

Golden Plains Planning Scheme

Amendment C105gpla

Explanatory Report

Overview

This amendment proposes to rezone 16.9 hectares of land described (below) as 5-30 Ormond Street from the Farming Zone to the General Residential 1 Zone and apply Schedule 19 to the Development Plan Overlay on the land.

- 5 Ormond Street, Bannockburn Vol. 09523 Fol. 914, Allotment 12 Section 22B
- 20 Ormond Street, Bannockburn Vol. 09381 Fol. 088, Allotment 11 Section 22B
- 25 Ormond Street, Bannockburn Vol. 09338 Fol. 821, Allotment 10 Section 22B
- 30 Ormond Street, Bannockburn Vol. 09358 Fol. 645, Lot 1 on TP174543

Where you may inspect this amendment

The amendment can be inspected free of charge at the Golden Plains Shire website at <https://www.goldenplains.vic.gov.au/resident/planning/strategic-planning-projects>

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

Include for exhibited amendments and remove at adoption.

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 Council is the planning authority for this amendment.

The amendment has been made at the request of the landowners of 5 to 30 Ormond Street, Bannockburn.

Land affected by the amendment

The amendment applies to

- 5 Ormond Street, Bannockburn Vol. 09523 Fol. 914, Allotment 12 Section 22B
- 20 Ormond Street, Bannockburn Vol. 09381 Fol. 088, Allotment 11 Section 22B
- 25 Ormond Street, Bannockburn Vol. 09338 Fol. 821, Allotment 10 Section 22B
- 30 Ormond Street, Bannockburn Vol. 09358 Fol. 645, Lot 1 on TP174543

The amendment applies to all land as shown in Figure 1. The land is irregular in shape with an overall area of approximately 16.93 hectares. The land is made up of four individual allotments which essentially resemble developed rural residential lots with a mix of dwelling types and outbuildings contained on each lot. Each lot has its own individual access to either Ormond Street or Harvey Road.

