

ATTACHMENTS

Under Separate Cover Council Meeting

6.00pm Tuesday 21 December 2021

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Planning and Environment Act 1987

GOLDEN PLAINS PLANNING SCHEME AMENDMENT C91GPLA

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

This Amendment applies to various parcels of land throughout the Shire including a number of sites that do not have street addresses.

Land Affected by the Amendment	What the amendment does	Why is the amendment required?
	Zo	ne changes
Inverleigh CA 15F Parish of Carrah	Amend Planning Scheme Map No. 24 to rezone land at CA 15F Parish of Carrah from Farming Zone to Public Conservation and Resource Zone.	The Farming Zone is considered inappropriate, as the subject site makes up part of the Inverleigh Flora Reserve. The site contains a large amount of native vegetation, as discussed in the <i>Inverleigh Structure Plan</i> , 2019. The subject site has an ecological classification as 'Plains Grassy Woodland' with a portion also being classified as 'Damp Sands Herbrich Woodland'. It is considered the site more closely aligns with the purpose of the Public Conservation and Resource Zone, which includes 'To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values'. Additionally, a majority of the Inverleigh Flora Reserve is already zoned Public Conservation and Resource Zone.
Inverleigh CA 14D Parish of Carrah	Amend Planning Scheme Map No. 24 to rezone land at CA 14D Parish of Carrah from Public Use Zone 6 – Local Government to Public Conservation and Resource Zone.	The Public Use Zone is considered inappropriate, as the subject site makes up part of the Inverleigh Flora Reserve. The site contains a large amount of native vegetation, as discussed in the <i>Inverleigh Structure Plan</i> , 2019. The subject site has an ecological classification as 'Plains Grassy Woodland'. It is considered the site more closely aligns with the purpose of the Public Conservation and Resource Zone, which includes 'To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values'. Additionally, a majority of the Inverleigh Flora Reserve is already zoned Public Conservation and Resource Zone.
Inverleigh	Amend Planning Scheme Map No.	The Farming Zone is considered inappropriate as land is managed by Victrack and is in use as part of

CA 19G Cemetery Rd, Parish of Carrah	24 to rezone land at CA 19G Cemetery Rd, Parish of Carrah from Farming Zone to Public Use Zone 4 - Transport.	the rail corridor. The zoning change is suitable for the current and intended use.
Inverleigh PC337580 Cemetery Road, Inverleigh	Amend Planning Scheme Map No. 24 to rezone land at PC377580 Cemetery Road, Inverleigh from Public Use Zone 4 - Transport to Low Density Residential Zone.	The land has recently been identified as being surplus to VicTrack needs and has been sold. The zoning is no longer appropriate as land is now within private ownership. In correspondence received from the EPA, the authority raises concerns regarding the selection of the Low Density Residential Zone as the suitable zoning for this parcel due to EPA Publication 1518 Recommended Separation Distances for Industrial Residual Air Emissions which outlines recommended separation distances for various uses, including (but not limited to) agriculture. Council acknowledges the recommendations outlined in Publication 1518, however land within this location in Inverleigh is within Inverleigh's settlement boundary and has been developed akin to a low-density residential area. Existing dwellings on small farming zone allotments exist in close proximity to the subject site and therefore risk of air emissions is considered minimal. The proposed zoning also aligns with the strategic directions outlined in the <i>Inverleigh Structure Plan</i> , 2019, which recommends land which includes the subject site be zoned LDRZ in the future. It is considered that the subject site is setback far enough from the railway line to allow any dwelling constructed the potential to mitigate noise from the railway line.
Inverleigh CA 19D Railway Street, Parish of Carrah	Amend Planning Scheme Map No. 27 to rezone part of the land at CA 19D Railway Street, Parish of Carrah from Public Use Zone 4 – Transport to Public Parks Recreation Reserve.	The current zoning of Public Use Zone 4 – Transport is inappropriate as the land is currently in use as part of the Inverleigh Recreation Reserve and is managed by a recreation committee on behalf of DELWP. The proposed Public Park and Recreation Zone is suitable for the use/management of the land.
Bannockburn 24 Burns Street, Bannockburn	Amend Planning Scheme Map No. 29 to rezone land at 24 Burns Street, Bannockburn from Public Use Zone 2 – Education to General Residential Zone 1.	The subject site is inappropriately zoned Public Use Zone 2 as it is not part of the school precinct and is in private ownership. The land is used as an existing dwelling. Consequently it is proposed to be rezoned to the General Residential Zone 1 consistent with surrounding zones.
Scarsdale CA 1 SEC 4 Parish of Scarsdale	Amend Planning Scheme Map No. 6 to rezone part of the land at CA 1 SEC 4 Parish of	The subject site is currently in two zones and contains a watercourse. It is considered the provisions of the Public Conservation and Resource Zone more accurately aligns with the conditions and use of the site.

	Scarsdale from Farming Zone to Public Conservation and Resource Zone.	
Scarsdale CA 4 SEC 48 Parish of Clarkesdale	Amend Planning Scheme Map No. 5 to rezone part of the land at CA 4 SEC 48 Parish of Clarkesdale from Low Density Residential Zone to Public Conservation and Resource Zone.	The subject site is currently in two zones and is densely vegetated. Majority of the land is currently in Public Conservation and Resource Zone. It is considered that the application of Public Conservation and Resource Zone across the entire parcel is a more appropriate use of the planning provisions, as the provisions of the zone will ensure the protection of the vegetation onsite.
Smythesdale 55 Heales Street, Smythesdale.	Amend Planning Scheme Map No. 7 to rezone part of 55 Heales Street, Smythesdale from Township Zone to Public Parks Recreation Zone.	The subject site is currently in two zones, and is used for the Smythesdale Recreation Reserve. It is considered that the Public Parks Recreation Zone more accurately aligns with the conditions and current use of the site, as well as the purpose of this zone. Land currently within the Township Zone is therefore proposed to be rezoned to the Public Parks and Recreation Zone.
Smythesdale 105 Doctors Road, Smythesdale	Amend Planning Scheme Map No.5 to rezone 105 Doctors Road, Smythesdale from Public Conservation and Resource Zone to Rural Conservation Zone Schedule 1.	The subject site is in private ownership and is used for residential purposes, however contains a large quantity of remnant native vegetation. The purpose of the Rural Conservation Zone includes To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values' and To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality. It is therefore considered that the Rural Conservation Zone Schedule 1 (Schedule applying to the North West Central Area) is a more appropriate zone for the subject site, as the provisions will ensure that any future development is sensitive to the environmental values of the existing vegetation on site.
Durham Lead 195 South Durham Bridge Road, Durham Lead	Amend Planning Scheme Map No. 10 to rezone part of the land at 195 South Durham Bridge Road, Durham Lead from Rural Living Zone to Rural Activity Zone.	The subject site is currently in two zones with most of the land being in Rural Activity Zone. It is considered that Boundary Road North, which runs along the western edge of the property, provides a more appropriate divide between these two zones. The property is in the vicinity of agricultural operations, and for this reason the Rural Activity Zone is considered the most appropriate zone. It is considered that the entirety of this land more closely aligns with the provisions of the Rural Activity Zone, considering Rural Activity is occurring in close proximity to the property, and that the Rural Activity Zone seeks to 'ensure that use and development does not adversely affect surrounding land uses'

