

GOLDEN PLAINS PLANNING SCHEME

AMENDMENT C98gpla

EXPLANATORY REPORT

Overview

This amendment proposes to rezone 38.36 hectares of land described (below) as 9 Mahers Road and 60 Terrier Road from the Farming Zone to the Low Density Residential Zone and apply Schedule 18 to the Development Plan Overlay and Schedule 5 to the Design and Development Overlay on the land. The amendment is also combined with planning permit application for a Staged Low Density Residential Subdivision, Native Vegetation Removal, Subdivision adjoining a Transport Zone 2 – Principal Road and Creation of Easements.

The allotment details are as follows:

- Vol. 10692 Fol. 844, Allotment 32, Section A, Parish DOROQ
- Vol. 10655 Fol. 024, Allotment 31, Section A, Parish DOROQ
- Vol. 10692 Fol. 845, Allotment 33, Section A, Parish DOROQ
- Vol. 10692 Fol. 848, Allotment 40, Section A, Parish DOROQ
- Vol. 10634 Fol. 499, Allotment 41, Section A, Parish DOROQ
- Vol. 10692 Fol. 849, Allotment 47, Section A, Parish DOROQ
- Vol. 10634 Fol. 500, Allotment 48, Section A, Parish DOROQ
- Vol. 09441 Fol. 722, Lot 1 on LP138769
- Vol. 09450 Fol. 491, CP152743

Where you may inspect this amendment

The amendment can be inspected free of charge at the Golden Plains Shire website at enquiries@gplains.vic.gov.au.

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Bannockburn Customer Hub

2 Pope Street, Bannockburn

8.30 to 5pm, Monday to Friday

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **[insert submissions due date]**.

A submission must be sent to:

Golden Plains Shire

PO Box 111

Bannockburn, Victoria 3331

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Golden Plains Shire, which is the planning authority for this amendment.

The amendment has been made at the request of the landowners of 9 Mahers Road and 60 Terrier Road, Inverleigh.

Land affected by the amendment.

The amendment applies to the following land at 9 Mahers Road and 60 Terrier Road:



Figure 1: Subject Land

The amendment applies to all land as shown in Figure 1 Subject Land (above). The land is regular rectangular shape with an overall area of approximately 38.36 hectares and is located to the west of the Inverleigh town centre. The land is made up of nine individual allotments which combined has been used for farming practices. There are two dwellings located on the land, one located in the northwest corner with access to Mahers Road and the other dwelling is located in the southeastern corner adjoining and with access to Terrier Road. Both dwellings have associated dams, sheds and

surrounding planted landscaping. There are also several farm sheds scattered on the land. Overall, the subject site is described as substantially cleared flat farming land with scattered and wind row trees and part of the eastern area of the land is subject to flooding.

As the land has been historically used for farming it is substantially devoid of significant natural environmental values except for few scattered native trees and a natural ephemeral wetland area located midway along the eastern boundary. The land is fenced with post and wire fencing.

What the amendment does

The amendment rezones 9 Mahers Road and 60 Terrier Road, Inverleigh from the Farming Zone to the Low Density Residential Zone and proposes to introduce Schedule 18 to the Development Plan Overlay and Schedule 5 to the Design and Development Plan Overlay. The amendment will facilitate the use and development of the land for low density residential growth consistent with the direction of the Inverleigh Framework Plan.

Specifically, the amendment makes the following changes:

Zoning

Amends Map 24 Zones to introduce the Low Density Residential Zone on the subject land.

Overlays

Introduces Schedule 18 to Map 24 Development Plan Overlay on the subject land and introduces Schedule 5 to Map 24 Design and Development Overlay on the subject land.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to rezone the land to facilitate low density residential growth in accordance with the growth direction of the Inverleigh Framework Plan.

The amendment also includes a Schedule 18 to the Development Plan Overlay to guide the future residential development of the land and Schedule 5 to the Design and Development Overlay to ensure that the siting and design of buildings create an attractive low density residential environment.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the Planning and Environment Act 1987 (PE Act) as follows:

- (a) *Provide for the fair, orderly, economic and sustainable use, and development of land;*

The amendment will result in a fair, orderly, economic and sustainable use, and development of land by the implementation of the Inverleigh Framework Plan which was developed to address the future residential needs of the Inverleigh community.

- (b) *Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*

The amendment is supported by environmental assessments to ensure the subdivision of the land will not result in significant environmental impacts and will retain the ephemeral grassy wetland which is recognised as an important ecological vegetation community.

- (c) *Secure a pleasant, efficient and safe working, living and recreational environment for all*

Victorians and visitors to Victoria;

The amendment supports this objective as it will facilitate a well-planned low density residential development which will result in a pleasant and safe place to live which is consistent with the preferred character of Inverleigh.

