must be wholly contained within the subject lot.

A Landscaping Masterplan incorporating the Flora and Fauna Management Plan recommendations and the location and species of proposed vegetation. Proposed species are to be to the satisfaction of the responsible authority.

The staging of development.

A Land Management Plan that:

- applies to all land from the top of the escarpment to the northern boundary of the adjoining Public Park and Recreation Zone.
- specifies no buildings or works aside from specified boundary fencing for the specified land.
- restricts boundary fencing to post and wire construction, to the satisfaction of the responsible authority.
- prohibits wastewater envelopes (wholly or partially) from the specified area.
- permits access only to vehicles associated with the maintenance and/or rehabilitation of the specified land. Maintenance and/or rehabilitation treatment consists of pest plans and/or animals, revegetation, fencing repair or replacement.
- prohibits motorbikes or other motorised vehicles in the specified area for recreation or other purposes, other than specified above

**SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C074gpla 18/07/2019

Shown on the planning scheme map as **DPO16**.

BARRABOOL VIEWS NORTH

**1.0 Objectives**

C074gpla 18/07/2019

None specified.

**2.0 Requirement before a permit is granted**

C074gpla 18/07/2019

None specified.

**3.0 Conditions and requirements for permits**

C074gpla 18/07/2019

The following conditions and/or requirements apply to permits:

Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, an all weather perimeter road must be constructed on the western, northern and eastern boundaries of the development plan area to the satisfaction of the responsible authority.

Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, all residential development must be serviced with sealed roads that have a minimum width of 25 metres to the satisfaction of the responsible authority.

Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, a concrete footpath must be provided along one side of all sealed road within the subdivision to the satisfaction of the responsible authority.

Before the issue of a Statement of Compliance, or any other time which the responsible authority agrees, Hopes Plains Road must be constructed and sealed from the entry of the subdivision to the corner of Faulkner Road to the satisfaction of the responsible authority.

All stormwater discharging from the subject site, including to the south through the existing subdivision, shall be limited to pre-development flows or less in accordance with recommendations of a Stormwater Management Plan approved by and to the satisfaction of the responsible authority.

Before the certification of a plan of subdivision or at such other time which is agreed between the responsible authority and the owner, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 (the Act) which provides for:

- The prohibition of the construction of buildings, including outbuildings, within the northern, western and eastern interface defendable space areas in accordance with the Land/Bushfire Management Plan.
- Acknowledgment that the land adjoins rural uses, including operating farming properties, and that at times there may be off-site affects associated with the neighbouring rural use.
- The construction of upgrade treatments at the intersection of Hopes Plains Road and the Hamilton Highway prior to the issue of Statement of Compliance for the first stage of subdivision.
- The payment of a \$95,000 contribution for the maintenance of Hopes Plains Road prior to the issue of Statement of Compliance for the first stage of subdivision.
- Application must be made to the Register of Titles to register the section 173 agreement/s on the title under section 181 of the Act. The owner must pay the cost of the preparation, (and) execution and registration of the section 173 agreement.

**4.0 Requirements for development plan**

C074gpla 18/07/2019

A development plan must include the following requirements:

A site analysis and design response that demonstrates that the proposed subdivision and development will integrate with the adjoining residential development.

An overall plan that incorporates the recommendations of the Environmental Site Assessment, Stormwater Management Plan, Flora and Fauna Management Plan, Landscape Plan, Onsite Wastewater Management Plan, Land/Bushfire Management Plan and Staging Plan.

A subdivision layout design that:

- Provides a 6 metre perimeter road on the north, east and west boundaries of the site for emergency access
- Provides for all residential development to be serviced with sealed roads that have a minimum road reserve width of 25 meters
- Makes provision for at least one north-south access road in addition to Hopes Plains Road to enable movement away from bushfire risk associated with the Inverleigh Nature Conservation Reserve
- Integrates road access with the existing residential development to the south via Falkirk Crescent
- Provides that no lot directly adjoins the Inverleigh Golf Course or Inverleigh Nature Conservation Reserve unless separated by a perimeter road
- Provides for future subdivision and development in accordance with the *Infrastructure Design Manual*, Local Government Infrastructure Design Association.

An Environmental Site Assessment prepared by a suitably qualified environmental professional that:

- Provides a detailed assessment of potential contaminants on the land
- Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit in accordance with Part IXD of the Environment Protection Act 1970 of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005 DSE.
- Where the Environmental Site Assessment determines an environmental audit is required, provides advice confirming that: (a) a Certificate of Environmental Audit has been issued in accordance with Section 53Y of the Environment Protection Act 1970; or (b) a Statement of Environmental Audit has been issued in accordance with Section 53Z of the Environment Protection Act 1970 and the site is suitable for the intended use(s).

A Stormwater Management Plan that:

- Details how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater.
- Identifies how all stormwater discharging from the subject site, including through the south through the existing subdivision, shall be limited to pre-development flows or less.

A Flora and Fauna Management Plan that:

- Incorporates the findings of the Land/Bushfire Management Plan
- Identifies and provides assessment of the health and recommended treatment for all scattered trees
- Identifies vegetation protection envelopes for all lots containing mature trees where all vegetation envelopes must be wholly contained within a single proposed allotment.

A Landscape Plan that:

- Incorporates the findings of the Flora and Fauna Management Plan
- Identifies the proposed location and species of proposed vegetation

A Land Capability Assessment undertaken in accordance with Environment Protection Authority Publication 891.4 Code of Practice – Onsite Wastewater Management, or as amended, which demonstrates that wastewater can be treated and retained within each proposed allotment.