		whilst also providing 'for other [non agricultural] uses and development.
Linton	Amend Planning Scheme Map No.3	The subject site is currently in two zones with majority being in Rural Living Zone. The subject site
288 Flagstaff Ridge Road, Linton	to rezone part of the land at 288 Flagstaff Ridge Road, Linton from Farming Zone to Rural Living Zone.	is presently not used for agricultural purposes, and the dwelling constructed onsite more closely aligns with the purpose of the Rural Living Zone, that being 'residential use in a rural environment'. Presently, the dwelling onsite is constructed between both zones, with each half of the house being subject to different planning provisions. This can lead to confusion for both planners and landowners over how to appropriately address the relevant provisions of the Planning Scheme. No further opportunity for development will be created by rezoning this portion of land from Farming Zone to Rural Living Zone.
Linton 290 Flagstaff Ridge Road, Linton	Amend Planning Scheme Map No.3 to rezone part of the land at 290 Flagstaff Ridge Road, Linton from Farming Zone to Rural Living Zone.	The subject site is currently in two zones with majority being in Rural Living Zone. The subject site is presently not used for agricultural purposes, and the dwelling constructed onsite more closely aligns with the purpose of the Rural Living Zone, that being 'residential use in a rural environment'. No further opportunity for development will be created by rezoning this portion of land from Farming Zone to Rural Living Zone.
Enfield Woodland & Forest Glades Estates, Enfield	Amend Planning Scheme Map No.10 to rezone the Woodland and Forest Glades Estate, Enfield from the Low Density Residential Zone to the Low Density Residential Zone Schedule 2.	A new schedule is required to incorporate information previously found in the Design and Development Overlay Schedule 2, relating to the limited capacity of the wastewater collection system which services the Woodlands and Forest Glades Estates, Enfield.
Land Affected by the Amendment	What the amendment does	Why is the amendment required?
	Ove	rlay Changes
Inverleigh	Amend Planning Scheme Map No. 27DPO to delete	This Development Plan Overlay is now redundant as this estate has long since been completed. Mapping is therefore proposed for removal.
Land affected by the Development Play Overlay Schedule 7 in Inverleigh	the Development Plan Overlay Schedule 7 in Inverleigh.	
Inverleigh	Amend Planning Scheme Map No. 27DPO to delete the Development Plan Overlay	This Development Plan Overlay is now redundant as this estate has long since been completed. Mapping is therefore proposed for removal.

1 1 -#	Schedule 8 in	
Land affected by the Development Plan Overlay Schedule 8 in Inverleigh	Inverleigh.	
Inverleigh PC337580 Cemetery Road, Inverleigh	Amend Planning Scheme Map No. 24DDO to apply the Design and Development Overlay Schedule 5 to land at PC377580 Cemetery Road, Inverleigh.	The subject site is proposed to be rezoned to Low Density Residential Zone. The Design and Development Overlay Schedule 5 is therefore proposed to be applied, as it is been applied to all Low Density Residential Zone land within Golden Plains Shire to ensure residential development is considerate of visual amenity and the setback requirements specified in the Overlay.
PC377580 Cemetery Road, Inverleigh.	Amend Planning Scheme Map No.24EAO to apply the Environmental Audit Overlay to land at PC377580 Cemetery Road, Inverleigh.	The Environmental Audit Overlay is required because land uses with a high potential for contamination, notably Railway Yards, have not been ruled out from the site history. The EPA have expressed a concern about this because the proposed zoning of the land (to the Low Density Residential Zone) would allow for a sensitive use. VicTrack have also indicated that uncontrolled filling soils have not been ruled out, however no "gross contamination sources" were identified from a limited review by VicTracks environment team.
Bannockburn Land affected by the Development Plan Overlay Schedule 3 and Development Plan Overlay Schedule 5 from land in the Bannockburn Industrial Estate.	Amend Planning Scheme Map No. 28DPO to delete the Development Plan Overlay Schedule 3 and Development Plan Overlay Schedule 5 from land in the Bannockbum Industrial Estate.	This schedule to the Development Plan Overlay is now redundant as this estate has long since been completed. Mapping is therefore proposed for removal.
Bannockburn Land affected by the Development Plan Overlay Schedule 4 in Bannockburn.	Amend Planning Scheme Map No. 29DPO to delete the Development Plan Overlay Schedule 4 in Bannockbum.	This schedule to the Development Plan Overlay is now redundant as this estate has long since been completed. Mapping is therefore proposed for removal.
Bannockburn Land affected by the Development Plan Overlay Schedule 6 in Bannockburn.	Amend Planning Scheme Map No. 28DPO and Map No. 29DPO to delete the Development Plan	This schedule to the Development Plan Overlay is now redundant as this estate has long since been completed. Mapping is therefore proposed for removal.

	Overlay Schedule 6.	
Bannockburn (various sites).	Amend Planning Scheme Map No. 28ESO and 29ESO to apply the Environmental Significance Overlay Schedule 2 in Bannockburn.	To correct a number of anomalies where the mapping is not accurately applied to ensure the protection of the watercourse.
Bannockburn (various sites).	Amend Planning Scheme Map No.28ESO to delete the Environmental Significance Overlay Schedule 2 in Bannockburn.	To correct an anomaly where mapping intended to protect the watercourse has been inaccurately applied. The CCMA have created the new mapping by extending a buffer 200m from the Bruce's Creek centreline. The proposed mapping also entirely covers the extent of the Land Subject to Inundation Overlay where it is applied in Bannockbum.
Lethbridge 2846 Midland Highway, 14 Smith Road, and 18 Smith Road in Lethbridge.	Amend Planning Scheme Map No.19DDO to apply the Design and Development Overlay Schedule 5 to land at 2846 Midland Highway, 14 Smith Road, and 18 Smith Road in Lethbridge.	This change is considered to be correcting an anomaly, as this overlay is otherwise applied to all Low Density Residential Zoned land throughout the Shire. The Design and Development Overlay Schedule 5 seeks to protect visual amenity and neighbourhood character in the Low Density Residential Zone by requiring development to meet a number of setback requirements.
Durham Lead 195 South Durham Bridge Road, Durham Lead	Amend Planning Scheme Map No. 10DDO to remove the Design and Development Overlay Schedule 7 from land at 195 South Durham Bridge Road, Durham Lead.	The correction of the zoning anomaly on this site from Rural Living Zone to the Rural Activity Zone, as described earlier, means that the Design and Development Overlay 7 (titled "Rural Living Zone Outbuildings and Sheds") is no longer appropriate, as the intention of the Overlay (and use in practice) is only to control shed/outbuilding outcomes in a Rural Living context.
Durham Lead 195 South Durham Bridge Road, Durham Lead	Amend Planning Scheme Map No. 10VPO to delete the Vegetation Protection Overlay Schedule 2 from land at 195 South Durham Bridge Road, Durham Lead.	The Vegetation Protection Overlay Schedule 2 seeks to protect 'Bushland Reserves and Roadside Vegetation Areas'. It is therefore not considered an appropriate application of the overlay at this location, as the land is in private ownership. Native Vegetation will still be protected under Clause 52.17 of the Golden Plains Planning Scheme.
Batesford	Amend Planning Scheme Map No. 28IPO to delete the Incorporated Plan	Development of this estate has long been completed. The Design and Development Overlay Schedule 5 is applied to the land currently covered by the Incorporated Plan Overlay and will ensure