- (d) *Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

The amendment is supported by a cultural heritage due diligence assessment which advises that a mandatory cultural heritage management plan is not required.

- (e) *Protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The amendment supports the protection of the ephemeral grassy wetland located along the eastern boundary which is a significant natural asset and will also result in the development of a bridle path which is proposed to be established in the new growth areas identified in the Inverleigh Framework Plan. The amendment will also result in improvements to the existing road network which will benefit both the new and existing community. The amendment will also result in the construction of a 2.6km water main extension which will deliver a potable water supply to the west of Inverleigh.

- (f) *Facilitate development in accordance with the objectives;*

The amendment is consistent with this objective by introducing the Low Density Residential Zone and Schedule 18 to the Development Plan Overlay and Schedule 5 to the Design and Development Plan Overlay to guide the subdivision of the land consistent with state, regional and local planning policy.

- (g) *Facilitate the provision of affordable housing in Victoria;*

This objective is implemented by the addition of more housing lots in the market to meet the future housing needs of the Inverleigh community.

- (h) *To balance the present and future interests of all Victorians.*

This objective is supported by this amendment as it will facilitate low density residential development for the current and future needs of the Inverleigh community as identified in the Inverleigh Framework Plan and will be designed and developed in an integrated manner to encourage future residential subdivision in the surrounding area.

How does the Amendment address any environmental, social and economic effects?

Environmental Effects

The amendment is supported by a Flood Impact Assessment by Water Technology which demonstrates that the land can be developed outside of the flooding areas. The Flood Impact Assessment also informs the drainage requirements of the land when developed which is addressed by the Site Stormwater Management Plan by Water Technology to manage the flow rate and water quality to ensure no offsite impacts.

The amendment is also supported by a Flora and Fauna Assessment by Cardno. The assessment found that the land contains almost entirely exotic or introduced native tree and grass species. However, the land does contain a small number of scattered native trees, small patches of native grass and an ephemeral grassy wetland which is proposed to be protected. The assessment provides off-set calculations for those native trees proposed to be removed to ensure no net native vegetation loss. The Department of Energy, Environment and Climate Action (DEECA) has considered the application under Section 56 of the Planning and Environment Act and has granted conditional consent.

A Land Capability Assessment Report by Provincial Geotechnical Pty Ltd has been developed to investigate the capacity of the land to manage on-site sewerage. The report has concluded that wastewater can be managed on each lot including lots adjacent to waterways where specific secondary septic systems that allows for reduced setbacks may be accommodated.

An Environmental Assessment of the land was also conducted by Environmental Site Assessments Consulting to determine the presence of contaminants and has deemed the land suitable for residential development.

Social Effects

Lot supply analysis

The amendment can be justified in terms of satisfying the lot supply needs and growth direction of Inverleigh. The amendment will result in the development of low-density housing lots located within the Inverleigh town boundary consistent with the growth directions of the Inverleigh Structure Plan and to meet the future housing needs of the Inverleigh community.

The proposed direction of growth and lot supply is consistent with the C87gpla Panels consideration of the Inverleigh Structure Plan which concluded that the proposed lot supply and locations of proposed growth areas are appropriate and strategically justified. Also, after consideration of expert evidence regarding population growth scenarios the C87gpla Panel adopted a moderate growth scenario for Inverleigh and supported a flexible land supply staging approach given environmental constraints and existing land fragmentation within Inverleigh.

In addition, the recently completed Housing Needs Assessment for Golden Plains Shire, 2022 found that there is an average lot production of 8 Low Density Residential Zoned lots per annum in Inverleigh and approximately 13 new dwellings per annum (pre-Covid). The table below shows residential lots and houses developed over the 2021-2013 period and January to February 2024 have substantially increased (post-Covid). It also shows strong projected growth over 2024 based on recent building and occupancy permits issued.

Year	New lots created	Percentage increase	Building Permits issued	Occupancy permits issued	Percentage increase of building permits issued
2021	22	Covid year	7	3	Covid year
2022	42	191%	22	9	314%
2023	96	229%	25	22	114%
2024 (Jan-Feb)			8	6	192%
2024 (projected*)			48*	36*	192%

This application proposes to create 56 new Low Density Residential lots which is less than the 96 lots that were created in 2023 as indicated above. There are currently no other rezoning applications for low density residential zoned land in Inverleigh and as such there are no additional greenfield lots in

the pipeline.

Indications from the early 2024 building approvals are that the rate of housing demand in Inverleigh is increasing to approximately 30 new houses per year, which would reduce the total lot supply to 9 years. The 30-dwelling growth rate per annum is also adopted by Ethos Urban in their Inverleigh Residential Supply and Demand report 17 May 2021 which forms part of the supporting reports of this amendment. Given the time taken to rezone land through the planning system, it is expected that additional supply will not be available for at least 3-5 years resulting in a rapid reduction of Low Density Residential Zone lots in Inverleigh.