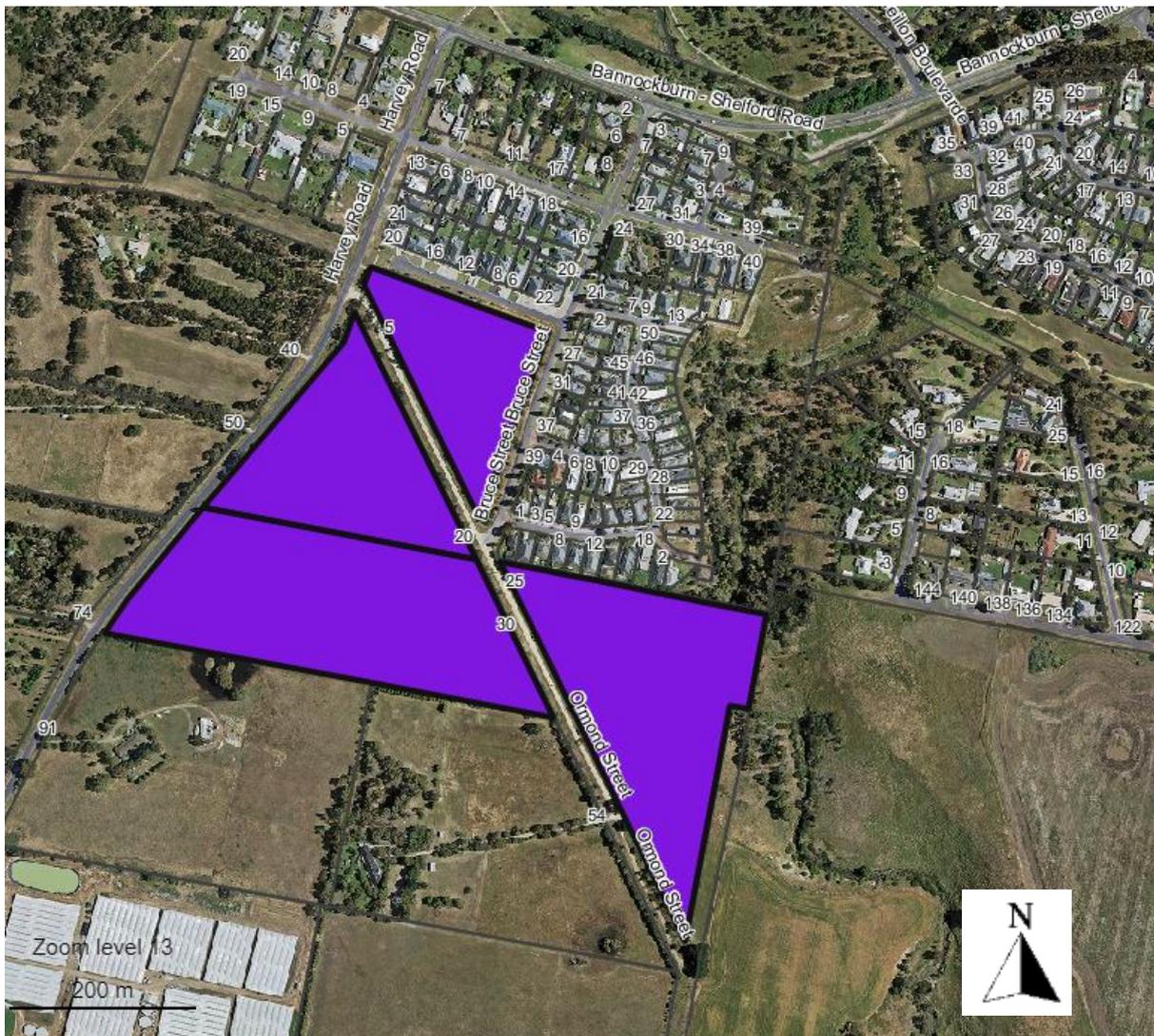


Figure 1: Subject Land

Overall, the subject site is described as substantially cleared flat land with mostly planted vegetation along lot boundaries and surrounding the existing dwellings on each allotment, and grape vines on 5 Ormond Street. The vegetation cover is sparse, and the land is degraded in appearance.

The site is mostly devoid of significant environmental values except for Bruce Creek, which is a steeply incised waterway located along the eastern boundary of the subject site and bisects the north-eastern boundary of 25 Ormond Street Bannockburn. There are also a small number of patches of native vegetation on site however overall, the land is considered substantially degraded. The lots are fenced with post and wire fencing.

Schedule 2 of the Environmental Significance Overlay applies to the entirety of 25 Ormond Street Bannockburn which is for watercourse protection. Part of this property is also covered by the Land Subject to Inundation Overlay.

A mapping reference table is attached at **Attachment 1** to this Explanatory Report.

What the amendment does

The amendment rezones 5-30 Ormond Street from the Farming Zone to the General Residential 1 Zone and proposes to introduce Schedule 19 to the Development Plan Overlay (DPO19). The amendment will facilitate the use and development of the land for residential growth consistent with the Bannockburn Framework Plan.

Specifically, the amendment makes the following changes:

Zoning maps

- Amends Planning Scheme Map 28 to rezone land at 5, 20, 25 & 30 Ormond Street, Bannockburn from Farming Zone (FZ) to General Residential 1 Zone (GRZ1).
- Amends Planning Scheme Map 29 to rezone land at 5, 20, 25 & 30 Ormond Street, Bannockburn from Farming Zone (FZ) to General Residential 1 Zone (GRZ1).

Overlays

- Amends Planning Scheme Map 28DPO to apply the Development Plan Overlay to 5, 20, 25 & 30 Ormond Street, Bannockburn (DPO19).
- Amends Planning Scheme Map 29DPO to apply the Development Plan Overlay to 5, 20, 25 & 30 Ormond Street, Bannockburn (DPO19).

Planning scheme ordinance

- Inserts a new Schedule 19 to Clause 43.04 (Development Plan Overlay).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to rezone the land to facilitate residential use and development in accordance with the urban growth direction of the Bannockburn Framework Plan. The amendment aligns with the urban design, open space and Bruce's Creek strategies of ensuring bushfire risk is managed, open space is provided along the creek and that walking and cycling links are provided to open space and the creek.

The amendment also introduces DPO19, which will guide the future residential development of the land.

The amendment will allow the subject land to integrate fully with the adjoining established urban area to the north providing a consistent and coordinated land use planning outcome.

Bannockburn is the largest town in the Golden Plains Shire and identified as a District Town in the G21 Regional Growth Plan 2013 where increased residential growth is supported as key direction. The G21 Regional Growth Plan

Implementation Plan 2013 also recognises the need to rezone additional land for residential development in the short term.

Bannockburn is relied upon by the Golden Plains Shire to deliver the majority of the growth requirements of the Shire and by the smaller neighbouring towns to provide services and amenities including schools, retail and community infrastructure and facilities. Bannockburn is the only town in the south of the Shire with reticulated sewer, making it the only town in the area suitable for a diversity of urban densities and the provision of social and affordable housing.

The G21 Regional Growth Plan identified the need to develop a land supply monitoring process to inform growth and land release strategies. The Residential Land Supply Monitoring Project for Golden Plains Shire by Spatial Economics 2015 had the following findings regarding land supply in Bannockburn: 'It is considered that there is an immediate need for additional zoned broad hectare residential land supply stocks within Bannockburn as there are only 4 years of zoned supply. There is ample land identified for future residential development purposes within Bannockburn.'

Since this report, Planning Scheme Amendments C059, C072, and C103gpla have rezoned land to residential in Bannockburn. These developments have only provided an additional 183 lots. The rate of growth in Bannockburn in that time has been an average of 41.5 lots per year, which translates to only 4.4 year's supply. The rezoning of the Ormond Street Development is expected to add approximately 170 additional lots, which will provide an extra 4 year's supply to assist with the undersupply until the Bannockburn South East and North West Precincts are finalised.