	Overlay Schedule	adequate setbacks and the retention of visual
Land affected by the Incorporated Plan Overlay Schedule 1 in Batesford.	1.	amenity.
Rokewood 17 Ford Road, CA 2 SEC 10 Ford Road, and CA 3 SEC 10 McMillan St in Rokewood.	Insert Planning Scheme Map No. 15DDO to apply Design and Development Overlay Schedule 5 to 17 Ford Road, and CA 3 SEC 10 McMillan St in Rokewood.	This change is considered to be correcting an anomaly, as this overlay is otherwise applied to all Low Density Residential Zoned land throughout the Shire. The Design and Development Overlay Schedule 5 seeks to protect visual amenity and neighbourhood character in the Low Density Residential Zone by requiring development to meet a number of setback requirements.
Haddon 15 Taemore Close, Haddon & 34 Taylors Road, Haddon.	Delete Planning Scheme Map No. 2RO.	The Restructure Overlay is no longer required at this site due to completion of the Restructure Plan. It is therefore proposed for removal.
Enfield (various sites)	Delete Planning Scheme Map 10DDO	The key provisions of the Design and Development Overlay Schedule 2 are proposed to be migrated to the new Schedule 2 to the Low Density Residential Zone, which will be applied to the same area. This will render the Design and Development Overlay Schedule 2 redundant, and it is appropriate to delete the mapping.
Teesdale (various sites)	Applies the ESO2 in Teesdale.	To correct a number of anomalies where the mapping is not accurately applied to ensure the protection of the watercourse. The CCMA have created the new mapping by extending a buffer 200m from the Native Hut Creek centreline.
Land Affected by the Amendment	What the amendment does	Why is the amendment required?
	Ordin	ance Changes
		ance changes
	Amend Clause 02.04 – Strategic Framework Plans to replace Golden Plains Strategic Framework Plan with an amended version.	An amended version of the plan has been created as Teesdale and Shelford are incorrectly identified on the current plan at Clause 02.04.

Amend Clause 02.04 – Strategic Framework Plans to replace Strategic Framework Plans for Scarsdale, Haddon, Linton, Ross Creek and Batesford.	New format versions of these Structure Plans have been created and are proposed to replace the existing plans at Clause 02.04 in order to comply with Ministerial Directions on Form & Content. These are policy-neutral changes that will ensure the maps and clear and legible. The changes are required because of Amendment C90gpla. This amendment added in an expiry date of three years (from the gazettal of C90gpla) for any maps or policies based on maps that were deemed to be needing of replacement or removal for a number of reasons, for instance because they were poorly legible, contained
Create a new Schedule 2 to the Low Density Residential Zone, which applies to land in the Woodlands and Forest Glades Estate, Enfield.	unclear direction, were contrary to a ministerial direction or problematic in some other way. A new Schedule 2 to the Low Density Residential Zone is required to replace the Design and Development Overlay Schedule 2. The Schedule has been drafted in consultation with the water authority, Central Highlands Water. The new Low Density Residential Zone Schedule 2 provides greater clarity about permitted buildings & works within this estate as a result of the limited nature of the wastewater collection systems capacity.
Amend Clause 43.01 – Schedule to the Heritage Overlay to add tree controls HO97 – Inverleigh Heritage Precinct to include tree controls at 6 High Street (to protect a Stone Pine – Pinus Pinea) and 9b High Street (at rear – to protect an Elm tree- Ulmus Prosera).	The tree controls are mentioned in the Statement of Significance for the Inverleigh Heritage Precinct, however are not currently in the Planning Scheme. This is considered an error and is therefore proposed for correction.
Amend Clause 43.01 – Schedule to the Heritage Overlay to amend the address listed for HO8 – Prefabricated Iron Cottage, 24 Weatherboard Road to 24 Riverview Road, Inverleigh.	The address listed in the Planning Scheme is incorrect and is therefore proposed for correction.
Delete Clause 43.03 - Incorporated Plan Overlay.	The Incorporated Plan Overlay is partially redundant as this estate has long since been completed. It's main function was to influence the form of the original subdivision. The Incorporated Plan Overlay Schedule is considered to have been drafted with an intention to

influence development following the original subdivision of the area but is drafted in a confusing way and is not considered necessary or useful.

For instance the Overlay Schedule includes requirements intended to apply to all dwellings and requires that "plans be submitted to the responsible authority" for dwellings: however this requirement is not a permit requirement and neither the Incorporated Plan Overlay or the Overlay Schedule actually include a permit trigger for buildings and works. Generally speaking the planning system only requires plans to be submitted when planning permits are required, a requirement to submit plans without actually needing to apply for a planning permit is unconventional and is inconsistent with the Ministerial Direction on the form and Content of Planning Schemes. There are very few vacant lots in the incorporated Plan area left, meaning the removal of the Incorporate Plan and Schedule is likely to have a minimal impact on neighborhood character.

In terms of subdivision the Overlay requires a permit granted to be "generally in accordance" with the approved incorporated plan. This requirement is somewhat confusing in the context of any subdivision applications that follows the original subdivision. For instance it is open to interpretation whether a small infill subdivisions within the incorporated plan area are "generally in accordance" with the overall plan, in the context that the layout applies over a much larger area. In addition the Overlay has not actually been preventing further subdivision, hence is considered redundant in this respect.

Delete Clause 43.04 -Development Plan Overlay Schedule 3. Schedule 3 to the Development Plan Overlay was intended to apply to the original development of the estate. The estate has long since been developed so the control is proposed for deletion.

The removal of the control has an impact on the requirements for further subdividing land following the original subdivision of the estate. At the current time a land owner, pursing a 2 lot subdivision for instance, could lodge a subdivision application but it is required to be "generally in accordance" with a development plan approved under the DPO3. This generally requires a new development plan application to be lodged with different lot boundaries to the original development plan for the particular site. The new development plan would need to meet the requirements of the DPO3.