Bridle Track

The subdivision includes provision of a bridle track which encourages horse riding proposed to extend in other parts of Inverleigh as it develops as recommended in the Inverleigh Framework Plan and thus will contribute to the establishment of this important community asset.

Economic Effects

The amendment will result in the continued growth of Inverleigh which will have significant economic benefits in the form of commercial growth to support the increase in residential population. The amendment will also result in development contributions to be paid by the developer for transport and community infrastructure which will also have positive economic effects for the growth of Inverleigh.

Does the amendment address relevant bushfire risk?

The amendment meets the bushfire policy in Clause 13.02 of the planning scheme as the land is not within a Bushfire Management Overlay and the amendment is supported by Bushfire Risk Assessment by South Coast Bushfire Consultants.

The Assessment by South Coast Bushfire Consultants concludes that the development of the land can mitigate the surrounding bushfire hazards and provide adequate separation from the surrounding hazards, meeting the life safety objectives detailed in Clause 13.02 with appropriate subdivision design.

Schedule 18 to the Development Plan Overlay also includes a requirement for a Bushfire Management Plan as part of the requirements for a Development Plan to ensure that the proposed subdivision design meets fire mitigation requirements.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987 and meets the requirements of relevant Ministerial Directions as follows:

Direction No. 1: Potentially Contaminated Land

The amendment complies with Ministerial Direction 1 (potentially contaminated land) as an Environmental Assessment conducted by ESA Consulting has concluded that the land is suitable for residential development.

Direction No. 11: Strategic Assessment of Amendments

The amendment complies with Ministerial Direction 11 Strategic Assessment of Amendments under section 12 of the Planning and Environment Act 1987. The amendment provides a comprehensive evaluation of the relevant strategic considerations of Ministerial 11 as addressed in this Explanatory Report and the reports and assessments also provided as part of the amendment application.

The amendment is required to facilitate the low density residential development in accordance with the Inverleigh Framework Plan which will meet the future housing needs of the Inverleigh Community. The rezoning of the land to the Low Density Residential Zone and introduction of Schedule 18 to the Development Plan Overlay and Schedule 5 to the Design and Development Overlay are the most appropriate planning tools to deliver residential development consistent with the strategic growth direction of Inverleigh in the Golden Plains planning scheme.

The amendment and subdivision application have been drafted to meet the requirements of Schedule 18 to the Development Plan Overlay and is combined with a Planning permit application for a Staged Low Density Residential Subdivision, Native Vegetation Removal, Subdivision adjoining a Transport Zone 2 – Principal Road and Creation of Easement.

The amendment implements the objectives of planning in Victoria and adequately addresses environmental, social and economic effects.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the intent of the Planning Policy Framework (PPF) and supports its implementation by:

Clause 11 - Settlement

The amendment supports this policy as it will facilitate future low density residential growth in Inverleigh in accordance with the strategic planning direction for this town.

Clause 11.03 -6L-03 – Inverleigh

The amendment supports this policy as the subject site is located within the Inverleigh Framework Plan and settlement boundary where moderate residential growth is supported.

Clause 12.01-2S - Native vegetation management

The amendment implements this policy by retaining the grassy ephemeral wetland some existing native vegetation and where clearing is required, through the implementation of off-set planting to ensure no net loss of biodiversity. The amendment is supported by DEECA.

Clause 12.03-1L Waterways and wetlands

The amendment supports this policy as the subdivision will retain the grassy ephemeral wetland and will not detrimentally impede the natural drainage behaviour of this land and surrounds.

Clause 13.02-1S - Bushfire planning

The amendment supports this policy as a bush fire impact assessment concludes that with mitigation measures the development of the land can proceed.

Clause 15 - Built Environment and Heritage

The amendment supports this policy as the subdivision design will enable the creation of a safe and functional low density residential area which retains some existing landscape features.

Clause 16.01-2L - Housing supply in the Golden Plains Shire

The amendment supports this policy as it will in the future create a low density residential subdivision within close proximity to the amenities of Inverleigh and will contribute to meet the

varying housing needs of the Golden Plains Shire community. The amendment is consistent with recommendations of the Inverleigh Framework Plan.

Clause 19.03-3S – Integrated water management

The amendment supports this policy as the site stormwater management plan accompanying this application demonstrates that the subdivision will meet contemporary discharge and water quality targets.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the relevant strategic directions of the Municipal Planning Strategy as follows:

Clause 02.02 - Vision

The amendment supports this policy as it will result in a sustainable low density residential development located within the town boundary of Inverleigh.

Clause 02.03-1 - Settlement

The amendment supports this policy as it will result in the growth of Inverleigh outside areas effected by flooding.