In 2021 Planning Scheme Amendment C94gpla introduced the Bannockburn Growth Plan into the Golden Plains Planning Scheme. The Growth Plan identifies the areas of Bannockburn to be developed in order to meet the region's housing demands consistent with the G21 Regional Growth Plans recommendations. The Bannockburn Growth Plan 2021 guides the sustainable growth of Bannockburn to the year 2050. The subject land forms part of the area proposed to be rezoned to provide residential development. Prior to the development of the Bannockburn Growth Plan 2021 the land was recognised as residential in the Bannockburn Urban Design Framework, and therefore its identification as a location for residential development has been longstanding.

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 providing contiguous residential development consistent with the Bannockburn Framework Plan which was developed to address the future residential needs of the Bannockburn 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.

(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 residential development which will result in a pleasant and safe place to live with a walking path along Bruce Creek.

(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 management plan which seeks to protect and preserve areas of significant cultural values.

(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 Bruce Creek which is a significant community and environmental asset.

(f) Facilitate development in accordance with the objectives;

The amendment is consistent with this objective by introducing the General Residential 1 Zone and DPO19 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 in the proposed DPO19 to ensure that the future subdivision is designed to facilitate affordable housing options.

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

This objective is supported by this amendment as it will facilitate residential development for the current and future needs of the Bannockburn community 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 environmental assessments to thoroughly consider the environmental effects of this amendment including a Site Stormwater Management Plan that demonstrates that the land can be drained, and stormwater quality can be managed to meet contemporary stormwater targets. An Environmental Assessment has been conducted by ESA Consulting who has concluded that the land has a low likelihood of contamination and is suitable for conventional residential development.

The amendment is also supported by a Native Vegetation Assessment Report by Mark Trengove Ecological Services which indicates that the land is severely degraded and contains a small area of native vegetation. The removal of this vegetation will not have any significant environmental implications and can be offset to ensure no net loss of native vegetation. DPO19 will require a flora and fauna assessment as part of the Development Plan to confirm there is no impacts to threatened species. The Streetscape design will also have regard to the Regional Sustainable Subdivision Framework and considering street tree planting and canopy cover.

Social Effects

The amendment will provide social benefits through the establishment of residential development located in an attractive semi-rural landscape adjoining Bruce Creek within close distance to all the amenities of Bannockburn. The amendment will result in the integration of residential land with developed land located to the north and improvements to the Bruce Creek surrounds. The amendment will also assist in meeting the growing housing needs of the Bannockburn Community and the provision of social and affordable housing a short distance to the Bannockburn Central Business District which provides retail as well as community services.

Economic Effects

The amendment will result in the continued growth of Bannockburn and increase the residential population which will have significant economic benefits for local commercial, industrial and retail business. The amendment will also result in development contributions to improve transport and community infrastructure, having a positive economic effect for the growth of Bannockburn, and will not result in an additional financial burden for Council.

Does the amendment address relevant bushfire risk?

The amendment meets the bushfire policy in Clause 13.02 of the planning scheme because 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 bushfire hazards and provide adequate separation from the surrounding hazards, meeting the life safety objectives detailed in Clause 13.02 with appropriate subdivision design.

DPO19 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. The Bushfire Management Plan will include a perimeter road along each bushfire threat edges, vegetation and defensible space requirements, interface treatment, and access and egress provision.

Does the amendment comply with the requirements of any other 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 No. 1 (Potentially Contaminated Land) as an Environmental Assessment conducted by ESA Consulting has concluded that the land is suitable for conventional 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 Direction 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 residential development in accordance with the Bannockburn Framework Plan which will meet the future housing needs of the Bannockburn Community. The rezoning of the land to the General Residential 1 Zone and introduction of DPO19 are the most appropriate planning tools to deliver residential development consistent with the strategic growth direction of Bannockburn in the Golden Plains planning scheme. 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 residential growth in Bannockburn in accordance with the strategic planning direction for this town.

Clause 11.03 -6L-01 – Bannockburn

The amendment supports this policy as the subject site is located within the Bannockburn Growth boundary and identified as a future residential growth option.

The amendment achieves the following strategies of 11.03-6L-01 (Bannockburn):

- 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.
- Support medium density housing in locations close to retail and community facilities.
- Encourage the use of perimeter roads adjacent to bushfire hazards to provide a hard surface edge between vegetation and development.
- Protect and enhance Aboriginal Cultural Heritage significance and promote Aboriginal history and culture when planning for new urban development.
- Providing walking and cycling linkages to open space areas, community facilities and the town centre in new development and subdivision.
- 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.
- 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 open space and drainage assets that perform both recreational and environmental functions.
- Support the use of Bruce's Creek as an active transport corridor.
- Facilitate open space connections into the Bruce's Creek corridor.
- 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.
- Include Integrated Water Management (IWM) principles in the planning of future growth areas

Clause 12.01-2S - Native vegetation management

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

Clause 12.03-1L Waterways and wetlands

The amendment supports this policy as the subdivision has included a buffer to avoid adverse impacts on Bruce Creek.

Clause 13.02-1S - Bushfire planning

The amendment supports this policy as a bushfire 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 urban environment 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 serviced subdivision within close proximity to the amenities of Bannockburn and will provide a variety of lot sizes to meet the varying housing needs of the community.

