



# **ATTACHMENTS**

**Under Separate Cover  
Council Meeting**

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**6.00pm Tuesday 21 December 2021**



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## Background report

### Planning permit applications for outbuildings in the Low Density Residential Zone and Schedule 5 and 7 to the Design and Development Overlay in the Golden Plains Planning Scheme

#### The planning controls

A planning permit is required for outbuildings greater than 120 square metres under Schedule 1 to the Low Density Residential Zone (LDRZ1) and Schedule 7 to the Design and Development Overlay (Rural Living Zone Outbuildings and Sheds) (DDO7) in the Golden Plains Planning Scheme.

Design and Development Overlay Schedule 5 (DDO5) manages siting of development in the Low Density Residential Zone (LDRZ) through provisions relating setbacks.

#### Background to the planning controls

In 2008, Planning Scheme Amendment C39 was incorporated into the Golden Plains Planning Scheme, seeking to correct several ordinance and mapping anomalies, along with seeking to introduce outbuilding controls for properties covered by the LDRZ and Rural Living Zone (RLZ).

The underlying strategic intent for introducing these controls appears to be to ensure that the existing rural amenity and character in these areas continues to be maintained.

The explanatory report for Amendment C39, noted the following:

*The amenity of the RLZ and the LDRZ needs to be protected using further controls in the schedules to the zones and by introducing schedules to the Design and Development Overlay. Setback requirements maintain low scale character and a high level of amenity in the RLZ and the LDRZ which is expected by residents in these areas. The introduction of schedules to the zones and Design and Development Overlay will encourage development that meets the setback and outbuilding requirements to avoid the necessity of a planning permit. Outbuildings of up to 120 m<sup>2</sup> in area are considered to be of a size that is ancillary to a dwelling and can be reasonably expected to be used for domestic purposes. The need for a permit above this prescribed area ensures that the proposed use, design and siting can be considered to maintain local amenity, character and appropriate siting in rural residential areas.*

With regard to resource and administrative costs to the responsible authority associated with Amendment C39, the explanatory report also noted:

*The introduction of setbacks and outbuilding requirements in the rural residential zones may create the need for some extra permits but the main goal of the proposed changes is to encourage people to build within these specified limits to avoid a planning permit.*

#### Outcomes from the planning controls

The responsible authority has acknowledged that several of the introduced planning controls do not achieve any objective, or strategic direction, and have resulted in a resource and administrative burden on the Council.

Equally, the planning controls provide very little community benefit and create unnecessary red tape for residents who are predominantly seeking to build sheds and other minor outbuildings on properties located in the LDRZ and RLZ areas throughout the municipality.

In 2019/20, the responsible authority received 146 planning permit applications, which required a planning permit under the planning controls which were introduced by Amendment C39. This equates to 35% of all planning permit applications (413) received by Golden Plains Shire Council in the financial year.

In 2020/21, the responsible authority received 222 planning permit applications, which required a planning permit under the same planning controls, equating to 44% of all planning permit applications (499) received by Golden Plains Shire Council in the financial year.

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### **Review of planning permit applications decided using the planning controls**

A review has been undertaken of a sample of nineteen (19) decisions, whereby a planning permit was required for buildings and works under the Schedule to the RLZ, LDRZ1, and DDO7. See Appendix 1.

The analysis highlighted the following:

- The majority (81%) of planning permits were required due to the size of the proposed buildings exceeding 120sqm, as outlined in the LDRZ1, and DDO7.
- All planning permit applications reviewed resulted in a decision by the responsible authority to grant a planning permit.
- None of the applications were exempt from public notification requirements, however the responsible authority only required public notice for three (3) of the applications, predominantly being those whereby a planning permit was required due to the minimum setback requirements being unable to be met.
- No applications reviewed received objections.
- There were no key siting or design considerations identified in the assessment that was made by the responsible authority, other than some considerations of external materials and the inclusion of standard conditions to protect visual impacts.

Based on the findings, the visual impacts associated with building setbacks appear to be the key considerations under these provisions, rather than the size of buildings.

Building sizes requiring a permit under LDRZ1 and DDO7 ranges from 126sqm to 400sqm, with no notable concerns or issues raised throughout the decision-making process.

Therefore, permit triggers based on the size (sqm) of buildings under the LDRZ1 and DDO7 appear to be unnecessary, are placing an administrative and resource burden on the council, and resulting unnecessary red tape for residents.