A Land/Bushfire Management Plan prepared by an appropriately qualified professional in consultation with the Country Fire Authority and the responsible authority. The Plan must be generally in accordance with the Bushfire Planning Assessment, 230 Hopes Plains Road, Inverleigh, 29 June 2019 by Ecotide and Addendum to Bushfire Planning Assessment, 230 Hopes Plains Road, Inverleigh, 29 June 2019 by Ecotide. The plan must:

- Identify development areas capable of meeting a BAL - 12.5 rating under AS 3959-2009 *Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009) and design measures to restrict development outside these areas



- Identify design measures to mitigate bushfire risk, including suitable separation distances and management of vegetation
- Provide for a 6 metre wide emergency access and egress perimeter road constructed to an all-weather standard around the western, northern and eastern boundaries of the area. The perimeter road must be trafficable to allow emergency vehicle access and egress, clear of any obstructions and gated at all entry points.

A Staging Plan.

## **SCHEDULE TO CLAUSE 44.02 SALINITY MANAGEMENT OVERLAY**

[C83gpla](#) 24/06/2021

Shown on the planning scheme map as **SMO**.

### **1.0 Salinity management objectives to be achieved**

[C83gpla](#) 24/06/2021

None specified.

### **2.0 Statement of risk**

[C83gpla](#) 24/06/2021

None specified.

### **3.0 Permit requirement**

[C83gpla](#) 24/06/2021

None specified.

### **4.0 Application requirements**

[C83gpla](#) 24/06/2021

None specified.

### **5.0 Decision guidelines**

[C83gpla](#) 24/06/2021

None specified.

## **SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY**

[C80gpla](#) 05/09/2019

Shown on the planning scheme map as **FO1**.

INVERLEIGH

### **1.0 Floodway objectives to be achieved**

[C80gpla](#) 05/09/2019

None specified.

### **2.0 Statement of risk**

[C80gpla](#) 05/09/2019

None specified.

### **3.0 Permit requirement**

[C80gpla](#) 05/09/2019

A permit is not required to construct or carry out the following:

A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.

Repairs and routine maintenance that do not affect the height, length or location of a levee or embankment.

A rainwater tank with the capacity of not more than 50,000 litres.



A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.

Sports grounds with no grandstands or raised viewing areas.

Playgrounds, picnic shelters or barbecues.

Bicycle pathways and trails where there is no increase in the natural ground level.

An upper storey extension to an existing building within the existing building footprint provided that the extension does not require a new or altered on site waste water treatment system.

#### **4.0 Application requirements**

C80gpla 05/09/2019

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority [\[To comply with MD drafting requirements\]](#)

A Flood Risk Report in accordance with Clause 44.03.

#### **5.0 Decision guidelines**

C80gpla 05/09/2019

None specified.

### **SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY**

C80gpla 05/09/2019

Shown on the planning scheme map as **LSIO1**.

#### **1.0 Land subject to inundation objectives to be achieved**

C80gpla 05/09/2019

None specified

#### **2.0 Statement of risk**

C80gpla 05/09/2019

None specified

#### **3.0 Permit requirement**

C80gpla 05/09/2019

A permit is not required to construct or carry out the following:

A non-habitable building with a floor area of less than 50 square metres.

An extension to a non-habitable building, provided that the total ground floor areas of the building are less than 50 square metres.

A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800 millimetres above ground level and a maximum building height of 3 metres above ground level.

A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.

A telecommunications facility.

An upper storey extension to an existing building within the existing building footprint provided that the extension does not require a new or altered on site waste water treatment system.

A rainwater tank with a capacity of not more than 50,000 litres.

An agricultural shed with open sides.

Earthworks that do not raise ground level topography by more than 200 millimetres and does not include the removal, destruction or lopping of trees and the removal of vegetation or topsoil.

Repairs and routine maintenance that do not affect the height, length or location of a levee, embankment or road.

Open sports ground with no grandstands or raised viewing areas.

Playgrounds, picnic shelters and barbeques.

A protective wall or levee bank around an existing dwelling and its curtilage, providing it protects an area (including the foot print of the protective wall and levee bank) less than 200 square metres.

Works to any access way or path (public or private) that do not change the finished level of the surface.

Bicycle Pathways or Trails where there is no increase in the natural ground level.

#### 4.0 **Application requirements**

C80gpla 05/09/2019

None specified.

#### 5.0 **Decision guidelines**

C80gpla 05/09/2019

None specified.

### **SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY**

VC102 28/10/2013

#### 1.0 **Public acquisition**

C83gpla 24/06/2021

PS Map	Acquiring Authority	Purpose of Acquisition
PAO1	Head, Transport for Victoria	Proposed Road, Category 1 (Midland Highway - Meredith Bypass) and Road Widening (Hamilton Highway)

### **SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY**

C31 04/10/2007

#### 1.0 **Restructure plan**

C83gpla 24/06/2021

PS map ref	Land	Title of restructure plan
RO13	Illabarook Environs, at the corner of Cape Clear – Rokewood Road and Illabarook Football Ground Road, Illabarook.	Restructure Plan No. 1 – Illabarook Environs
RO2	Taylors Road, Haddon	Restructure Plan No. 2 – HADDON, Taylors Road, Haddon, Edition 2, June 2007