Clause 02.03-2 – Environmental and landscape values

The amendment supports this policy as it seeks to protect an important natural ephemeral wetland and will not detrimentally impact the surrounding flood plain and is supported by DEECA.

Clause 02.03-3 - Environmental risks and amenity

The amendment supports this policy as it is supported by a Bushfire Risk Assessment which concludes that with appropriate design that the subdivision of the land can mitigate bushfire hazards.

Clause 02.03-6 - Housing

The amendment supports this policy as the subdivision of this land will deliver low density residential lots to meet the varying housing needs of the Inverleigh Community.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment does make proper use of the Victorian Planning Provisions by supporting low density residential growth in accordance with the strategic growth direction of Inverleigh in the planning scheme.

Further the proposed rezoning of the land to the Low-Density Residential Zone will allow a complimentary integration with nearby land that is also proposed to be rezoned to the Low Density Residential Zone in the future.

Also, the introduction of Schedule 18 to the Development Plan Overlay and Schedule 5 to the Design and Development Overlay is appropriate as it will guide the future subdivision of the land.

How does the amendment address the views of any relevant agency?

Council provided the following agencies with a copy of the application during its assessment. The consultation with agencies and internal Council departments have shaped the proposal proposed for exhibition and resulted in a number of conditions being included in the proposed planning permit.

Agency/ Authority	Further information Requested	Comments. Conditions provided
CCMA	Yes	Yes
SES Geelong	No	No response
Barwon Water	No	Yes
Crown Lands	No	No response
Vic Track	No	No response
NBN	No	No response
Powercor	No	Yes
Surf Coast Shire	Yes	No
Department of Transport	Yes	Yes
Wadawurrung	No	Comments provided
DHHS	No	No response
GCWWRRG	No	No response
Parks Victoria	No	No response
EPA	Yes	Comments provided
CFA	Yes	No response
DEECA	Yes	Comments provided

Views of agencies will also be sought during the formal exhibition period.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not have a significant impact on the surrounding transport network as determined in the Traffic Impact Assessment by ESR Transport. The assessment identifies that the traffic generated by the proposed subdivision of the land can be accommodated by the surrounding road network.

Schedule 18 to the Development Plan Overlay also requires a Road Network and Traffic Management Plan as part of the Development Plan response.

The subdivision of the land is also subject to the payment of Development Contributions to finance the future development of the intersections to the Hamilton Highway and to provide broader improvements in Inverleigh.

Resource and administrative costs

The proposed amendment, development plan and subdivision permit are not expected to significantly impact the Shire’s Planning and Administration resources.

ATTACHMENT X - Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed changes		
				Zone	Overlay	Deletion
Inverleigh	Land bounded by Mahers Road and Terrier Road	Maps 24 and 24 Zones. Maps 24 and 24 Development Plan Overlay Maps 24 and 24 Design Development Overlay	9 Mahers Road and 60 Terrier Road Inverleigh	Rezone from Farming Zone to Low Density Residential Zone	DPO18 DDO5	

Planning and Environment Act 1987

GOLDEN PLAINS PLANNING SCHEME

AMENDMENT C98gpla

INSTRUCTION SHEET

The planning authority for this amendment is the Golden Plains Shire.

The Golden Plains Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of three (3) attached maps.

Zoning Maps

1. Amend Planning Scheme Map Nos. 24 in the manner shown on the 1 attached map marked "Golden Plains Planning Scheme, Amendment C98gpla".

Overlay Maps

2. Amend Planning Scheme Map Nos.24DDO and DPO in the manner shown on the 2 attached maps marked "Golden Plains Planning Scheme, Amendment C98gpla".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Overlays** – Clause 43.04, insert a new Schedule 18 in the form of the attached document.

30/03/2024 **SCHEDULE 18 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO18**

INVERLEIGH SOUTH WEST

1.0 Objectives

30/03/2024

To facilitate the subdivision and development of the site, for a staged low density subdivision that provides a positive response to the established character of Inverleigh.
To ensure the subdivision responds to the environmental and physical features of the site including the management of stormwater discharge, on-site wastewater, flood water and native vegetation.

2.0 Requirement before a permit is granted

30/03/2024

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a development plan and future use and development of the land in an integrated manner.