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. DPO19 will also require that the Stormwater Management Plan includes consideration of Water Sensitive Urban Design principles and stormwater harvesting and reuse within the streetscape.

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 residential development located within the town boundary of Bannockburn.

Clause 02.03-1 - Settlement

The amendment supports this policy as Bannockburn is the largest urban centre in the Golden Plains Shire where residential growth is supported within the growth boundary as identified in the Bannockburn Growth Plan.

- Protecting the natural and built environment including environmental assets, the Bruce 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.

Clause 02.03-2 – Environmental and landscape values

The amendment supports this policy as it seeks to protect the environs of Bruce Creek with consideration of the interface treatment and discussions with Traditional

Owners for management of the creek corridor.

Clause 02.03-3 - Environmental risks and amenity

The amendment supports this policy as it is supported by a Bushfire Assessment which concludes that with appropriate design that the subdivision of the land can mitigate bushfire hazards. DPO19 includes a requirement for an integrated response to flooding as part of the Stormwater Management Plan.

Clause 02.03-6 - Housing

The amendment supports this policy as the subdivision of this land will deliver a range of lot sizes to meeting the varying housing needs of the Bannockburn 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 residential growth in accordance with the strategic growth direction of Bannockburn in the planning scheme.

Bannockburn is the Shire's main town for residential growth as it contains the services to support this growth. Towns outside Bannockburn and Smythesdale do not have the infrastructure to support residential growth other than low density or rural living development. It is important to sufficiently utilise new residential land to meet the residential demands of the entire Shire and to avoid future urban sprawl. Therefore, the General Residential Zone is the most appropriate zone to deliver compact residential growth and where possible encourage housing diversity and to efficiently utilise residential land. The use of the Neighbourhood Residential zone will continue to support residential development that is already over represented in Bannockburn and does not reflect contemporary residential growth.

Land south, west, and east of the subject site will be future Urban Growth land as indicated in the Bannockburn Growth Plan. In time this land will be zoned the Urban Growth Zone with a Schedule to the Urban Growth Zone. Using the Greater Geelong Planning Scheme as an example, the Urban Growth Zone Schedules that have been applied to residential land include the General Residential Zone as the applied zone. Given the subject land adjoins future Urban Growth land it is highly likely that the General Residential Zone will be adopted in these areas in the future and the rezoning of the subject land to the General Residential would complement the future development of the Urban Growth Zone.

There are no neighbourhood character strategies that either affect this land or are proposed in the Planning Scheme for this land. There is a general character outcome in the Bannockburn Growth Plan to retain the rural character of the town however given there are already substantial areas of low density residential development surrounding the town and areas of large residential allotments the rural character of the town will be preserved from the maintenance of these areas. As the

subject land is surrounded by developed residential land to the north and future Urban Growth land once fully developed the subject land will be located well within a substantially developed residential context.

The introduction of DPO19 is appropriate as it will guide the future subdivision of the land.

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

Views of the Victorian Planning Authority (VPA), Environmental Protection Agency (EPA), Country Fire Authority (CFA), Department of Transport and Planning (Transport), Department of Energy, Environment, and Climate Action (DEECA), Wadawurrung, Powercor, and Barwon Water were sought during the preparation of this Amendment.

These agencies did not object to the proposal which has been informed by the Bannockburn Growth Plan. DPO19 has been amended to include the agency comments regarding bushfire risk mitigation, traffic management, connection for active transport, biodiversity protection and cultural values considerations.

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 Engineering Report by the Traffix Group who have assessed that the traffic generated by the proposed subdivision of the land can be easily accommodated by the surrounding road network based on 172 lots.

DPO19 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 part finance the future development of the intersections at Harvey Road/Shelford – Bannockburn Road, Harvey Road/Ormond Street, Harvey Road/Future East-west connector road.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment, development plan and subdivision permit are not expected to significantly impact the Shire's Planning and Administration resources. Also, under the General Residential 1 Zone the use and development of a dwelling that meets the relevant Zone requirements will not require a permit unless covered by a separate Overlay and therefore will not impact Council's resources.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Bannockburn	Land bounded by Ormond Street and Harvey Road	Golden Plains C105gpla 001dpoMaps28_29 Exhibition Golden Plains C105gpla 002znMaps28_29 Exhibition	5 – 30 Ormond Street Bannockburn	Rezone from FZ to GRZ1	DPO19	

Planning and Environment Act 1987

GOLDEN PLAINS PLANNING SCHEME

AMENDMENT C105gpla

INSTRUCTION SHEET

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

The Golden Plains Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of two (2) attached maps.

Zoning Maps

1. Amend Planning Scheme Map Nos. 28 and 29 in the manner shown on the 1 attached map marked "Golden Plains Planning Scheme, Amendment C105gpla".

Overlay Maps

2. Amend Planning Scheme Map Nos. 28 and 29 in the manner shown on the 1 attached map marked "Golden Plains Planning Scheme, Amendment C104gpla".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Overlays – Clause 43.04, insert a new Schedule 19 in the form of the attached document.