By removing the DPO3, it removes the need for a new development plan in order to undertake small infill subdivisions. Hence it removes an additional step/complication in the application process. This is considered justified because the original development plan overlay schedules were designed with the original estates in mind, and not the small infill subdivisions that sometimes follow. In effect a control is being removed that adds an extra layer of

	complexity for infill subdivision applications. The DPO schedules impose extra costs/time on land owners pursuing infill subdivisions and are an extra resource burden on the Responsible Authority, who need to assess them. A further issue is that applications for infill development plans, and the subdivisions that follow are not required to be exhibited by either the Planning Schedule or the Planning and Environment Act 1987. In addition there are no third party appeal rights. Whilst this may be understandable in the context of development plans for large estates, it is considered problematic in existing established areas where there are typically a number of established neighbors to the small infill subdivision. In many cases the small infill subdivision happens one or two decades after the original Development Plan Overlay process.
Delete Clause 43.04 - Development Plan Overlay Schedule 4.	Refer above for equivalent explanation.
Delete Clause 43.04 - Development Plan Overlay Schedule 5.	Refer above for equivalent explanation.
Delete Clause 43.04 - Development Plan Overlay Schedule 6.	Refer above for equivalent explanation.
Delete Clause 43.04 - Development Plan Overlay Schedule 7.	Refer above for equivalent explanation.
Delete Clause 43.04 - Development Plan Overlay Schedule 8.	Refer above for equivalent explanation.
Amend Clause 45.05 – Schedule to the Restructure Overlay.	The Restructure has been completed at the subject site, and therefore the Schedule is required to be amended to removed RO2 from the table at 1.0 – Restructure plan.
Changes the expiry date of four local policies from 3 years since the approval of C90gpla to 4 years since the approval of C90gpla. This	A three year expiry date of certain policies was added in under Amendment C90gpla because a number of maps in the Planning Scheme were identified to be poorly legible or contain matters that are not suitable for the planning scheme. A one year extension to the expiry date was added in to allow Golden Plains Shire Council sufficient time to update these maps through the amendment process.

	includes Clauses 11.01-1L (Settlement in Golden Plains South East), 11.03- 6L (Bannockbum), 11.03-6L (Gheringhap) and 11.03-6L (Smythesdale).	nt in ains st), 11.03- ockbum),)3-										
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What the amendment does

A detailed explanation of what the amendment does is contained within the table above.

In addition to the anomalies, the amendment undertakes a number of miscellaneous changes. These are also described in detail in the table but are summarized as:

- Replace poorly drafted and unclear maps with policy neutral, more legible versions at Clause 02.04.
- Delete redundant Development Plan Overlays Schedules and associated mapping from Inverleigh and Bannockburn.
- Delete a redundant Incorporated Plan Overlay Schedule and associated mapping from Batesford.
- Rezone the town of Enfield from the Low Density Residential Zone to the Low Density Residential Zone Schedule 2 and delete the Design and Development Plan Overlay Schedule 2 from the same area. The Low Density Residential Zone 2 will include the key controls from the Design and Development Plan Overlay Schedule 2. The change will reduce planning permit applications as the Design and Development Overlay Schedule 2 currently triggers a permit for almost all buildings and works in Enfield which is not the intent of the schedule. The update will mean permit applications are required less often.
- An area of VicTrack owned land in Inverleigh is proposed to be rezoned to the Low Density Residential Zone with an Environmental Audit Overlay also applied as there are unknowns about the land history.

Strategic assessment of the amendment

Why is the amendment required?

The Amendment is required to ensure the Golden Plains Planning Scheme is up-to-date and accurate by correcting minor zoning and overlay anomalies, and modernizing outdated graphics.

A detailed explanation of what the amendment does is contained within the table above.

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.

In particular, the amendment implements objective:

- A) To provide for the fair, orderly, economic and sustainable use, and development of land. The amendment corrects zoning and planning scheme provisions that impact on the fair and orderly use and development of the land. The amendment corrects the inadvertent application of incorrect zones and ensures overlays are correctly applied. It applies zones that are appropriate to the use and development of land in other instances to reflect public or private ownership.
- D) To 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 ensures that the Schedule to the Heritage Overlay correctly identifies significant trees which have been identified in the Inverleigh Heritage Precincts Statement of Significance to ensure there ongoing protection.

E) To 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 corrects a zoning anomaly which is currently applied to the Inverleigh Flora Reserve, thereby recognising the Reserve as a public asset and ensuring its ongoing protection through the application of the appropriate planning provisions. A number of other public assets will be more accurately zoned as a result of this amendment.

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

The amendment will have positive environmental, social and economic effects by ensuring land is in the correct zone and overlays have been applied appropriately. Several corrections to zoning anomalies which have been recognised in this amendment will have an important effect on the ongoing protection of environmental values, such as in the instance of the Inverleigh Flora Reserve. A review of the Environmental Significance Overlay Mapping will ensure that watercourses are more effectively protected.

Where zones are proposed for correction on land with native vegetation to the Rural Living Zone, it is not considered that these rezoning will have a detrimental effect on the future protection of this vegetation due to these sites already having been developed for residential purposes.

Does the amendment address relevant bushfire risk?

It is not considered that the Amendment will pose an increased risk to life, property, community infrastructure or the natural environment from bushfire. It is noted that all land which has been identified for rezoning which is also under the Bushfire Management Overlay will not have an opportunity to subdivide or increase development potential as a result of this amendment.

Further assessment relating to bushfire of properties proposed to be rezoned to residential zones has been provided below:

105 Doctors Road, Smythesdale

Land is currently zoned Public Conservation & Resource Zone but is within private ownership and contains an existing dwelling and several outbuildings. The land is covered by the Bushfire Management Overlay (100%). Under the provisions of the Rural Conservation Zone 1, the proposed zone for this site, a planning permit will be triggered for the development of the land for a dwelling, and any associated buildings and works. The Bushfire Management Overlay also triggers the need for a Planning Permit for the development of the land for a dwelling and associated outbuilding exceeding 100m2. Nearby buildings constructed in the past 5 years have demonstrated their ability to be constructed to a minimum of BAL 12.5.

195 South Durham Bridge Road, Durham Lead

Land is partially zoned Rural Living Zone at this site, with majority of the land being within the Rural Activity Zone Schedule 1. The land is almost entirely covered by a Bushfire Management Overlay (92.1%). Under the provisions of the Rural Activity Zone 1, a planning permit is required to construct a dwelling (Section 2 use). A permit will also be required to construct an outbuilding associated with an existing dwelling where it exceeds 100m2 under the provisions of the zone. The Bushfire Management Overlay also triggers the need for a planning permit for the development of the land for a dwelling and associated outbuilding exceeding 100m2.

288 Flagstaff Ridge Road, Linton

Land is partially zoned Farming Zone at this site, with the majority of the land being within the Rural Living Zone. The land is proposed to be rezoned to be entirely within the the Rural Living Zone. The land is covered by the Bushfire Management Overlay (100%). Under the provisions of the Bushfire Management Overlay, a planning permit will be triggered for the development of the land for a dwelling, or any associated outbuildings exceeding 100m2. A Bushfire Management Plan will be required to be prepared by applicants and will form part of the approved plans for any eventual planning permits applied for. Development nearby has no occurred for some years so data cannot be extracted from past approvals relating to BAL-ratings.