### **SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY**

C89gpla 10/09/2020

#### 1.0 **Specific controls**

C100gpla 24/05/2022

PS Map Ref	Name of incorporated document
SCO1	Gheringhap Service Station Advertising Signage Incorporated Document, July 2020
SCO2	Golden Plains Wind Farm Incorporated Document (May 2022)

### **SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS**

VC148 31/07/2018

**1.0****Specific sites and exclusions**

GC161 08/07/2021

Address of land	Title of incorporated document
45 Pioneer Ridge Road, Meredith, (Crown Allotment 28F, Parish of Meredith, Vol.10910, Fol.681)	45 Pioneer Ridge Road, Meredith, Crown Allotment 28F, Parish of Meredith, Vol.10910, Fol.681 (May 2014) <a href="#">[To match wording in 72.04]</a>
Ryans Road, Gheringhap	Ryans Road, Gheringhap (March 1999) <a href="#">[To match wording in 72.04]</a>
The Mildura Line (Gheringhap to Yelta) shown on the project area maps in the incorporated document.	Rail Gauge Standardisation Project, Integrated Approval Requirements (Department of Infrastructure, December 2002) <a href="#">[To match wording in 72.04]</a>

**SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES**

VC37 19/01/2006

**1.0****Under Section 23 of the Subdivision Act 1988**

C83gpla 24/06/2021

Land	Easement or restriction	Requirement
None specified		

**2.0****Under Section 24A of the Subdivision Act 1988**

C83gpla 24/06/2021

Land	Person	Action
None specified		

**3.0****Under Section 36 of the Subdivision Act 1988**

C83gpla 24/06/2021

Land	Easement or right of way	Requirement
None specified		

VC170 31/01/2020

**SCHEDULE TO CLAUSE 52.05 SIGNS**

C83gpla 24/06/2021

**1.0****Exemption from notice and review**

C83gpla 24/06/2021

Land	Condition
None specified	

**SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN**

VC49 15/09/2008

**1.0 Native vegetation precinct plan**

VC49 15/09/2008

Name of plan
None specified

**SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION**

VC49 15/09/2008

**1.0 Scheduled area**

C83gpla 24/06/2021

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
None specified	

**2.0 Scheduled weed**

C83gpla 24/06/2021

Area	Description of weed
None specified	

**SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES**

VC37 19/01/2006

**1.0 Permit not required**

C83gpla 24/06/2021

Land	Type of licence
None specified	

**2.0 Permit may not be granted**

C83gpla 24/06/2021

Land	Type of licence
None specified	

**SCHEDULE TO CLAUSE 52.28 GAMING**

C83gpla 24/06/2021

**1.0 Objectives**

C83gpla 24/06/2021

None specified.

**2.0 Prohibition of a gaming machine in a shopping complex**

C83gpla 24/06/2021

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

**Table 1**

<b>Name of shopping complex and locality</b>	<b>Land description</b>
None specified	None specified

**3.0 Prohibition of a gaming machine in a strip shopping centre**

C83gpla 24/06/2021

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

**4.0 Locations for gaming machines**

C83gpla 24/06/2021

None specified.

**5.0 Venues for gaming machines**

C83gpla 24/06/2021

None specified.

**6.0 Application requirements**

C83gpla 24/06/2021

None specified.

**7.0 Decision guidelines**

C83gpla 24/06/2021

None specified.

**SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY**

VC148 31/07/2018

**1.0 Wind energy facility prohibition**

VC148 31/07/2018

<b>Land where a Wind energy facility is prohibited</b>
None specified

**SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS**

VC148 31/07/2018

**1.0 Permit requirement for dry stone walls**

VC148 31/07/2018

<b>Land</b>
All

**SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION**

VC148 31/07/2018

**1.0 Subdivision and public open space contribution**

C83gpla 24/06/2021

Type or location of subdivision	Amount of contribution for public open space
None specified	

**SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES**

GC175 18/02/2021

**1.0 Areas to which Clause 53.06 does apply**

VC210 04/05/2022

Name of area	Description
None specified	

**2.0 Areas to which Clause 53.06 does not apply**

VC210 04/05/2022

Name of area	Description
None specified	

**3.0 Other venues to which Clause 53.06 applies**

VC210 04/05/2022

Name of venue	Address	Condition or limitation
None specified		

**SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS**

VC148 31/07/2018

**1.0 Incorporated statement**

C83gpla 24/06/2021

Land	Incorporated Document
None specified	

**SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS**

VC148 31/07/2018

**1.0 Table 1 Classes of VicSmart application under zone provisions**

C83gpla 24/06/2021

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

**2.0 Table 2 Classes of VicSmart application under overlay provisions**

C83gpla 24/06/2021

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

**3.0 Table 3 Classes of VicSmart application under particular provisions**

C83gpla 24/06/2021

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

**SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS**

C83gpla 24/06/2021

**1.0 Information requirements**

C83gpla 24/06/2021

None specified.

**2.0 Decision guidelines**

C83gpla 24/06/2021

None specified.

**SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS**

VC102 28/10/2013

**1.0 Referral of permit applications under local provisions**

C83gpla 24/06/2021

Clause	Kind of application	Referral authority	Referral authority type
Schedule 14 to Clause 43.04	Development Plan	Central Highlands Water	Recommending referral authority [DPO14] [Referral and notice requirements need to be specified in 66.04 and 66.06]

**SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS**

C83gpla 24/06/2021

**1.0 Notice of permit applications under local provisions**

C83gpla 24/06/2021

Clause	Kind of application	Person or body to be notified
Schedule 1 to Clause 42.01	Any application not specifically exempted by the Schedule	Secretary to the Department of Environment, Land, Water and Planning Barwon Water

		<a href="#">[ESO1]</a> [Referral and notice requirements need to be specified in 66.04 and 66.06]
Schedule 2 to Clause 42.01	Any application to develop land	Secretary to the Department of Environment, Land, Water and Planning  Barwon Water <a href="#">[ESO2]</a> [Referral and notice requirements need to be specified in 66.04 and 66.06]
Schedule 3 to Clause 42.01	Any application to develop land	Secretary to the Department of Environment, Land, Water and Planning <a href="#">[ESO3]</a> [Referral and notice requirements need to be specified in 66.04 and 66.06]
Schedule 4 to Clause 42.01	Any application not specifically exempted by the Schedule	Secretary to the Department of Environment, Land, Water and Planning <a href="#">[ESO4]</a> [Referral and notice requirements need to be specified in 66.04 and 66.06]
Schedule 1 to Clause 42.02	Any application to develop land	Secretary to the Department of Environment, Land, Water and Planning <a href="#">[VPO1]</a> [Referral and notice requirements need to be specified in 66.04 and 66.06]
Schedule 2 to Clause 42.02	Any application to develop land	Secretary to the Department of Environment, Land, Water and Planning <a href="#">[VPO2]</a> [Referral and notice requirements need to be specified in 66.04 and 66.06]
Schedule 4 to 43.02	An application to construct a dwelling	Barwon Water <a href="#">[DDO4]</a> [Referral and notice requirements need to be specified in 66.04 and 66.06]

## **SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME**

[VC148](#) 31/07/2018

### **1.0 Responsible authority for administering and enforcing this planning scheme:**

[VC148](#) 31/07/2018

The Golden Plains Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

### **2.0 Responsible authority for administering and enforcing a provision of this planning scheme:**

[VC148](#) 31/07/2018

None specified.

### **3.0 Person or responsible authority for issuing planning certificates:**

[VC148](#) 31/07/2018

Minister for Planning.

### **4.0 Responsible authority for VicSmart and other specified applications:**

[VC199](#) 03/02/2022

The Chief Executive Officer of the Golden Plains Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.



The Chief Executive Officer of the Golden Plains Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

## **SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?**

VC148 31/07/2018

### **1.0 Area covered by this planning scheme:**

VC148 31/07/2018

The municipal district of the Shire of Golden Plains.

## **SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**

VC148 31/07/2018

### **1.0 Incorporated documents**

GC183 06/06/2022

<b>Name of document</b>	<b>Introduced by:</b>
<i>45 Pioneer Ridge Road, Meredith, Crown Allotment 28F, Parish of Meredith, Vol. 10910, Fol. 681 (May 2014)</i>	C69
<i>Batesford Structure Plan (2001)</i>	C9
<i>Bannockburn Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)</i>	C90gpla
<i>Concept Layout Dog Rocks Drawing 001D and Associated Schedule (May 1999) [to accurately reflect wording in IPO1 Schedule]</i>	NPS1
<i>Corindhap Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)</i>	C90gpla
<i>Gheringhap Service Station Advertising Signage Incorporated Document (July 2020)</i>	C89gpla
<i>Golden Plains Wind Farm Incorporated Document (May 2022)</i>	C100gpla
<i>Inverleigh Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)</i>	C90gpla
<i>Lethbridge Heritage Precinct statement of Significance (Golden Plains Shire Council, 2020)</i>	C90gpla
<i>Linton Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)</i>	C90gpla
<i>Meredith Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)</i>	C90gpla
<i>Pollocksford Bridge Statement of Significance (Ecology and Heritage Partners Pty Ltd, July 2020)</i>	GC183
<i>Rail Gauge Standardisation Project, Integrated Approval Requirements (Department of Infrastructure, December 2002)</i>	VC17
<i>Rail Upgrades at Geelong Port Project (May 2010)</i>	C54
<i>Restructure Plan No. 1 – Illabarook Environs (Golden Plains Shire Council, February 2006)</i>	C21
<i>Restructure Plan No. 2 – Taylors Road Haddon (Golden Plains Shire Council, June 2007)</i>	C31

<i>Rokewood Heritage Precinct Statement of Significance</i> (Golden Plains Shire Council, 2020)	C90gpla
<i>Ryans Road, Gheringhap</i> (March 1999)	NPS1
<i>Scarsdale Newton Heritage Precinct Statement of Significance</i> (Golden Plains Shire Council, 2019)	C90gpla
<i>Shelford Heritage Precinct Statement of Significance</i> (Golden Plains Shire Council, 2020)	C90gpla
<i>Smythesdale Heritage Precinct Statement of Significance</i> (Golden Plains Shire Council, 2020)	C90gpla
<i>Steiglitz Heritage Precinct Statement of Significance</i> (Golden Plains Shire Council, 2020)	C90gpla