End of document

Strategic Assessment Guidelines Checklist

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

Note: In the 'Comment' field, you must click in the top left part of the field to enter any comments.

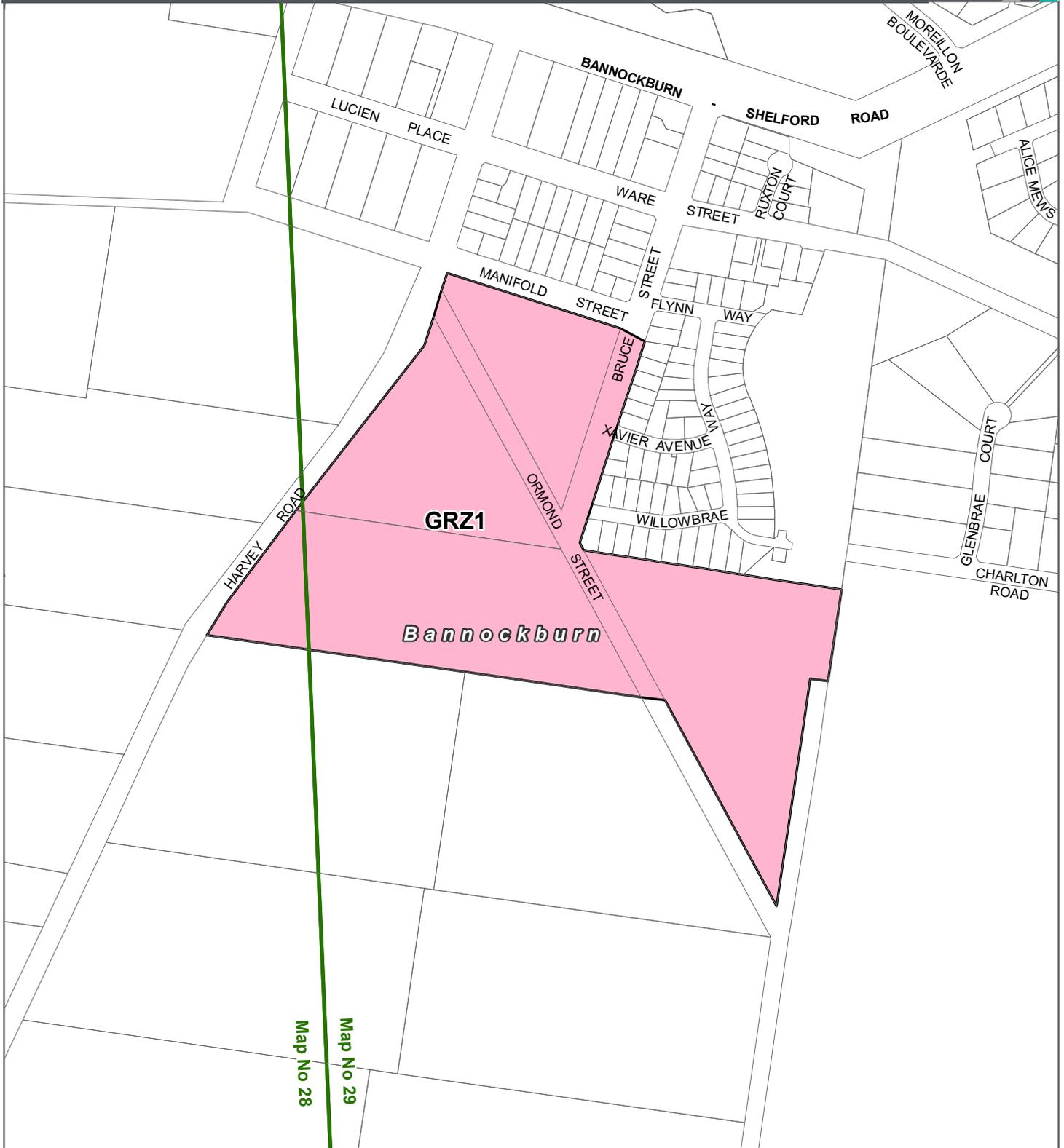
Strategic Consideration	Yes	No	N/A	Comment
<p>Why is an amendment required?</p>	<ul style="list-style-type: none"> • What does the amendment intend to do and what is its desired outcome? <input checked="" type="checkbox"/> • How does it intend to do it? <input checked="" type="checkbox"/> • Is it supported by or is it a result of any strategic study or report? <input checked="" type="checkbox"/> • Will the planning policy, provision or control result in the desired planning outcome? <input checked="" type="checkbox"/> • Will the amendment have a net community benefit? <input checked="" type="checkbox"/> • Will the community benefit outweigh the cost of the new control? <input checked="" type="checkbox"/> • Does the amendment repeat provisions already in the scheme? <input checked="" type="checkbox"/> • 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"/> • Is the matter already dealt with under other regulations? <input type="checkbox"/> 			<p>The amendment rezones the land to allow the future residential development of the land.</p> <p>By introducing the General Residential Zone on the land and a Schedule to the Development Plan Overlay</p> <p>Yes it is supported by the Bannockburn Framework Plan</p> <p>Bannockburn is the sole regional growth town in the Golden Plains with the capacity and infrastructure to support residential growth and community housing needs.</p> <p>The amendment will use the existing residential zone but introduce a new schedule to the Development Plan Overlay.</p>
<p>Does the amendment implement the objectives of planning and any environmental, social and economic effects?</p>	<ul style="list-style-type: none"> • Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the <i>Planning and Environment Act 1987</i>) <input checked="" type="checkbox"/> • Does the amendment adequately address any environmental effects? <input checked="" type="checkbox"/> • Does the amendment adequately address any social effects? <input checked="" type="checkbox"/> • Does the amendment adequately address any economic effects? <input checked="" type="checkbox"/> 			<p>Refer to the explanatory report</p>
<p>Does the amendment address relevant bushfire risk?</p>	<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"/> • Has the view of the relevant fire authority been sought in formulating the amendment? <input checked="" type="checkbox"/> • If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the Local Planning Policy Framework objectives and strategies that apply to bushfire risk? <input 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? Do any other Minister's Directions apply to the amendment? If so, have they been complied with? 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"/>	Refer to the explanatory report.
Does the amendment support or implement the PPF?	<ul style="list-style-type: none"> Does the amendment support or give effect to the PPF? Are there any competing PPF objectives and how are they balanced? 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: <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? 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to the explanatory Report
Does the amendment support or implement the LPPF?	<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? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	<ul style="list-style-type: none"> • If so, have the provisions been reconciled? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> • 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? <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> • Does the amendment make any existing provision in the planning scheme redundant? <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> • Is the amendment consistent with any relevant planning practice note? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 				
How does the amendment address the views of any relevant agency?	<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"/> 				
Does the amendment address the requirements of the <i>Transport Integration Act 2010</i> (TIA)?	<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. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> • 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 type="checkbox"/> <input checked="" type="checkbox"/> 				
What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?	<ul style="list-style-type: none"> • Has the council considered the cost implications in implementing and administering the new planning provisions including: <ul style="list-style-type: none"> – estimated increase in number of planning permit applications <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> – planning staff resources <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> – other miscellaneous costs including legal or other professional advice, for example, heritage advisers <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> – capacity to consider the new application within the prescribed time? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 				Two, response to the Development Plan Overlay and a Subdivision Permit Application.