290 Flagstaff Ridge Road, Linton

Land is partially zoned Farming Zone at this site, with the majority of the land being within the Rural Living Zone. The land is proposed to be rezoned to be entirely within the Rural Living Zone. The land is covered by the Bushfire Management Overlay (100%). Under the provisions of the Bushfire Management Overlay, a planning permit will be triggered for the development of the land for a dwelling, or any associated outbuildings exceeding 100m2. A Bushfire Management Plan will be required to be prepared by applicants and will form part of the approved plans for any eventual planning permits applied for. Development nearby has no occurred for some years so data cannot be extracted from past approvals relating to BAL-ratings.

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

The Amendment has been drafted to ensure consistency with the Ministerial Direction the Form and Content of Planning Schemes and increases compliance in terms of the removal of the Incorporated Plan Overlay schedule. This Schedule requires that plans be lodged for dwellings but does not require a planning permit application. The current version of the Ministers Direction does not provide for the Overlay Schedule to require that plans be lodged to Council when no planning permit application is required.

The amendment has been drafted in accordance with Ministerial Direction No.11 (Strategic Assessment of Amendments).

The Amendment has been referred to the EPA in alignment with Ministerial Direction 1 – Potentially Contaminated Land and Ministerial Direction 19.

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

The Amendment supports or implements the Planning Policy Framework as follows:

Clause 01 Purposes of this planning scheme by providing a clear and consistent framework within which decisions about the use and development of land can be made.

Clause 12.01-1S Protection of biodiversity by assisting the protection and conservation of reserves by rezoning the Inverleigh Flora Reserve to the Public Conservation and Resource Zone and correcting the application of the Environmental Significance Overlay 2 in Bannockburn to apply to the Bruce's Creek river environs.

Clause 15.01-2S Building design by ensuring that Design and Development Overlay 5 is accurately mapped to maintain the low density character in Low Density Residential Zoned land throughout the Shire through the appropriate siting and spacing of buildings.

Clause 15.03-1S Heritage conservation by ensuring the conservation of significant trees are appropriately recognised in the schedule to the Heritage Overlay.

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

The amendment is consistent with the Municipal Planning Strategy (MPS). The correction of anomalies in the Planning Scheme will improve the implementation of the MPS overall.

Particularly, the amendment supports the MPS as follows:

Clause 02.02 Vision, particularly relating to the 'desire to protect and enhance the natural environment', is supported through the proposed amendments to improve the accuracy of mapping for the Environmental Significance Overlay 2, and the correction to a number of zoning anomalies which impact upon reserves and remnant native vegetation.

Clause 02.04 Strategic Framework Plans by improving the readability and clarity of a number of older Structure Plans to ensure their content can be easily interpreted and that they aligned with the Ministerial Direction - The Form and Content of Planning Schemes.

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

The Amendment makes proper use of the Victorian Planning Provisions (VPP) by improving upon the accuracy and effectiveness of the existing application of land use controls.

The amendment is consistent with the Planning Practice Notes:

PPN30: Potentially Contaminated Land

Amendment C91gpla considered PPN30 in its preparation. Parcels of land recognized as having potential to contain contaminants were referred to the EPA under Ministerial Direction No. 1 & Ministerial Direction No.19 for comment.

PPN42: Applying the Rural Zones

Amendment C91gpla considered PPN42 in its preparation, as rural zones are proposed to be applied to four parcels identified within this Amendment. Where land resides in two zones and is sought to be corrected, the existing conditions of the individual sites and their surrounding context was taken into consideration when determining the most appropriate zoning for each site, and the purpose of each zone was an important factor of this process, as guided by the Practice Note.

PPN46: Strategic Assessment Guidelines

Amendment C91gpla was prepared in alignment with the Strategic Assessment Guidelines, and PPN46. A Strategic Assessment Guidelines Checklist was provided to the Department as part of the Amendment Documentation.

PPN64: Local Planning for Bushfire Protection

Amendment C91gpla considered PPN64 in its preparation. Bushfire risk has been considered for every parcel where land is being rezoned to a residential zone. It is considered that C91gpla has adequately addressed the Practice Note.

PPN91: Using the Residential Zones

Amendment C91gpla considered PPN91 through its preparation. Where land is sought to be rezoned to residential zones, the existing context and conditions of each site was assessed along with the content of the Practice Notes to ensure the accurate application of zones.

The amendment is consistent with A practitioners guide to the Victorian Planning System (2019) in that it accords with the guidance on "Choosing and Applying Provisions; and the "How to" section of the guide.

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

Early consultation with the Department of Environment, Land, Water and Planning, and Corangamite Catchment Management Authority has been undertaken regarding aspects of this Amendment. Both the Department and CCMA were consulted in regards to the need for an amendment of the Environmental Significance Overlay Schedule 2 mapping.

EPA has provided a non-objecting submission to the amendment. EPA have recommended that certain sites be described in the explanatory report in relation to Planning Practice note 30. EPAs response to the amendment mentions five sites which are described below in relation to the practice note.

Planning Practice Note 30 identifies the process for dealing with land that is potentially contaminated broadly as follows.



Figure 1: Process for assessing a planting proposal for potentially conforminated band.

The sites are:

Site 1

PC337580 Cemetery Road, Inverleigh - proposed for rezoning to the Low Density Residential Zone.

- This site is potentially contaminated a land history assessment has not ruled out sources of
 potential high contamination. EPA have indicated that such sources may be possible (though
 there is no specific information to indicate that such sources exist).
- An Environmental Audit or PRSA could potentially be obtained to rule out sources of high
 potential contamination, or an Environmental Audit Overlay could be applied requiring a future
 audit. It is not practicable to undertake an audit or PRSA for the current amendment process due
 to the time involved to appoint an auditor who must be involved in both of these processes, and
 which would delay the amendment. Therefore the Environmental Audit Overlay is proposed to be
 applied through this amendment.
- The land is likely to be suitable for the intended use but this will need to be proven through the
 environmental audit process. The Environmental Audit Overlay, proposed for the land under this
 amendment, will prevent the establishment of a sensitive use until this time.

Site 2

CA 19D Railway Street, Parish of Carrah (Victoria Park)—proposed for rezoning to the Public Park and Recreation Zone (PPRZ).

The site is potentially contaminated as no assessment has been done to verify this one way or another. Nonetheless no change is anticipated to land use or development of the site as a result of rezoning. Page 8 of Planning Practice note 30 indicates that where there is no use or development change anticipated for open space no particular assessment is required.

Site 3

24 Burns Street, Bannockburn - proposed for rezoning to the General Residential Zone.

This site may be potentially contaminated because no particular assessment has been undertaken to verify this one way or another. As the land is already used for an existing dwelling and has been for at least 25 years, no change to land use or development is likely. Page 8 of Planning Practice Note 30 indicates that where there is no change to buildings and works or land uses no particular assessment is required.

Although the rezoning would theoretically allow the dwelling to be demolished and replaced or extended (which would not be possible in the current zone) if the land wasn't rezoned it would likely see the site continue to be used with an existing dwelling. The chance that the dwelling could be redeveloped after rezoning may technically trigger a more thorough assessment against planning practice note 30.