The ongoing protection of the municipality's rural amenity and character in areas covered by the LDRZ and RLZ can continue to be provided through the retention of setback requirements under the DDO5 and the Schedule to the RLZ.

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## Appendix 1: Review of planning permit applications

List of key information relating to applications for outbuildings in the Low Density Residential Zone and Schedule 5 and 7 to the Design and Development Overlay in the Golden Plains Planning Scheme

<b>Application Number:</b>	<b>P19-013</b>
Application Details:	Use/Development of land for a dwelling and outbuilding (analysis of outbuilding component only).
Address:	99B Wongerer Lane, Haddon
Zone:	RLZ
Overlays:	DD07, BMO
Relevant Permit Trigger:	DD07 – construct an outbuilding over 120sqm. RLZ – buildings and works associated with a Section 2 Use (new dwelling).
Outbuilding Size (sqm):	156sqm
Setbacks:	All setback requirements met in the Schedule to the RLZ.
Public Notice:	No
Decision:	Permit Issued. No relevant siting or design conditions relating to outbuilding.

<b>Application Number:</b>	<b>P19-037</b>
Application Details:	Development of land for a Shed
Address:	121 Basin Road, Scarsdale
Zone:	RLZ
Overlays:	DD07, BMO
Relevant Permit Trigger:	DD07 – construct an outbuilding over 120sqm.
Outbuilding Size (sqm):	200sqm
Setbacks:	All setback requirements met in the Schedule to the RLZ.
Public Notice:	No
Decision:	Permit issued. Consideration of zincalume materials and siting/screening are noted but no conditions required.

<b>Application Number:</b>	<b>P19-139</b>
Application Details:	Development of land for a Shed
Address:	9 Ruby Court, Bannockburn
Zone:	LDRZ
Overlays:	DD05
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.

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Outbuilding Size (sqm):	189sqm
Setbacks:	All setbacks met in the DDO5.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P19-239</b>
Application Details:	Use/Development of Dwelling and Shed
Address:	287 Happy Valley Road, Happy Valley
Zone:	RLZ
Overlays:	DDO7
Relevant Permit Trigger:	DDO7 – construct an outbuilding over 120sqm.
Outbuilding Size (sqm):	135sqm
Setbacks:	All setbacks met in the Schedule to the RLZ
Public Notice:	No
Decision:	Permit issued. Conditions regarding siting to meet the Schedule to the RLZ and external materials included in the permit.

<b>Application Number:</b>	<b>P19-101</b>
Application Details:	Buildings/Works to extend existing Shed
Address:	150 Hendersons Road, Smythes Creek
Zone:	RLZ
Overlays:	DDO7
Relevant Permit Trigger:	DDO7 – construct an outbuilding over 120sqm.
Outbuilding Size (sqm):	259sqm
Setbacks:	All setbacks met in the Schedule to the RLZ
Public Notice:	Yes
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P19-216</b>
Application Details:	Development of land for a Shed
Address:	50 McCallum Road, Scarsdale
Zone:	LDRZ
Overlays:	DDO5, BMO
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm. DDO5 – setback within 8 metres from any other boundary.

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Outbuilding Size (sqm):	144sqm
Setbacks:	2 metre setback from western side boundary. All other setbacks meet the DDO5.
Public Notice:	No (boundary was shared with public land)
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P19-120</b>
Application Details:	Development of land for an outbuilding (shed)
Address:	5122 Colac-Ballarat Road, Cambrian Hill
Zone:	LDRZ
Overlays:	DDO5
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.
Outbuilding Size (sqm):	198sqm
Setbacks:	All setbacks met in the DDO5.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P19-135</b>
Application Details:	Development of the land for the purposes of a shed
Address:	16 Marrabah Crescent, Teesdale
Zone:	LDRZ
Overlays:	DDO5
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.
Outbuilding Size (sqm):	145sqm
Setbacks:	All setbacks met in the DDO5.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-033</b>
Application Details:	Development of land for a Shed
Address:	113 Lowndes Road, Bannockburn
Zone:	LDRZ
Overlays:	DDO5
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.