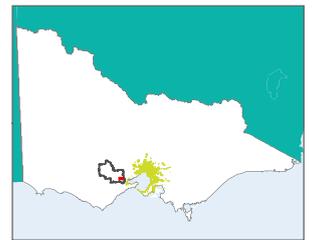
GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C105gpla



LEGEND

-  GRZ - General Residential Zone
-  Local Government Area



Part of Planning Scheme Maps 28 & 29

Disclaimer

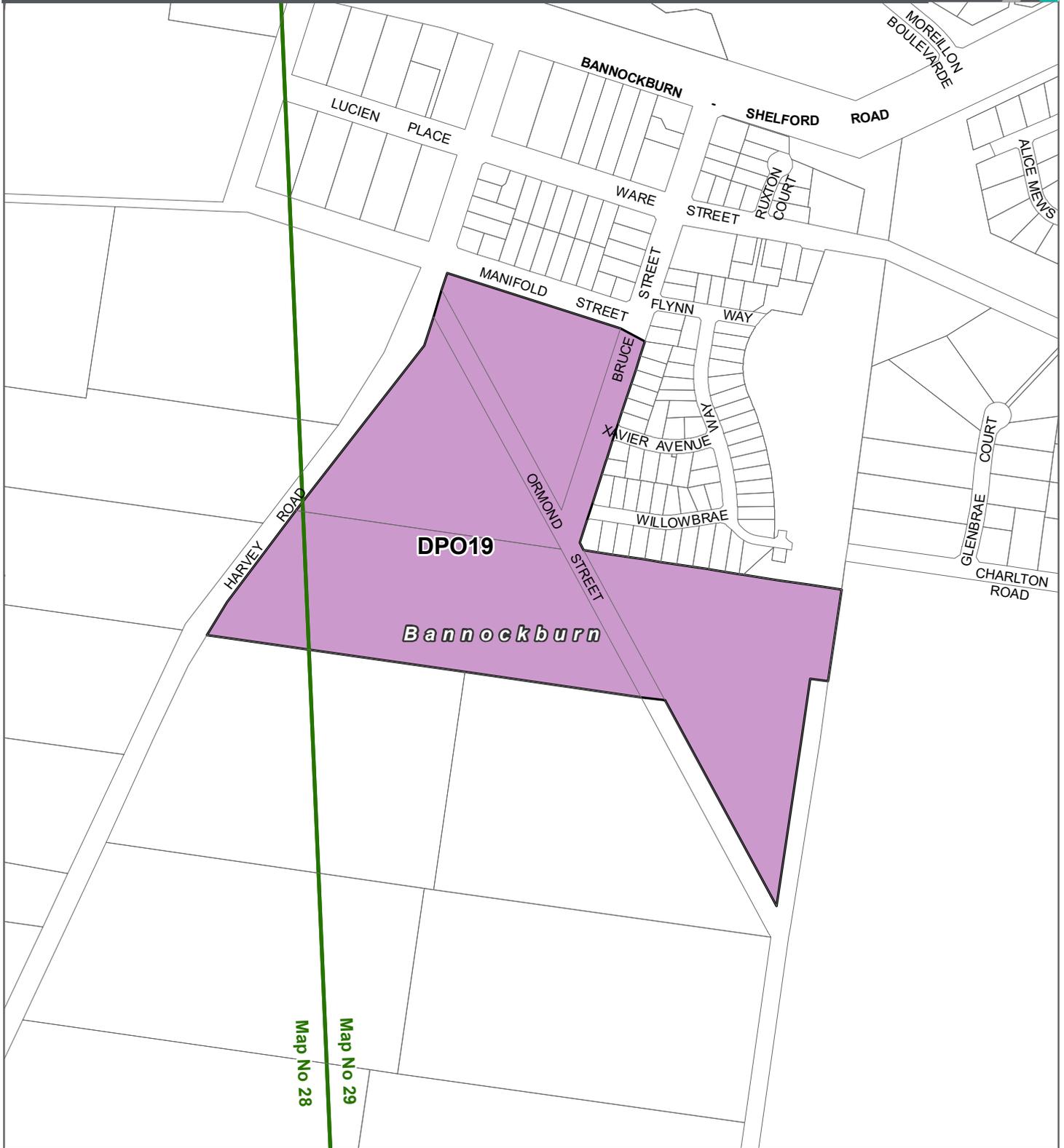
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Planning Group
 Print Date: 18/04/2024
 Amendment Version: 1