In the context that the existing land use is long standing, and the rezoning represents correction of an anomaly only - it is not considered reasonable to undertake further assessments, noting that Planning Practice note 30 is a guiding document only.

Sites 4 and 5

288 and 290 Flagstaff Ridge Road, Linton. Parts of these sites are proposed to be rezoned to the Rural Living Zone.

This land is potentially contaminated because no particular assessment has been undertaken to verify this one way or another. The relevant area for rezoning in both cases comprises part of an existing backyard, no change to land use, development, or subdivision potential is anticipated and therefore no particular assessment is specified in accordance with page 8 or Planning Practice note 30.

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

The Amendment is not expected to have any impact on the provisions of the Transport Integration Act 2010.

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 substantially reduce the resource and administrative costs for the Responsible Authority because of the removal of DPO schedules, meaning that there will no longer be a need to assess small development plans for infill subdivisions. Beyond this the changes are minor and will not substantially impact on resources.

The Amendment will have an impact on planning permit triggers, however generally these are minor in nature. Administration of the Golden Plains Planning Scheme will likely be more efficient as a result of this amendment.

The changes to public zones from a non-public zone will reduce permit triggers as the subject sites are all managed by public authorities. The public zones allow public authorities to undertake a number of land use and development activities without a permit. For the same reason the changes from one public zone to another are anticipated to have a virtually neutral impact because all of these sites are also managed by public authorities. The proposed rezoning of VicTrack land in Inverteigh to the Low Density Residential Zone may result in applications related to residential development, however this is only one site that is unlikely to have subdivision potential and therefore applications are anticipated to will be limited.

Rezonings of private land are generally minor in nature, for instance rezoning a backyard from the Farming Zone to the Rural Living Zone to match the predominant zoning of the land. These are not expected to have any real impact.

The rezoning of 24 Burns Street in Bannockburn from the Public Use Zone 2 to the General Residential Zone enables planning permit applications related to residential development and some other uses permissible in the zone. Virtually all land use and development in the zone is

Application of the Design and Development Overlay 5 to sites both in and proposed to be in the Low Density Residential Zone will result in an additional permit trigger. Nonetheless this Overlay only comes into effect when certain setbacks prescribed under the Schedule are not met which in practice rarely occurs.

The modification of the Environmental Significance Overlay 2 mapping will ensure that Environmental Significance Overlay 2 triggers affect the correct/intended land only.

The Design and Development Overlay Schedule 2 is intended to be replaced in function by the Low Density Residential Zone Schedule 2 in this amendment. This change will reduce planning permit applications as the current Design and Development Overlay Schedule 2 currently triggers a permit for almost all buildings and works in Enfield, even in cases where the proposal clearly meets the goals of the Schedule – which is primarily to limit dwellings per lot to 1 and to prohibit subdivisions.

Other minor overlay mapping deletions are not anticipated to have any real world effect.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Golden Plains Shire Council website at https://www.goldenplains.vic.gov.au/residents/my-home/planning/strategic-planning

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.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 24 October, 2021.

A submission must be sent to:

By mail:

Attention: Strategic Planning

Golden Plains Shire

PO Box 111

BANNOCKBURN VIC 3331

· By email to:

enquiries@gplains.vic.gov.au

Include "Amendment C91gpla Submission" in the title.

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. These dates are tentative.

- directions hearing: Week beginning 13/12/2021
- panel hearing: Week beginning 24/01/2022

ATTACHMENT 1 - CHANGES TO MAPPING

Mapping Changes - Zones

Address	Proposed Change and Reason	Мар	Planning Scheme Map No.
CA 15F Parish of Carreh (Inverteigh Flora Reserve)	Correct zoning of land from Farming Zone to Public Conservation and Resource Zone. Reason: The land is owned by Parks Victoria and comprises part of the Inverleigh Flora and Fauna Reserve. This zone change matches the balance of the reserve and is an appropriate zone for a reserve managed by a public authority.		24

CA 14D Parish of Carrah (Inverleigh Flora Reserve)	Correct zoning of land from Public Use Zone – Local Government to Public Conservation and Resource Zone Reason: The proposed zone matches the predominant zoning of the land and is appropriate for the site, which forms part of the Inverleigh Flora and Fauna Reserve. The site is owned by DELWP. The PUZ6 (Local Government) is not appropriate as this is not a Local Government site.	24
CA 19G Cemetery Rd, Parish of Carrah	Correct zoning of land from Farming Zone to Public Use Zone 4 – Transport at the request of VicTrack. Reason: The land is owned by VicTrack and the PUZ4 is the appropriate zone for publicly managed railway land.	24
CA 19D Railway Street, Parish of Carrah (Victoria Park)	Correct zoning of land from Public Use Zone 4 – Transport to thr Public Park and Recreation Zone at the request of VicTrack. Reason: The land is part of the Inverleigh Bowls Club, and PPRZ is the appropriate zone.	27
PC337580, Cemetery Road Inverleigh	Rezone land from PUZ4 to LDRZ at request of VicTrack. Reason: VicTrack request, signifies intent for the land to be used for residential purposes.	24

24 Burns Street, Bannockburn	Correct zoning of land from Public Use Zone 2 – Education to General Residential Zone 1 to reflect the private ownership of the land and its residential use. Reason: The land is in use as a dwelling and the public use zoning is a clear anomaly.	29
CA 1 SEC 4 Tannery Rd, Scarsdale	Correct zoning of land from Farming Zone to Public Conservation and Resource Zone as Farming Zone is not the appropriate mechanism to protect the watercourse it is applied to. Reason: Zoning correction.	6
CA 4 SEC 48 Parish of Clarkesdale.	Correct zoning of land from Low Density Residential Zone to Public Conservation and Resource Zone as land is currently in two zones. LDRZ does not accurately reflect the current conditions onsite, which is densely treed. Reason: This land is part of a State managed park and the LDRZ over the land is a clear anomaly. The PCRZ matches the balance of the park.	5

55 Heales Street, Smythesdale	Correct zoning of land from Township Zone to Public Park and Recreation Zone as the land is currently in two zones. Reason: The land forms part of the Smythesdale Recreation Reserve and the PPRZ matches the balance of the reserve.	7
105 Doctors Road, Smythesdale	Correct zoning of land from Public Conservation and Resource Zone to Rural Conservation Zone 1 Reason: the land is in private ownership and is used for residential purposes. The land contains large amounts of native tree, with the Rural Conservation Zone being appropriate under these circumstances.	5
195 South Durham Bridge Road, Durham Lead	Correct zoning of land from Rural Living Zone to Rural Activity Zone. Reason:The land is currently in two zones with the majority of the land being in the Rural Activity Zone.	10
288 Flagstaff Ridge Road, Linton	Correct zoning of land from Farming Zone to Rural Living Zone. Reason: Land is currently in two zones with majority being in Rural Living Zone.	3