3.0 Conditions and requirements for permits

30/03/2024

None specified

4.0 Requirements for development plan

30/03/2024

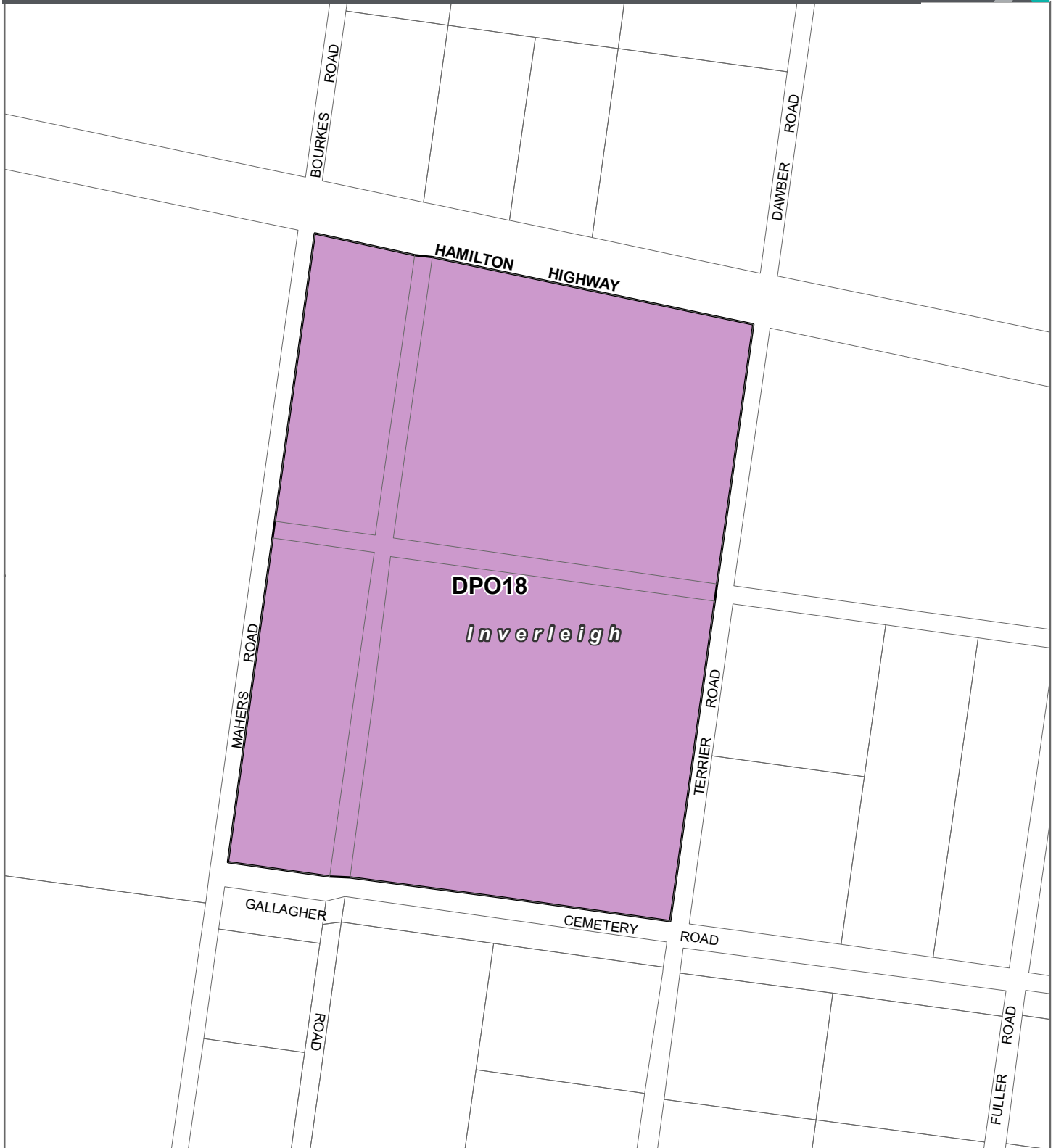
A development plan must include the following requirements:

- Planning Report
 - A planning report that includes:
 - A site analysis plan including natural features, slope, orientation, views, drainage lines, existing native and exotic vegetation, and any other significant features.
 - A context analysis identifying the surrounding area, existing or proposed uses on adjoining land and other neighbourhood features.
- Bushfire Response
 - A Bushfire Risk Assessment that includes
 - Identification of areas of bushfire hazard within 150 metres of the site, including classifiable vegetation and the slope, under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).
 - Identification of vegetation management requirements for areas of defensible space.
 - Identification of an area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 construction standard in accordance with AS3959-2018.
 - A response to Clause 13.02 Bushfire.