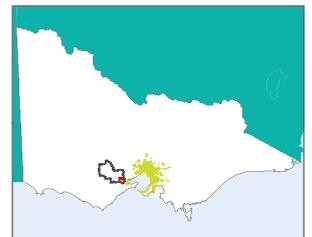
Department
 of Transport
 and Planning

GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION AMENDMENT C105gpla



LEGEND

-  DPO19 - Development Plan Overlay - Schedule 19
-  Local Government Area



Part of Planning Scheme Maps 28DPO & 29DPO

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Planning Group
Print Date: 18/04/2024
Amendment Version: 1



Department
of Transport
and Planning

--/--/---
Proposed C105gpla

SCHEDULE 19 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO19**.

ORMOND STREET AND HARVEY ROAD, BANNOCKBURN

1.0

Objectives

--/--/---
Proposed C105gpla

To facilitate the development of the site, including a staged multi-lot subdivision and integration of land along Bruce Creek for predominantly residential purpose.

To facilitate the development of diverse households including affordable housing.

To ensure that the subdivision of the site implements innovative Environmental Sustainable Design (ESD) features.

To ensure the development responds to the environmental and physical features of the site including the management of stormwater discharge, slope stability, floodways, Bruce Creek, native vegetation and First Peoples cultural heritage.

2.0

Requirement before a permit is granted

--/--/---
Proposed C105gpla

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.

This includes:

- Extensions, additions or modifications to any existing buildings and works or development.
- Earthworks and site preparation works provided the works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule.
- Removal or creation of easements or restrictions.

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 subdivision of the land in an integrated manner.

The land may be developed in stages.

3.0

Conditions and requirements for permits

--/--/---
Proposed C105gpla

None specified.

4.0

Requirements for development plan

--/--/---
Proposed C105gpla

Include requirements for a development plan with the following words: "A development plan must include the following requirements:

- A planning report that includes:
 - A site analysis including natural features, slope, orientation, views, drainage lines, existing native and exotic vegetation, Aboriginal or post contact cultural heritage values, any land subject to contamination and any other relevant features.
 - Identification of important views to be protected and enhanced, including views of the site and views from the site.
 - A context analysis identifying the surrounding area, existing or proposed uses on adjoining land, and other neighbourhood features such as public transport, neighbourhood centres, walking and cycling connections.

- Demonstrates how the recommendations of the Cultural Heritage Management Plan and ESD Strategy, have been incorporated into the proposed development of the land including providing a site set aside for the reburial of artefacts in consultation with the Wadawurrung Traditional Owners Aboriginal Corporation.
- A subdivision design that identifies a variety of lot sizes and densities to encourage diverse housing types.
- A Bushfire Management Plan that includes:
 - Perimeter road along the south, east and west boundaries, where the land abuts an identified bushfire hazard.
 - 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.
 - Indication of the staging of development and the likely bushfire risks at each stage.
 - 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.
 - Identification of interface treatments between reserves and housing to minimise risk, such as a one sided perimeter road.
 - Provision of adequate access and egress for early subdivisions to maintain vegetation at a safe level.
- A Geotechnical assessment along Bruce Creek that:
 - Determines the extent of the developable area.
 - Can be used by Council to seek to rezone areas of instability that cannot be developed to Public Park and Recreation Zone.
- A Storm Water Management Plan prepared by a suitably qualified person that includes:
 - An integrated approach to stormwater and drainage management which is designed with reference to the open space reserve.
 - A Drainage Strategy that addresses:
 - Stormwater Quality Management.
 - Peak Discharge Management.
 - Functional Peak Flood Level Determination.
 - An integrated approach to flooding, stormwater and drainage management and which is designed with reference to the whole of the catchment including reference to:
 - Clause 56.07 of the Golden Plains Planning Scheme.
 - The Infrastructure Design Manual and associated Design Notes.
 - 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 Best Practice Environmental Management Guidelines.
 - 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.