## **SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?**

VC148 31/07/2018

### **1.0 Date this planning scheme began:**

VC148 31/07/2018

20 May 1999

## **SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**

VC148 31/07/2018

### **1.0 Background documents**

C94gpla 17/09/2021

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Bannockburn Town Centre Investment Strategy</i> (Connell Wagner, 2008)	C46 Clauses 02 and 11
<i>Bannockburn Growth Plan</i> (Victorian Planning Authority, May 2021)	C94gpla Clauses 02 and 11
<i>Bruce's Creek Master Plan</i> (Land Design Partnership, 2009)	C59 Clauses 02 and 11
<i>Corangamite Catchment Management Authority Floodplain Management Strategy</i> (Corangamite Catchment Management Authority, April 2002)	Clauses 02, 12, 13 and 19
<i>Corangamite Regional Catchment Strategy 2021-2027</i> (Corangamite Catchment Management Authority, 2021) <a href="#">[to reference the updated, adopted &amp; current RCS]</a>	Clauses 02, 12, 13 and 19
<i>Corangamite Waterway Strategy</i> (Corangamite Catchment Management Authority, 2014)	Clauses 02, 12, 13 and 19
<i>Gheringhap Structure Plan</i> (Parsons Brinckerhoff, December 2012)	C62 Clauses 02 and 11
<i>Golden Plains Heritage Study Stage 1</i> (Lorraine Huddle, 2004)	C55 Clauses 02 and 15
<i>Golden Plains Heritage Study Stage 2</i> (Heritage Matters, 2009)	C55 Clauses 02 and 15

<i>Golden Plains Shire Background Issues Paper: North West Area Study- For Community Consultation</i> (Research Planning Design Group, 1999)	C3 Clause 02
<i>Golden Plains Rural Land Use Strategy</i> (Parsons Brinckerhoff, 2008)	C40 Clauses 02 and 14
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2018)	Clauses 02 and 19
<i>Inverleigh Structure Plan</i> (Golden Plains Shire, 2019)	C87gpla Clauses 02 and 11
<i>Northern Settlement Strategy</i> (Golden Plains Shire, 2019) <a href="#">[Listed as a policy document but not currently listed as a Background Document]</a>	C99gpla Clauses 02 and 11
<i>Review of south east area Golden Plains Shire</i> (Parsons Brinckerhoff, 2007)	C45 Clauses 02 and 11
<i>Smythesdale Urban Design Framework</i> (Michael Smith and Associates, March 2006)	C36 Clauses 02 and 11
<i>Strategic Bushfire Risk Assessment for the Bannockburn Growth Plan Investigation Area</i> (Ecology and Heritage Partners Pty Ltd, August 2020) <a href="#">[Listed as a policy document but not currently listed as a Background Document]</a>	C94 Clause 11
<i>Teesdale Structure Plan</i> (Golden Plains Shire, October 2021) <a href="#">[Listed as a policy document but not currently listed as a Background Document]</a>	C92gpla Clause 11
<i>Golden Plains Shire Strategic Directions Plan for the North-West Area</i> (Research Planning Design Group, 2000)	C3 Clause 02

## SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

C90gpla 09/07/2020

### 1.0 Application of zones, overlays and provisions

C90gpla 09/07/2020

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

General Residential Zone to:

- sewerred residential areas.
- established and proposed residential areas.

Low Density Residential Zone:

- with minimum lot sizes to short, medium and longer term growth areas, as indicated on the Inverleigh Structure Plan.
- to residential areas in and around the major towns.

Rural Living Zone to existing rural residential areas on larger allotments.

Commercial 1 Zone to:

- commercial precincts.
- commercial areas within the Bannockburn Town Centre.
- commercial areas in larger townships.

Commercial 2 Zone in Smythesdale.

Township Zone:

- to facilitate appropriate commercial development smaller townships.
- for smaller townships where the separation of land uses is not critical to the function of the town.
- within the Bannockburn Town Centre for mixed use development.

Rural Activity Zone to designated areas in the Moorabool Valley.

Farming Zone:

- to the majority of broad acre agricultural land.
- to all agricultural land developed for plantations.
- schedule with a 100 hectare minimum subdivision size, to prevent the fragmentation of agricultural land and ensure that lots that are created are suited to broad scale agriculture.

Rural Conservation Zone to areas with biodiversity values that should be protected.

Industrial 1 Zone to existing industrial precincts.

Bushfire Management Overlay to areas identified by the Country Fire Authority and the responsible authority as subject to fire hazard.

Design and Development Overlay to:

- land within the Willow Brae Development.
- the Bannockburn Town Centre.
- low density residential development.

Development Plan Area Overlay:

- for large undeveloped areas zoned for urban development.

Environmental Significance Overlay to:

- areas of identified environmental importance.
- water catchment areas, watercourses, Enfield State Park, Mt Misery Creek, two areas at Dereel, Smythesdale, Yarrowee Creek.

Floodway Overlay and Land Subject to Inundation Overlay to:

- areas subject to inundation within Smythesdale.
- floodplains and areas subject to inundation within Inverleigh as identified in the mapping undertaken by the Corangamite Catchment Management Authority.

Floodway Overlay to areas subject to high velocity flooding.

Heritage Overlay to buildings, places and precincts of identified heritage value as listed in the Schedule to the Heritage Overlay.

Land Subject to Inundation Overlay to areas subject to inundation.

Salinity Management Overlay to areas identified as being subject to the effects of salinity.

Significant Landscape Overlay to various landscapes, avenues of honour and settings across the Golden Plains municipality that are of natural significance.

Vegetation Protection Overlay to areas of identified flora and fauna importance.

## **SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**

C90gpla 09/07/2020

### **1.0 Further strategic work**

C94gpla 17/09/2021

Prepare a local policy to protect farming land from inappropriate land uses and to guide dwellings and subdivision in the Farming Zone.

Investigate the possibility of providing sewer development within a designated area north of the railway line in Bannockburn which integrates with surrounding low density residential areas and the adjacent town centre.