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Outbuilding Size (sqm):	240sqm
Setbacks:	All setbacks met in the DDO5.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-124</b>
Application Details:	Development of land for a Shed
Address:	14 Bates Court, Batesford
Zone:	LDRZ
Overlays:	DDO5, DPO2
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.
Outbuilding Size (sqm):	162sqm
Setbacks:	All setbacks met in the DDO5.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-158</b>
Application Details:	Development of land for a Shed
Address:	65 Jollys Road, Teesdale
Zone:	LRDZ
Overlays:	DDO5, DPO2
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.
Outbuilding Size (sqm):	154sqm
Setbacks:	All setbacks met in the DDO5.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-150</b>
Application Details:	Development of land for a Shed
Address:	20 Doble Road, Smythes Creek
Zone:	RLZ
Overlays:	DDO7
Relevant Permit Trigger:	RLZ- setback 100m from a waterway
Outbuilding Size (sqm):	36sqm

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Setbacks:	Setback from a waterway not met. All other setbacks met.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-200</b>
Application Details:	Development of land for a Shed
Address:	19 Lemalker Court, Bannockburn
Zone:	LDRZ
Overlays:	DDO5
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.
Outbuilding Size (sqm):	126sqm
Setbacks:	All setbacks met in the DDO5.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-151</b>
Application Details:	Development of land for a Shed
Address:	250 Scarsdale-Pitfield Road, Newtown
Zone:	LDRZ
Overlays:	DDO5
Relevant Permit Trigger:	DDO5 – 5m setback from boundary and 20m setback from RDZ1 not met
Outbuilding Size (sqm):	36sqm
Setbacks:	1.5m setback from closest boundary 9.2m setback from road
Public Notice:	Yes. No objections.
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20291</b>
Application Details:	Development of land for a Shed
Address:	18 Kinross Drive, Inverleigh
Zone:	LDRZ
Overlays:	DDO5, DPO9
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.

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Outbuilding Size (sqm):	190sqm
Setbacks:	All setbacks met in the DDO5
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-159</b>
Application Details:	Development of land for a Shed
Address:	5 Yellow Gum Drive, Teesdale
Zone:	LDRZ
Overlays:	DDO5, DPO2
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm. DDO5 – 5m setback from boundary not met.
Outbuilding Size (sqm):	160sqm
Setbacks:	4m from closest boundary. All other setbacks met in the DDO5
Public Notice:	Yes. No objections.
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-233</b>
Application Details:	Development of land for a Shed
Address:	45 Bakers Lane, Teesdale
Zone:	LDRZ
Overlays:	DDO5, DPO2
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.
Outbuilding Size (sqm):	162sqm
Setbacks:	All setbacks in DDO5 met.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P20-195</b>
Application Details:	Development of land for a Shed
Address:	56 Teesdale-Lethbridge Road, Teesdale
Zone:	LDRZ
Overlays:	DDO5, DPO2
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.

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Outbuilding Size (sqm):	150sqm
Setbacks:	All setbacks in DDO5 met.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

<b>Application Number:</b>	<b>P21133</b>
Application Details:	Development of land for a Shed
Address:	56 Teesdale-Lethbridge Road, Teesdale
Zone:	LDRZ
Overlays:	DDO5, DPO2
Relevant Permit Trigger:	Schedule 1 to the LDRZ – outbuilding greater than 120sqm.
Outbuilding Size (sqm):	400sqm
Setbacks:	All setbacks in DDO5 met.
Public Notice:	No
Decision:	Permit issued. Conditions regarding external materials included in the permit to mitigate visual impacts.

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*Planning and Environment Act 1987*

## **GOLDEN PLAINS PLANNING SCHEME**

### **AMENDMENT C~~XXX~~**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

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

The amendment has been made at the request of the Golden Plains Shire Council.

##### **Land affected by the amendment**

The amendment applies to all land zoned Low Density Residential Zone or is affected by Schedule 5 or Schedule 7 to the Design and Development Overlay in the Golden Plains Planning Scheme.

Schedules 5 and 7 to the Design and Development Overlay generally apply to land in the Low Density Residential and Rural Living zones, respectively.

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

##### **What the amendment does**

The amendment amends and deletes provisions to remove the requirement for a planning permit for outbuildings greater than 120 square metres (sqm) in the Low Density Residential and Rural Living zones.

Specifically, the amendment:

- Amends Schedule 1 to Clause 32.02 Low Density Residential Zone (LDRZ1) to change the outbuilding permit requirements from '120 square metres' to 'None specified'
- Amends Schedule 5 to Clause 43.02 Design and Development (DDO5) to include an additional decision guideline to read '*Whether the proposed building has been designed to have minimal visual impact by using materials that are non-reflective and with muted tonings*'.
- Deletes Schedule 7 to Clause 43.02 Design and Development Overlay (DDO7) which will remove the permit requirement for outbuildings greater than 120 square metres in Rural Living Zone areas.
- Amend Planning Scheme Maps 3DDO, 4DDO, 5DDO, 6DDO, 7DDO, 10DDO, 13DD and delete 1DDO, 2DDO, 9DDO, 11DDO, 16DDO to reflect the deletion of DDO7.
- Amends the Schedule to Clause 72.03 to remove 1DDO, 2DDO, 9DDO, 11DDO, 16DDO from the list of maps comprising part of the Golden Plains planning scheme.