- Recommended bushfire mitigation setbacks.
- Flood Impact Assessment Report
 - A Flood Impact Assessment Report prepared by a suitably qualified person that demonstrates that the site can be developed based on the following analysis:
 - An assessment of the risk of surface water flooding associated with the 1%AEP event under existing and developed conditions.
 - Hydraulic modelling to determine the associated flood levels, depths and velocities for both existing and developed conditions as well as change of levels under a development scenario.
 - Storage loss calculation to determine the approximate loss of floodplain storage due to filled areas for the preferred development scenario using LiDAR.
 - Egress safety assessment to determine the egress safety for each scenario based on flood Hazard mapping.
- Storm Water Management Plan
 - A Storm Water Management Plan prepared by a suitably qualified person that addresses the following includes:
 - An integrated approach to stormwater and drainage management.
 - Management of overland flow paths through the development.
 - Treatment of stormwater to Best Practice Environmental Management (BPEM) guidelines.
 - Management of the additional flow (rate and volume) as a result of the development of the land.
 - Protection of the EPBC listed grassy wetland on site from changed flow conditions.
 - Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of the drainage reserve and WSUD elements to meet (BPEM).
 - A stormwater management system that ensures peak discharge rates of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area, upstream or downstream.
- Road Network and Traffic Management Plan
 - A Transport Impact Assessment Report prepared by a suitably qualified person that includes:
 - An assessment of the existing road network and traffic data.
 - Estimates of internal and external traffic volumes and movement network impacts for the entire area to which this schedule applies.
 - An internal road network with a high level of access for all vehicular and non-vehicular traffic.
 - Provision for full and clear access for emergency services vehicles.
 - Any recommended road infrastructure upgrades including 25 metre road reserves with 7 metre wide road pavements where possible.

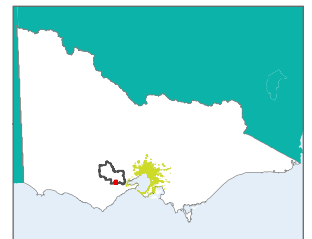
- Road pavements under 7 metres to provide sufficient space in the 25 metre road reserve for the bridle path network and landscaping.
 - Demonstrate that the proposed road network will provide safe and integrated road access including at the existing level crossing along Cemetery Road.
-
- An arboriculture assessment that includes:
 - An assessment of all existing trees which provides a description of their condition, health, retention value, and integrity. The assessment must include recommendations for the long term preservation of trees assessed as high retention value including tree modification measures to ensure that trees do not pose a risk to life or property in a post development scenario.
 - A subdivision design that identifies lot sizes at a minimum of 4000m² in area.
 - The location of all proposed land uses including, but not restricted to, housing lots, roads, drainage reserves, bushfire management buffers, footpaths, landscaping and other non-residential uses.
 - A subdivision design that ensures the retention of the Grassy Ephemeral Wetlands.
 - The general sequence by which the development of the land is to proceed, including the staging of the drainage and road infrastructure required linked to a staging plan.
 - A layout that ensures connected and integrated walkable streets throughout the site and the establishment of a bridle path through the subdivision.
 - A public open space contribution for passive open space equal to at least 5% of the net developable area. Encumbered land will not be credited as Public Open Space including land required for the future retarding basins.
 - The predominant use of indigenous plant species throughout the subdivision.
 - Street trees which have been selected in accordance with the Golden Plains Shire Approved Street Tree Guide 2020.
 - A 30% canopy tree target projected at 20-year maturity across public streets.

GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION AMENDMENT C98gpla



LEGEND

-  DPO18 - Development Plan Overlay - Schedule 18
-  Local Government Area



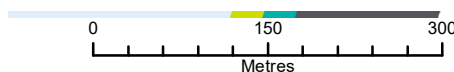
Part of Planning Scheme Map 24DPO

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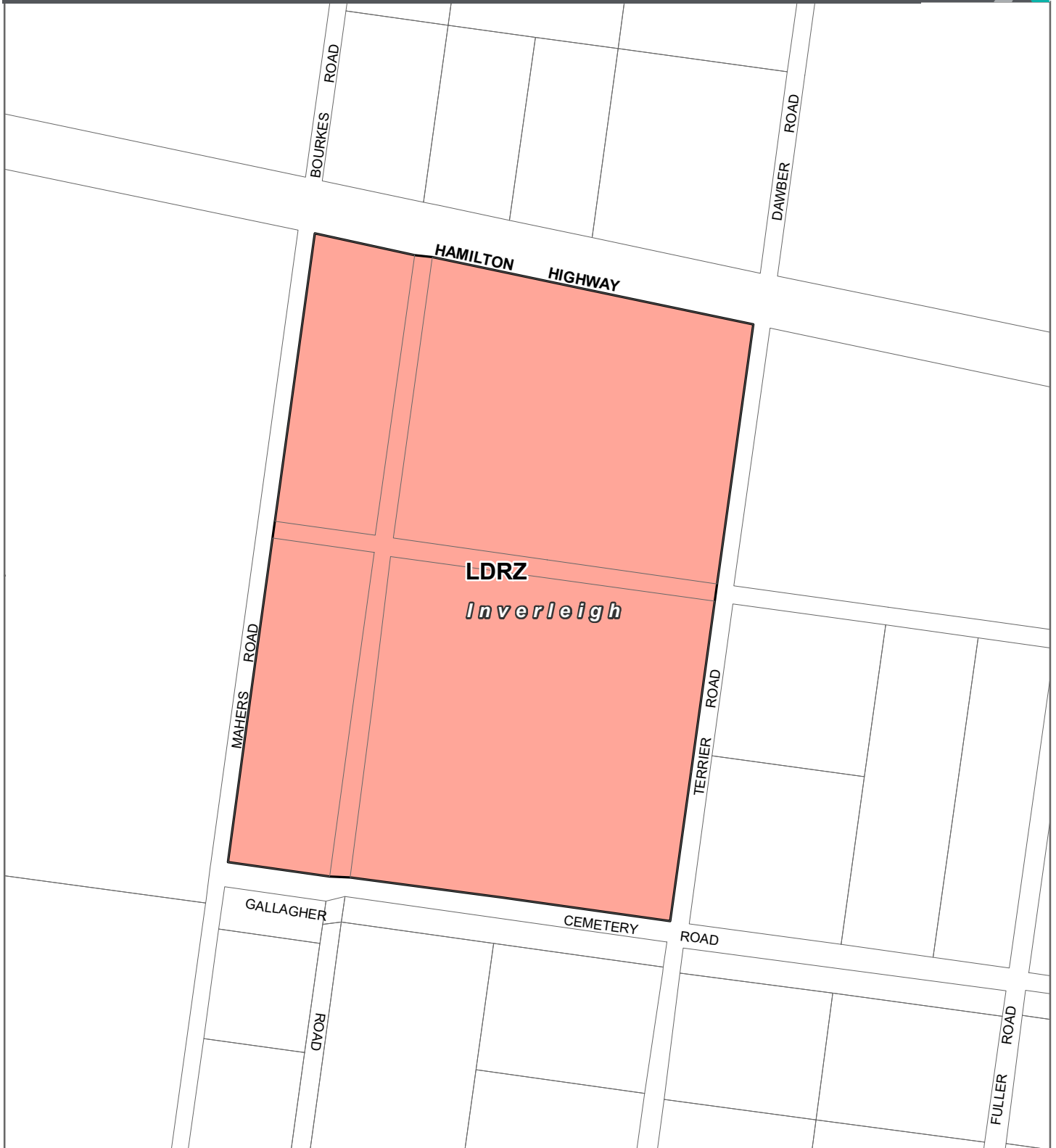
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Amendment Version: 1



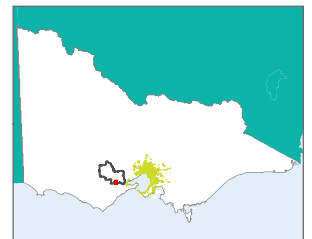
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GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION AMENDMENT C98gpla



LEGEND

- LDRZ - Low Density Residential Zone
- Local Government Area



Part of Planning Scheme Map 24

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Department
of Transport
and Planning

Strategic Assessment Guidelines checklist

This checklist provides a quick snapshot of the abovementioned information. It may be helpful to use while preparing an amendment assessment.