290 Flagstaff Ridge Road, Linton Correct zoning of land from Farming Zone to Rural Living Zone. Reason: Land is currently in two zones with majority being in Rural Living Zone.		3
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Mapping Changes - Overlays

Address /Location	Proposed Change	Мар	Planning Scheme Map No.
Inverleigh	Delete the Development Plan Overlay Schedule 7 from a developed area of land in Inverleigh. Reason: The control was intended manage the original subdivision of the land, so is no longer needed. The removal of the control will simplify the process for infill subdivision applications, removing the need for applicants have a site specific development plan approved before a subdivision can be approved. Removing the DPO schedule will also ensure that future subdivision applications are not exempt from advertising or third party appeal rights as they are now, if they accord with an approved development plan. This is considered to enhance the transparency of future subdivision applications in an established environment where advertising is appropriate.		27DPO

Inverleigh	Delete the Development Plan Overlay Schedule 8. Reason: The control was intended manage the original subdivision of the land, so is no longer needed. The removal of the control will simplify the process for infill subdivision applications, removing the need for applicants have a site specific development plan approved before a subdivision can be approved. Removing the DPO schedule will also ensure that future subdivision applications are not exempt from advertising or third party appeal rights as they are now, if they accord with an approved development plan. This is considered to enhance the transparency of future subdivision applications in an established environment where advertising is appropriate.	27DPO
PC337580, Cemetery Road Inverleigh	Apply a new Design and Development Overlay Schedule 5 to the site. Reason: Site is proposed to be rezoned to LDRZ under this amendment. The DDO5 applies to all LDRZ land in Golden Plains.	24DDO
PC337580, Cemetery Road Inverteigh	Apply the Environmental Audit Overlay to the site. Reason: Concerns about potential contamination in EPAs initial review.	24EAO

Land in the Bannockburn Industrial Estate. Delete the Development Plan Overlay Schedule 3 and Development Plan Overlay Schedule 5.

Reason: The control was intended manage the original subdivision of the land, so is no longer needed.

The removal of the control will simplify the process for infill subdivision applications, removing the need for applicants have a site specific development plan approved before a subdivision can be approved.

Removing the DPO schedule will also ensure that future subdivision applications are not exempt from advertising or third party appeal rights as they are now, if they accord with an approved development plan. This is considered to enhance the transparency of future subdivision applications in an established environment where advertising is appropriate.



28DPO

Bannockburn

Delete the Development Plan Overlay Schedule 4.

Reason: The control was intended manage the original subdivision of the land, so is no longer needed.

The removal of the control will simplify the process for infill subdivision applications, removing the need for applicants have a site specific development plan approved before a subdivision can be approved.

Removing the DPO schedule will also ensure that future subdivision applications are not exempt from advertising or third party appeal rights as they are now, if they



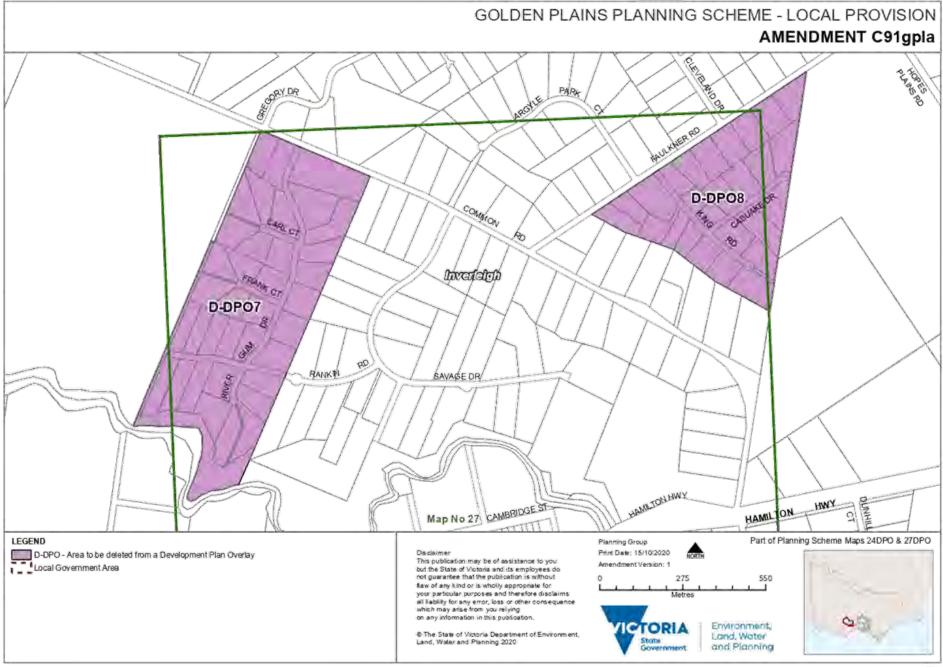
29DPO

accord with an approved development plan. This is considered to enhance the transparency of future subdivision applications in an established environment where advertising is appropriate. Bannockburn delete the Development 28DPO, Plan Overlay Schedule 6 29DPO from an area of land in Bannockburn. Reason: The control was intended manage the original subdivision of the land, so is no longer needed. The removal of the control will simplify the process for infill subdivision applications, removing the need for applicants have a site specific development plan approved before a subdivision can be approved. Removing the DPO schedule will also ensure that future subdivision applications are not exempt from advertising or third party appeal rights as they are now, if they accord with an approved development plan. This is considered to enhance the transparency of future subdivision applications in an established environment where advertising is appropriate. 2846 Midland Apply the Design and 19DDO Highway, 14 Development Overlay Smith Road. Schedule 5. and 18 Smith Road in Reason: The DDO5 is Lethbridge. intended to apply to all Low Density Residential Zoned land in the Shire and is intended to address amenity concerns.

		4	
195 South Durham Bridge Road, Durham Lead.	Remove the Design and Development Overlay Schedule 7 Reason: This is an overlay that is specific to outbuildings and sheds in the Rural Living Zone. As the zone will no longer be Rural Living under this amendment, the Overlay should no longer apply.		10DDO
195 South Durham Bridge Road, Durham Lead.	Delete the Vegetation Protection Overlay Schedule 2 from land at 195 South Durham Bridge Road, Durham Lead. Reason: The VPO2 is only intended to apply to road reserves. It's application to private land is an anomaly.		10VPO
17 Ford Road, CA 2 SEC 10 Ford Road, and CA 3 SEC 10 McMillan St in Rokewood.	Apply the Design and Development Overlay Schedule 5. Reason: This Overlay is for amenity reasons and is intended for all Low Density Residential Zoned land in Golden Plains Shire.		New mapping number required – 15DDO
Batesford	Delete the Incorporated Plan Overlay Schedule 1 from Dog Rocks Estate, Batesford. Reason: The removal of the IPO schedule will remove a confusing requirement to lodge dwelling plans without a planning permit application. It will also mean that the control does not need to be considered when subdividing land, which is considered unnecessary in the context that the original estate has long since been established.		28IPO