##### **Strategic assessment of the amendment**

##### **Why is the amendment required?**

The amendment is required to remove a low impact matter from the Golden Plains Planning Scheme, which will allow for resources to be directed to more significant applications and improve timeframes.

A review the planning controls, including why they were introduced and how they are being administered by the responsible authority found the visual impacts associated with building setbacks appear to be the key considerations under these provisions, rather than the size of buildings.

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Building sizes requiring a permit under LDRZ1 and DDO7 ranging in sizes revealed no notable concerns or issues raised throughout the decision-making process.

Accordingly, permit triggers based on the size (sqm) of buildings under the LDRZ1 and DDO7 appear to be unnecessary, are placing an administrative and resource burden on the council, and resulting in unnecessary red tape for applicants.

The ongoing protection of the municipality's rural amenity and character in areas covered by the Rural Living and Low Density Residential Zones can continue to be provided through the retention of setback requirements under the DDO5 and Schedule to the Rural Living Zone.

In making these changes, it is considered that DDO5 requires strengthening to include an additional decision guideline of '*Whether the proposed building has been designed to have minimal visual impact by using materials that are non-reflective and with muted tonings*'. This change will enable the responsible authority to consider materials. Managing materials when setbacks are not met will continue to protect rural and character amenity despite removing triggers relating to scale/size.

#### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives in section 4 of the *Planning and Environment Act 1987* (the Act). In particular, it supports the following objectives:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land by streamlining planning processes and reducing regulatory burden and cost to users of the system
- (g) to balance the present and future interests of all Victorians by reforming Victoria's planning system to make the system more relevant, accessible and transparent for Victorians over time.

The amendment will indirectly implement all objectives by allowing greater focus on applications with greater potential impacts.

#### **How does the amendment address any environmental, social and economic effects?**

The amendment is expected to have a number of positive environmental, social and economic effects benefits. In particular it will:

- Reduce the costs to applicants and councils by removing permit triggers for outbuildings greater than 120 square metres.
- Encourage economic development by removing regulatory burden for outbuildings generally associated with dwellings.
- Continue to manage the amenity and character of the area by maintaining requirements and permit triggers associated with setbacks.

#### **Does the amendment address relevant bushfire risk?**

The amendment will not increase the risk to life, property and community infrastructure from bushfire. The amendment has been prepared to remove a low impact and low risk permit trigger associated with outbuildings (non-habitable buildings) in the Low Density Residential and Rural Living zones and will not affect any permit triggers, requirements or assessment of buildings and works under the Bushfire Management Overlay.

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

The amendment complies with all Ministerial Directions issued under section 12 of the Act.

The amendment complies with the *Ministerial Direction on the Form and Content of Planning Schemes* issued under section 7(5) of the Act.

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The amendment has had regard to and is consistent with *Practice Note 46 – Strategic Assessment Guidelines*.

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

The amendment supports or implements the objectives of the SPPF by ensuring that the Golden Plains Planning Scheme triggers applications that merit detailed planning assessment. The Planning Policy Framework will be better implemented in doing so, by removing low value applications and creating capacity for the responsible authority to focus assessment of more significant applications.

By retaining setback requirements, the removal of the permit trigger for outbuildings greater than 120 square metres does not undermine the following objectives of policy:

- Clause 12.05-2 Landscapes: To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.
- Clause 15.01-6S Design for rural areas: To ensure development respects valued areas of rural character.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20.

The Golden Plains Planning Scheme does not include an LPPF at Clause 20

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

This strategic consideration only applies if the planning scheme includes an MPS at Clause 02.

The amendment supports the MPS, in particular Council's vision is to sustainably manage land use and development within the Shire, including: the natural environment will be protected and enhanced; and the local economy will grow, particularly in township development and rural based and farming industries.

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

The removal of permit triggers for outbuildings in the Rural Living Zone and Low Density Residential Zone will not adversely affect the use of the Victoria Planning Provisions.

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

By virtue of the nature of the amendment, it is unlikely that interests of any relevant agency will be impacted. The amendment will be subject to exhibition.

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

The removal of permit triggers for outbuildings will not have an impact on the transport system.