Strategic consideration	Yes	No	N/A	Comment	
Why is an amendment required?	<ul style="list-style-type: none"> What does the amendment intend to do and what is its desired outcome? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rezone land from FZ to LDRZ to provide for a multi-lot subdivisions
	<ul style="list-style-type: none"> How does it intend to do it? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amends Zone Map No. 24 and Overlay Map No.24
	<ul style="list-style-type: none"> Is it supported by or is it a result of any strategic study or report? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inserts a new Schedule to Clause 43.04 in Overlays
	<ul style="list-style-type: none"> Will the planning policy, provision or control result in the desired planning outcome? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Will the amendment have a net community benefit? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amendment will provide a positive catalyst for potential growth of Inverleigh in a westerly direction, including unlocking opportunities for service infrastructure into this area which will promote infill development west of the township towards this site at the western settlement boundary.
	<ul style="list-style-type: none"> Will the community benefit outweigh the cost of the new control? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Does the amendment repeat provisions already in the planning scheme? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Is the planning scheme the most appropriate means of controlling the issue or can other existing regulatory or process mechanisms deal with the issue? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Is the matter already dealt with under other regulations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Does the amendment implement the objectives of planning and address any	<ul style="list-style-type: none"> Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the Planning and Environment Act 1987.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Does the amendment adequately address any environmental effects? 		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Strategic consideration		Yes	No	N/A	Comment
environmental, social and economic effects?	<ul style="list-style-type: none"> Does the amendment adequately address any social effects? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Does the amendment adequately address any economic effects? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the amendment address relevant bushfire risk?	<ul style="list-style-type: none"> Does the amendment meet the objective and give effect to the strategies to address the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in the Planning Policy Framework (Clause 13.02 of the planning scheme)? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Has the view of the relevant fire authority been sought in formulating the amendment? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the objectives and strategies that apply to bushfire risk? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<ul style="list-style-type: none"> Is local policy for bushfire risk management required to support the amendment? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the amendment comply with all the relevant Minister's Directions?	<ul style="list-style-type: none"> Does the amendment comply with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ministerial Direction 11
	<ul style="list-style-type: none"> Do any other Minister's Directions apply to the amendment? If so, have they been complied with? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Is the amendment accompanied by all of the information required by a Minister's Direction? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the amendment support or implement the PPF?	<ul style="list-style-type: none"> Does the amendment support or give effect to the PPF? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CI 11 Settlement v CI 12 Environment and Landscape Values and CI 14 Natural Resource Management are balanced by the strategic justification provided in Clause 11.03-6L-03 Inverleigh Framework Plan and native vegetation offsets
	<ul style="list-style-type: none"> Are there any competing PPF objectives and how are they balanced? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Does the amendment support or give effect to any relevant adopted state policy? <p>If the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02 and the amendment seeks to introduce or amend a local planning policy in the PPF:</p> <ul style="list-style-type: none"> Does the new or amended local planning policy: 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Strategic consideration	Yes	No	N/A	Comment
<ul style="list-style-type: none"> - respond to a demonstrated need? - implement a strategic direction in the MPS? - relate to a specific discretion or group of discretions in the planning scheme? - assist the responsible authority to make a decision? - assist any other person to understand whether a proposal is likely to be supported? - respond to a demonstrated need? • Does the amendment affect any existing local planning policy or tool? • Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Implements local policy 11.03-6L-03 Inverleigh</p>
<p>Does the amendment support or implement the LPPF? *This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20.</p> <ul style="list-style-type: none"> • Does the amendment implement or support the MSS? • Does the amendment seek to change the objectives or strategies of the MSS? If so, what is the change? • What effect will any change to the MSS have on the rest of the MSS: <ul style="list-style-type: none"> - Is the amendment consistent/inconsistent with strategic directions elsewhere in the MSS? - Has the cumulative effect of this amendment on the strategic directions in the MSS been considered? • Does the new or amended local planning policy: <ul style="list-style-type: none"> - respond to a demonstrated need? - implement an objective or strategy in the MSS? - relate to a specific discretion or group of discretions in the planning scheme? - assist the responsible authority to make a decision? - assist any other person to understand whether a proposal is likely to be supported? 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Strategic consideration		Yes	No	N/A	Comment
	<ul style="list-style-type: none"> Does the amendment affect any existing local planning policy or tool? Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<ul style="list-style-type: none"> Does the amendment affect any existing local planning policy or tool? Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Does the amendment support or implement the MPS?</p> <p><i>*This strategic consideration only applies if the planning scheme includes an MPS at Clause 02.</i></p>	<ul style="list-style-type: none"> How does the amendment seek to implement or support the MPS? Does the amendment seek to change the strategic directions of the MPS? If so, what is the change? What effect will any change to the MPS have on the rest of the MPS? Is the amendment consistent/inconsistent with strategic directions elsewhere in the MPS? What is the cumulative effect of this amendment on the other directions in the MPS? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Amendment supports residential development in an identified growth area.
<p>Does the amendment make proper use of the VPP?</p>	<ul style="list-style-type: none"> Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the planning scheme? Does the amendment affect, conflict with or duplicate another existing provision in the planning scheme that deals with the same land, use or development? If so, have the provisions been reconciled? Does the control capture matters that do not specifically relate to the purpose or objectives of the control or matters that should not be dealt with under planning? Does the amendment make any existing provision in the planning scheme redundant? Is the amendment consistent with any relevant planning practice note? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PPN30: Considered and views of EPA sought. PPN 37: Response provided. PPN46: Considered and checklist provided.
<p>How does the amendment address the views of any relevant agency?</p>	<ul style="list-style-type: none"> Have the views of any relevant agency been addressed? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comments and conditions have been sought from relevant agencies and included in draft permit conditions where provided.

Strategic consideration		Yes	No	N/A	Comment
<p>Does the amendment address the requirements of the <i>Transport Integration Act 2010</i> (TIA)?</p>	<ul style="list-style-type: none"> • Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the TIA? • If so, explain how the amendment addresses the transport system objectives and decision making principles set out in Part 2, Divisions 2 and 3 of the TIA. • Are there any applicable statements of policy principles prepared under section 22 of the TIA? • If so, assess how the amendment addresses any specified policy principles that apply to the proposal. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?</p>	<ul style="list-style-type: none"> • Has the council considered the cost implications in implementing and administrating the new planning provisions? - including: <ul style="list-style-type: none"> - estimated increase in number of planning permit applications - planning staff resources - other miscellaneous costs including legal or other professional advice, for example, heritage advisers - capacity to consider the new application within the prescribed time? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	