GOLDEN PLAINS PLANNING SCHEME

- Consider staging of development in response to drainage or water management staging. Stormwater harvesting and reuse measures wherever practicable including within the streetscape to provide passive irrigation to trees and shrubs.
- A Road Network and Traffic Management Plan prepared by a suitably qualified person that includes:
 - Estimates of internal and external traffic and movement network impacts for the entire area to which this schedule applies, as well as the impacts of key phases of the development.
 - An internal road network with a high level of access for all vehicular and non-vehicular traffic.
 - Safe sight lines to all property access and internal roads.
 - Provision for full and clear access for emergency services vehicles.
 - Any recommended road infrastructure upgrades.
 - A perimeter road must be constructed on the western, southern and eastern boundaries of the development plan area to the satisfaction of the responsible authority.
 - A perimeter road and active transport corridor that links throughout the growth area must be constructed along Bruce Creek.
 - A footpath along the length of Harvey Road that fronts the development that will allow connection to the future footpath network.
- An Arboriculture Assessment that includes:
 - An assessment of all existing trees with a trunk diameter of 300mm at 1.4 m above ground level on the land which provides a description of their condition, health, retention value, and integrity. The assessment must include recommendations for the long term preservation of tree(s), including tree modification measures to ensure that trees do not pose a risk to life or property in a post development scenario.
- A flora and fauna assessment (including a habitat hectare assessment) of the site prepared in consultation with and to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action that includes:
 - An assessment of the flora and fauna on site including Ecological Vegetation Classes.
 - An assessment of suitable habitat for threatened species on site.
 - A flora listing of each habitat patch.
 - A targeted survey of threatened species (including but not limited to the Spiny Rice-flower, Golden Sun Moth, Striped Legless Lizard, Growling Grass Frog, Eastern Dwarf Galaxias, Tussock Skink, Melbourne Yellow-gum, Little Galaxias, Clover Glycine, Button Wrinklewort and Large-headed Fireweed) must be prepared where suitable habitat is found on site.
 - All suitable habitat for the following Critically Endangered species to be identified in all field assessments: Dwarf Spider Orchid, Swift Parrot and Victorian Grassland Earless Dragon (VGED). Details of what constitutes suitable habitat for these species can be provided by DEECA.
 - Assessments to consider all areas that will be impacted by the proposed development; direct, consequential, and assumed loss associated with future activities. This includes roadsides and riparian areas adjacent to the development, areas where, services and utilities will be placed, land will be impacted by hydrological changes, and areas to be affected by the Bushfire Management Overlay regulations.
 - Native vegetation planned for retention, including proposed Lots over 0.4ha, are to be displayed in all development maps, with future management options provided.

- An Outline Development Plan that includes:
 - 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 layout that ensures all lots have frontage to streets, arterial roads, parks and public open space and avoid the side or rear of lots being oriented to connector streets, arterial roads and open space.
 - A target residential density of 15 dwellings per net developable hectare across the site.
 - Streetscape design, having regard to the Regional Sustainable Subdivision Framework and considering street tree planting and canopy cover.
 - 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 new streets are connected to existing streets and neighbouring areas, that is, no area should be developed as a separate enclave.
 - A layout that ensures connected and integrated walkable streets throughout the site.
 - Buffers are to be applied along all water frontages and bushland reserves to protect water quality and vegetation.
- A layout that ensures street and public realm design accords with the Street Design section of the Safer Design Guidelines for Victoria which incorporate Crime Prevention Through Environmental Design (CPTED).
- A layout that limits or avoids the design of culs-de-sac as this can lead to isolation, poor safety and a reduction of streets that link neighbourhoods from 'centre to edge'.
- 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, waterway buffers and land within the Bruce Creek Reserve.
- Demonstration that all public open space has a useable size, slope configuration and location and has suitable access by road.
- Differentiation between land proposed to be provided to Council as part of the Public Open Space contribution and other reserves proposed to be provided.
- The predominant use of indigenous plant species throughout the subdivision.
- Retention of trees assessed as high value in the Arboriculture Assessment as high value in the subdivision of the land where possible.
- How the subdivision interfaces with Bruce Creek.
- Evidence of discussions with the Traditional Owners around design and management of the Bruce Creek corridor.
- 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 and higher canopy targets as relevant for other open spaces.
- A footpath along the length of Harvey Road that fronts the development that will allow connection to the future footpath network.