**Resource and administrative costs**

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

The amendment will have positive cost implications for the responsible authority in administering the Golden Plains Planning Scheme. Removal of low value permit triggers will make for more efficient and effective use of council planning staff resources by reducing the number of planning

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permit applications and improve its capacity to consider other applications within prescribed timeframes.

**Where you may inspect this amendment**

The amendment can be inspected free of charge at the Golden Plains Shire Council website at [Insert Council's website]

And/or

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

[Insert Council's details]

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

**Submissions**

Any person who may be affected by the amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the amendment [and/or planning permit] must be received by [insert submissions due date].

A submission must be sent to: [insert Council's address]

**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] ]

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Update once maps prepared

**ATTACHMENT 1 - Mapping reference table**

Location	Land /Area Affected	Mapping Reference
[Insert Town, Precinct and etc]	[Insert land or area affected]	[Insert map reference]

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*Planning and Environment Act 1987***GOLDEN PLAINS PLANNING SCHEME****AMENDMENT C###****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 [insert the total number of individual amending map sheets] attached map[s] sheet[s].

**Overlay Maps**

1. Amend Planning Scheme Map No[s]. 3DDO, 4DDO, 5DDO, 6DDO, 7DDO, 10DDO, 13DDO in the manner shown in the attached maps marked "Golden Plains Planning Scheme, Amendment C###".
2. Delete Planning Scheme Map No[s]. 1DDO, 2DDO, 9DDO, 11DDO, 16DDO in the manner shown in the attached maps marked "Golden Plains Planning Scheme, Amendment C###".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In **Zones** – Clause 32.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
4. In **Overlays** – Clause 43.02, replace Schedule 5 with a new Schedule 5 in the form of the attached document.
5. In **Overlays** – Clause 43.02, delete Schedule 7.
6. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

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## GOLDEN PLAINS PLANNING SCHEME

INSERT  
INSERT**SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE**Shown on the planning scheme map as **LDRZ1**.**1.0 Subdivision requirements**INSERT  
INSERT

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified	

**2.0 Outbuilding permit requirements**INSERT  
INSERT

**Dimensions above which a permit is required to construct an outbuilding (square metres)**

~~420 square metres~~ None specified

## GOLDEN PLAINS PLANNING SCHEME

INSERT  
INSERT**SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT  
OVERLAY**

Shown on the planning scheme map as **DDO5**.

**LOW DENSITY RESIDENTIAL ZONE SETBACKS****1.0 Design objectives**INSERT  
INSERT

To ensure that the siting and design of buildings creates an attractive low density residential environment.

To ensure that development has regard to the low density character of the area.

To ensure that a high level of amenity is maintained in low density residential areas.

**2.0 Buildings and works**INSERT  
INSERT

A permit is not required except to construct a building if the following minimum setbacks are not met:

- 20 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.
- 10 metres from any other road.
- 5 metres from any other boundary.
- 15 metres from a dwelling not in the same ownership.

**3.0 Subdivision**INSERT  
INSERT

None specified.

**4.0 Signs**INSERT  
INSERT

None specified.

**5.0 Application requirements**INSERT  
INSERT

None specified.

**6.0 Decision guidelines**INSERT  
INSERT

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the siting of the proposed building will be in keeping with the character and appearance of the area.
- Whether the siting of the proposed building will be detrimental to the amenity of the area.
- Whether the proposed building has been designed to have minimal visual impact by using materials that are non-reflective and with muted tonings.

## GOLDEN PLAINS PLANNING SCHEME

INSERT  
INSERT**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?****1.0****Maps comprising part of this planning scheme:**INSERT  
INSERT