Prepare a Design and Development Overlay as part of any future rezoning to rezone the area north of Heales Street and adjacent to the Brooke Street in Smythesdale from Township Zone to Commercial 1 Zone to provide for expansion of the commercial area.

Prepare a Traffic Impact Assessment Report and Overall Access Strategy for Inverleigh to determine road work contributions required to be funded by developers.

Determine the feasibility of providing a third road link from Common Road to the Hamilton Highway in Inverleigh and also for additional access for lots on the south east of the township, south of Hamilton Highway and east of the Leigh River, when substantial residential expansion is proposed.

Investigate upgrading the Teesdale Road at the twin bridges and the intersection of Peel and Common Road and the Hamilton Highway when residential rezoning is considered at the eastern end of Common Road in Inverleigh.

Prepare a development contributions plan for the provision of infrastructure within the Gheringhap precinct.

Develop design guidelines for the Gheringhap Structure Plan Area.

Apply the Development Plan Overlay in conjunction with rezoning land to the low density residential zone. The content of the overlay schedule is to address the characteristics, opportunities and constraints of the land proposed to be rezoned. A staging plan should be included as a requirement in the schedule to the overlay.

Prepare precinct structure plans in conjunction with rezoning land to facilitate urban development in the south east and south west precincts identified on the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).

Prepare a development plan in conjunction with rezoning land to facilitate urban development in the north west development plan area identified on the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).

Investigate a second east-west arterial road for Bannockburn with the dual purpose of servicing the growth area and re-routing through-freight vehicles out of the town centre.

Investigate additional crossing points over Bruce's Creek to facilitate east-west movement across Bannockburn.

Investigate modifications to High Street through the town centre to create a streetscape that is responsive to pedestrian and cycling needs and which discourages through-freight vehicle movements.

Prepare the South East Precinct Structure Plan [\[GPCP, p40\]](#) [\[to articulate adopted Council policy\]](#)

Prepare the Smythesdale Structure Plan [\[GPCP, p40\]](#) [\[to articulate adopted Council policy\]](#)

Prepare the Haddon Structure Plan [\[GPCP, p40\]](#) [\[to articulate adopted Council policy\]](#)

Implement a Development Community Contribution Policy [\[GPCP, p40\]](#) [\[to articulate adopted Council policy\]](#)

Implement further sustainable building and energy efficient design requirements [\[GPCP, p49\]](#) [\[to articulate adopted Council policy\]](#)

Prepare a Developer Contributions Policy [\[GPSARS, p46\]](#) [\[to articulate adopted Council policy\]](#)

## GOLDEN PLAINS PLANNING SCHEME REVIEW APPENDIX 3 COLLATION & PRIORITISATION OF FURTHER STRATEGIC WORK (FSW)

### INSTRUCTIONS – TABLE 1

Step 1: PSR team to complete first 3 columns.

Step 2: Council to complete last 4 columns.

Step 3: Following completion of step 2, PSR team to highlight in **red bold** all FSW projects Council has identified as not being required.

FSW Project number	FSW Project Name	FSW project source: - s74.02 - Previous PS Review - Council-adopted policy / strategy (provide name i.e., Mansfield Structure Plan) - Current PS Audit (list analysis or key stakeholder)	Has the FSW project been completed (YES / NO)?	Has the FSW project been commenced (YES / NO)?	Is the FSW project required by Council (YES / NO)?	If the FSW project is not required by Council, explain why not.
1	Prepare a local policy to protect farming land from inappropriate land uses and to guide dwellings and subdivision in the Farming Zone.	s74.02	NO	YES	YES	
<b>2</b>	<b>Investigate the possibility of providing sewer development within a designated area north of the railway line in Bannockburn which integrates with surrounding low density residential areas and the adjacent town centre.</b>	<b>s74.02</b>	<b>YES</b>	<b>NO</b>	<b>NO</b>	<b>Completed, not required to be dealt with as part of the BGP.</b>
3	Prepare a Design and Development Overlay as part of any future rezoning to rezone the area north of Heales Street and adjacent to the Brooke Street in Smythesdale from Township Zone to Commercial 1 Zone to provide for expansion of the commercial area.	s74.02	NO	NO	YES	Could be considered as part of the Smythesdale Structure Plan which is being prepared.
<b>4</b>	<b>Prepare a Traffic Impact Assessment Report and Overall Access Strategy for Inverleigh to determine road work</b>	<b>s74.02</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>Development Contributions Assessment deals with this as well as the Inverleigh SP which will require a TIA as land is developed.</b>

	contributions required to be funded by developers.					
5	Determine the feasibility of providing a third road link from Common Road to the Hamilton Highway in Inverleigh and also for additional access for lots on the south east of the township, south of Hamilton Highway and east of the Leigh River, when substantial residential expansion is proposed.	s74.02	YES	YES	NO	Project completed. The relevant precinct in the ISP will consider access requirements. New ISP deals with the traffic requirements.
6	Investigate upgrading the Teesdale Road at the twin bridges and the intersection of Peel and Common Road and the Hamilton Highway when residential rezoning is considered at the eastern end of Common Road in Inverleigh.	s74.02	NO	NO	NO	The consideration of this infrastructure will be as development occurs and these matters are flagged in the ISP.
7	Prepare a development contributions plan for the provision of infrastructure within the Gheringhap precinct.	s74.02	NO	NO	NO	Will be subject to a Sec 173 agreement and covered by the shire wide DCP.
8	Develop design guidelines for the Gheringhap Structure Plan Area.	s74.02	NO	NO	NO	DDO and possible DPO with the Gheringhap rezoning and subdivision.
9	Apply the Development Plan Overlay in conjunction with rezoning land to the low density residential zone. The content of the overlay schedule is to address the characteristics, opportunities and constraints of the land proposed to be rezoned. A staging plan should be included as a requirement in the schedule to the overlay.	s74.02	NO	YES	NO	This is being done on a case-by-case basis. This seems to have been for a specific site (Bannockburn), so not applicable over the whole shire.
10	Prepare precinct structure plans in conjunction with rezoning land to facilitate urban development in the south east and south west precincts identified on the <i>Bannockburn Growth Plan</i> (Victorian Planning Authority, May 2021).	s74.02		YES	YES	