- 1, 1BMO, ~~1DDO~~, 1ESO, 1LSIO-FO, 1SMO, 1VPO
- 2, 2BMO, ~~2DDO~~, 2ESO, 2HO, 2LSIO-FO, 2RO, 2SMO, 2VPO
- 3, 3BMO, 3DDO, 3ESO, 3HO, 3LSIO-FO, 3SMO, 3VPO
- 4, 4BMO, 4DDO, 4ESO, 4HO, 4LSIO-FO, 4SLO, 4VPO
- 5, 5BMO, 5DDO, 5DPO, 5ESO, 5ESO3, 5HO, 5LSIO-FO, 5SLO, 5SMO, 5VPO
- 6, 6BMO, 6DDO, 6ESO, 6HO, 6LSIO-FO, 6SLO, 6SMO, 6VPO
- 7, 7BMO, 7DDO, 7DPO, 7ESO, 7ESO3, 7HO, 7LSIO-FO, 7SLO, 7SMO, 7VPO
- 8, 8BMO, 8ESO, 8HO, 8LSIO-FO, 8VPO
- 9, 9BMO, ~~9DDO~~, 9HO, 9VPO
- 10, 10BMO, 10DDO, 10ESO, 10ESO3, 10HO, 10LSIO-FO, 10SMO, 10VPO
- 11, 11BMO, ~~11DDO~~, 11ESO3, 11HO, 11LSIO-FO, 11SMO, 11VPO
- 12, 12BMO, 12ESO, 12HO, 12LSIO-FO, 12SMO, 12VPO
- 13, 13BMO, 13DDO, 13ESO, 13ESO3, 13HO, 13LSIO-FO, 13RO, 13SMO, 13VPO
- 14, 14DDO, 14HO, 14SLO, 14SMO, 14VPO
- 15, 15ESO, 15HO, 15LSIO-FO, 15SMO, 15VPO
- 16, 16BMO, ~~16DDO~~, 16ESO, 16ESO3, 16HO, 16LSIO-FO, 16SMO, 16VPO
- 17, 17BMO, 17DDO, 17DPO, 17ESO, 17ESO3, 17HO, 17LSIO-FO, 17PAO, 17SLO, 17SMO, 17VPO
- 18, 18DDO, 18ESO3, 18HO, 18LSIO-FO, 18PAO, 18SLO, 18SMO, 18VPO
- 19, 19DDO, 19DPO, 19ESO, 19ESO3, 19HO, 19LSIO-FO, 19SMO
- 20, 20BMO, 20DDO, 20ESO, 20ESO3, 20HO, 20LSIO-FO, 20SLO, 20SMO, 20VPO
- 21, 21BMO, 21ESO3, 21HO, 21LSIO-FO, 21SLO
- 22, 22ESO, 22LSIO-FO, 22SMO, 22VPO
- 23, 23ESO, 23HO, 23LSIO-FO, 23SMO, 23VPO
- 24, 24BMO, 24DDO, 24DPO, 24ESO, 24ESO3, 24HO, 24LSIO-FO, 24SLO, 24SMO, 24VPO
- 25, 25DDO, 25DPO, 25ESO, 25HO, 25LSIO-FO, 25SMO, 25VPO
- 26, 26BMO, 26DDO, 26ESO, 26HO, 26LSIO-FO, 26SLO
- 27, 27BMO, 27DDO, 27DPO, 27ESO, 27HO, 27LSIO-FO, 27SLO, 27SMO
- 28, 28BMO, 28DDO, 28DPO, 28ESO, 28ESO3, 28HO, 28IPO, 28LSIO-FO, 28PAO, 28SCO, 28SLO, 28SMO, 28VPO
- 29, 29DDO, 29DPO, 29ESO, 29ESO3, 29HO, 29LSIO-FO, 29SLO, 29SMO, 29VPO

## GOLDEN PLAINS PLANNING SCHEME

INSERT  
INSERT**SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT  
OVERLAY**~~Shown on the planning scheme map as DDO7.~~**RURAL LIVING ZONE OUTBUILDINGS AND SHEDS****1.0 Design objectives**INSERT  
INSERT~~To ensure that the siting, design and scale of outbuildings and sheds respect the character of the area.~~~~To ensure that the design and siting of outbuildings and sheds do not have a detrimental impact upon visual amenity and the natural landscape.~~~~To ensure that the amenity of nearby and neighbouring properties are not unduly affected by the use or development of outbuildings and sheds.~~~~Encourage the appropriate siting, external finishing materials of sheds and outbuildings.~~**2.0 Buildings and works**INSERT  
INSERT~~A permit is not required except:~~

- ~~▪ To construct an outbuilding or shed where the outbuilding or shed will have a total floor area of greater than 120 square metres, including attached verandahs, carports and extensions.~~

**3.0 Subdivision**INSERT  
INSERT~~None specified.~~**4.0 Signs**INSERT  
INSERT~~None specified.~~**5.0 Application requirements**INSERT  
INSERT~~None specified.~~**6.0 Decision guidelines**INSERT  
INSERT~~The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:~~

- ~~▪ Whether the siting of the proposed outbuilding or shed will be in keeping with the character, appearance and landscape values of the area.~~
- ~~▪ Whether the siting of the proposed outbuilding or shed will be detrimental to the amenity of the area.~~