11	Prepare a development plan in conjunction with rezoning land to facilitate urban development in the north west development plan area identified on the <i>Bannockburn Growth Plan</i> (Victorian Planning Authority, May 2021).	s74.02		YES	YES	
12	Investigate a second east-west arterial road for Bannockburn with the dual purpose of servicing the growth area and re-routing through-freight vehicles out of the town centre.	s74.02		YES	YES	
13	Investigate additional crossing points over Bruce's Creek to facilitate east-west movement across Bannockburn.	s74.02		YES	YES	
14	Investigate modifications to High Street through the town centre to create a streetscape that is responsive to pedestrian and cycling needs and which discourages through-freight vehicle movements.	s74.02		YES	YES	
15	Undertake the following assessment work within the Teesdale Future Growth Investigation Area prior to rezoning: <ul style="list-style-type: none"> <li>Land supply and demand analysis for the township and in the context of the wider municipality,</li> <li>Biodiversity including native vegetation,</li> <li>Bushfire risk,</li> <li>Flooding impact,</li> <li>Drainage infrastructure,</li> <li>Sewer servicing,</li> <li>Community and social infrastructure in the context of the broader region,</li> <li>Landfill buffer requirements.</li> </ul>	s74.02  Current PS Audit (Panels Analysis)				This work is required to be undertaken by the proponent prior to council accepting a rezoning proposal
16	Undertake future work around measures used on townships growth	Previous 12B Review (2016)	YES	NO	NO	New maps as part of C91 and also GPSS will address



	<b>boundaries to better define town edges and address interface issues.</b>					
17	Amend the Heritage Overlay maps to correct the error of VHR (HO14/H1487 Former Stieglitz Court House) being mapped in both HO14 and part of the precinct HO34 to clarify that Heritage Victoria is responsible for the issue of heritage permits under the Heritage Overlay for that heritage place	Previous 12B Review (2016)				Can be included in the next general amendment – or could it form part of the 20(4) for this review?
18	<b>Enter into an agreement with the Country Fire Authority (or rely of VC49) to reduce the referrals sent/received for subdivisions outside the BMO that create a road where a standard response is provided.</b>	Previous 12B Review (2016)				<i>Not completed, can be deleted</i>
19	<b>Monitor the impact issues with the BMO from a community perspective and investigate whether amendments to the extent of the BMO should be sought.</b>	Previous 12B Review (2016)			NO	<b>Remove Can be deleted</b>
20	<b>Consider the role and actions Council can take to assist the transition of less viable industries such as small broiler farms, to productive land uses.</b>	Previous 12B Review (2016)	NO	NO	NO	<b>Remove and refer to Eco Dev (not planning)</b>
21	<b>Consider policy guidance which could be incorporated to manage interface issues between the urban growth boundary around townships and the farming zone.</b>	Previous 12B Review (2016)			NO	<b>GPSS</b>
22	Prepare the South East Precinct Structure Plan	GP Council Plan 2021-2025, p40				
23	Prepare the Smythesdale Structure Plan	GP Council Plan 2021-2025, p40				
24	Prepare the Haddon Structure Plan	GP Council Plan 2021-2025, p40				
25	Prepare and implement a Development Community Contribution Policy	GP Sport and Active Recreation Strategy 2020-2030, p46, GP Council Plan 2021-2025, p40				

26	Implement further sustainable building and energy efficient design requirements	GP Council Plan 2021-2025, p49				
27	Introduce new 15.01-1L to give effect to strategic direction “Balancing native vegetation conservation with development pressures, land use change and protection of people from bushfire”.	Current PS Audit (MPS Analysis)				
28	Introduce new 12.01-1L to give effect to bushfire risk strategic direction to “Minimise the impact of bushfire protection measures on vegetation with high environmental value”	Current PS Audit (MPS Analysis)				
29	Introduce new Strategy at 14.01-3L to give effect to strategic direction “Directing timber plantations to land that is already cleared and is used for grazing or cropping”.	Current PS Audit (MPS Analysis)				
30	Introduce new 14.02-1L to give effect to strategic direction “Manage use and development in the Moorabool River and Stony Creek Water Supply Catchment Areas”	Current PS Audit (MPS Analysis)				
31	Housing strategic direction “Discourage subdivision that does not meet the requirements of the Domestic Wastewater Management Plan” references a Council-adopted document that is not included in 72.04 or 72.08. Introduce new 15.01-3L to give effect to this strategic direction and the relevant requirements of the Council-adopted document.	Current PS Audit (MPS Analysis)				
32	Undertake further strategic work to identify “areas that are strategically sound” to accommodate future industrial development.	Current PS Audit (MPS Analysis)				
33	Revise SUZ1, SUZ2, SUZ3 & SUZ4 table of uses to comply with MD structure.	Current PS Audit (Zone Analysis)				

34	Undertake further strategic work to either clarify when and where effluent disposal systems should trigger a planning permit under ESO3 or to remove this requirement.	Current PS Audit (Overlay Analysis)				
35	Undertake further strategic work to incorporate the key requirements / directions of documents which are referenced in SLO4, SLO5, SLO6, SLO7,SLO8, SLO9, SLO10, SLO11, SLO12, SLO13 decision guidelines but which are not currently listed as incorporated or background documents.	Current PS Audit (Overlay Analysis)				
36	Prepare and implement policy that articulates Council's particular requirements for a Farm Management Plan to justify the use and development of a dwelling on a smaller FZ lot in conjunction with a proposed agricultural use.	Current PS Audit (VCAT Analysis)				
37	Prepare and implement policy that identifies the preferred locations within the Shire for racing dog keeping and training.	Current PS Audit (VCAT Analysis)				

## INSTRUCTIONS – TABLE 1

Step 1: PSR team to list Council-retained FSW projects from Table 1 in columns 1-3 of Table 2.

Step 2: Council to undertake a FSW prioritisation exercise in accordance with the following instructions:

### Context

- Within the new structure for planning schemes, Clause 74.02 Further Strategic Work includes a local schedule.
- Smart Planning has established a limit of 500 words for this clause, and it should only include work that it is likely commence within the next four years, which is the review period for planning schemes.

- Prioritising work that needs to be done is difficult in the context of a Council's budget process and responsibilities. There are many competing priorities across Council, and funds are limited through structures such as rate capping or must be applied to particular projects based on external funding requirements or particular funding mechanisms (such as Development Contributions and Open Space levies).
- In addition, within a planning department context, staff capacity and availability of funding are limiting factors in progressing strategic planning projects.
- The following list sets out all the ways in which further strategic work is generated:
  - The strategic work is a statutory requirement
  - There is a Council resolution to undertake the work
  - The strategic work is a State government requirement
  - State or regional policy has changed and a local response required
  - Current policy is dated and no longer reflects Council thinking
  - There is a policy vacuum or confusion
  - There is an 'under the counter' policy that would be better placed in the planning scheme
  - Conditions have changed (e.g. change of ownership of land, industry moving out of the area, changes to farming practices)
  - VCAT decisions and Panel recommendations indicate the work is necessary

Redink Planning has developed a risk and resources matrix to assist with the prioritisation process of the future work Council has on its books to assist with prioritising projects.

Question	Measure	Comment
What is the risk of not doing the work?	High Medium Low	
What benefit will be gained from undertaking the work?	High Medium Low	
What are the estimated costs (EFT) associated with this work?	EFT:	
What are the estimated costs (consultancy budget, notification, community consultation etc.) associated with this work?	\$	

Question	Measure	Comment
What is the estimated time frame to complete the strategic planning work? (NOT including planning scheme amendment time)	Months	
How will the work be funded? - EFT budget: - Operational budget: - Capital budget: - Grants / funding: - Levy (etc., DCPs, Open Space levies): - Other government funding: - Proponent funding:		

Once the work has been prioritised, the following principles can be applied to determine if it should be included in the schedule to Clause 74.02.

Principles for including further strategic work in the LPPF	
1	It will aid a reader in making a decision or recommendation.
2	It responds to a relevant local planning need.
3	It demonstrates a link to achieving the objectives of planning.
4	It has been clearly scoped and identifies the issue or issues to be addressed.
5	There is a capacity to secure resources to prepare the further strategic work in a timely manner.

For example, if Council is aware its industrial strategy is inadequate and needs to be reviewed, it is appropriate to include as further work:

*‘Prepare an Industrial Strategy to assess the viability and future of existing industrial areas and identify where new industrial development should be directed.’*

This flags to a decision maker:

- the Council is aware of a policy gap, or an out of date policy, has not yet completed the strategy work necessary to amend the policy in the planning scheme, but intends to do so.
- the issue that is intended to be addressed through the further work (viability of existing industrial areas and identification of new industrial land).
- that a future amendment about the issue has strategic justification as council has recognised that the planning scheme needs to address this issue.

Using this schedule as a ‘wish list’ of further work or as a repository of all the projects the planning department has on its work program should be avoided.

Based on these principles, the further strategic planning work that has been identified in this report that should be included in the planning scheme will be determined with Council and officers as part of the next stage of the review.

Thoughts about a potential prioritisation tool

Project number	Project name	Source of project (may be multiple) e.g Mansfield Structure Plan, Planning scheme audit etc)	Risk of not doing the work considering: <ul style="list-style-type: none"> <li>Achievement of council vision.</li> <li>Achievement of planning objectives for state.</li> <li>Resource cost to Council.</li> <li>Reducing red tape.</li> </ul> 1 is high risk (higher priority). 5 is low risk (lower priority)	Reasons	Resource requirements <ul style="list-style-type: none"> <li>Significant – More than \$100K and significant officer time</li> <li>High – More than \$50K and significant officer time.</li> <li>Medium - \$10K - \$50K and moderate officer time.</li> <li>Low – Under \$10K or in house resources.</li> </ul>	Does this work need to be sequenced before or after other work. (e.g a settlement strategy needs to be prepared before a housing strategy). Specify projects.	Overall ranking