Bannockburn (Bruce's Creek), Inverleigh (Leigh River), Teesdale (Native Hut Creek).	Amend the Environmental Significance Overlay 2 mapping. Reason: to correct a number of anomalies where the mapping is not accurately applied to ensure the protection of the watercourse.	Mapping is visible as part of the Amendment Documentation.	24ESO. 28ESO
15 Taemore Close, Haddon	Remove Restructure Overlay Schedule 2 from land identified. Reason: The Restructure has been completed.		02RO

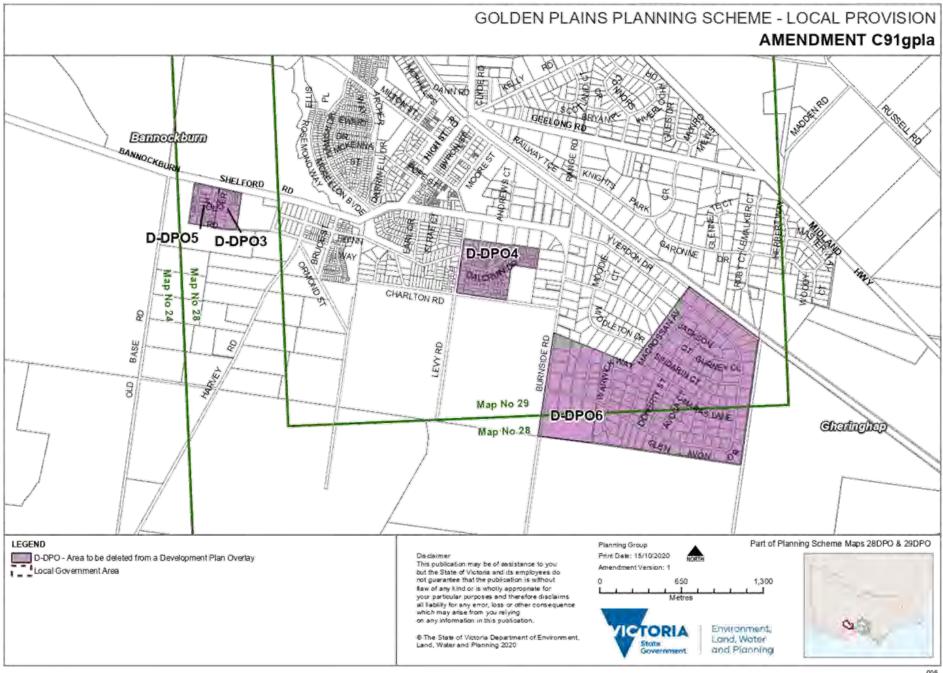
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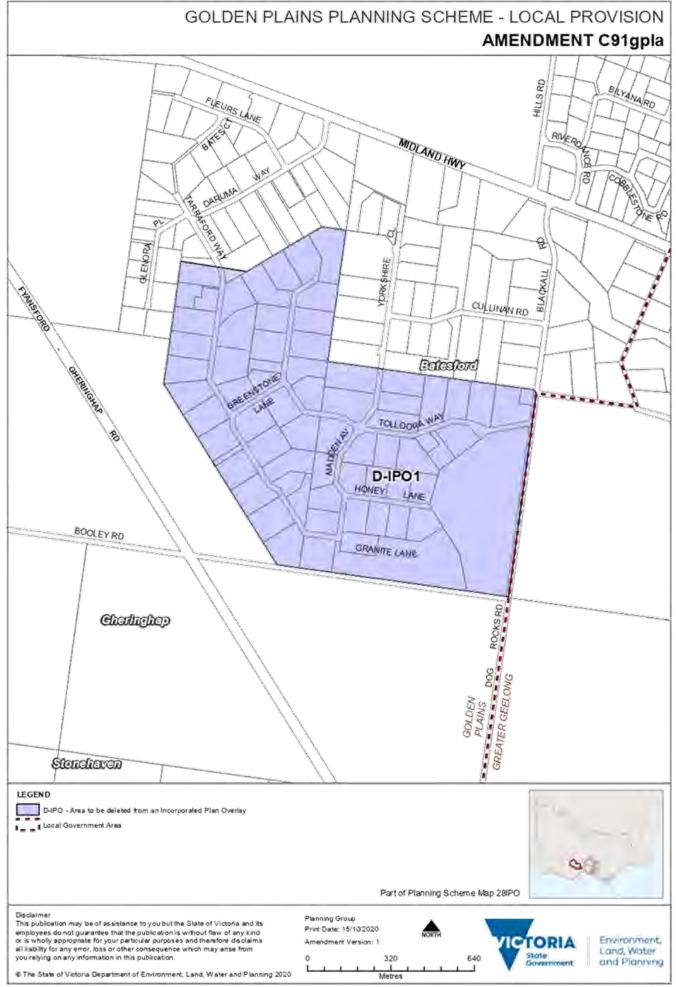


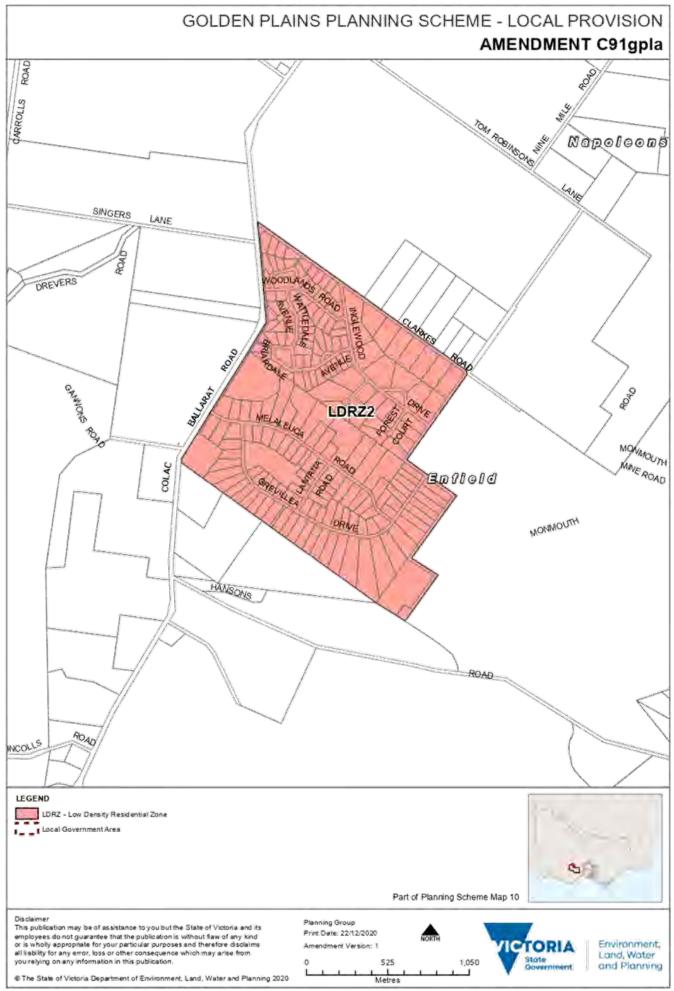
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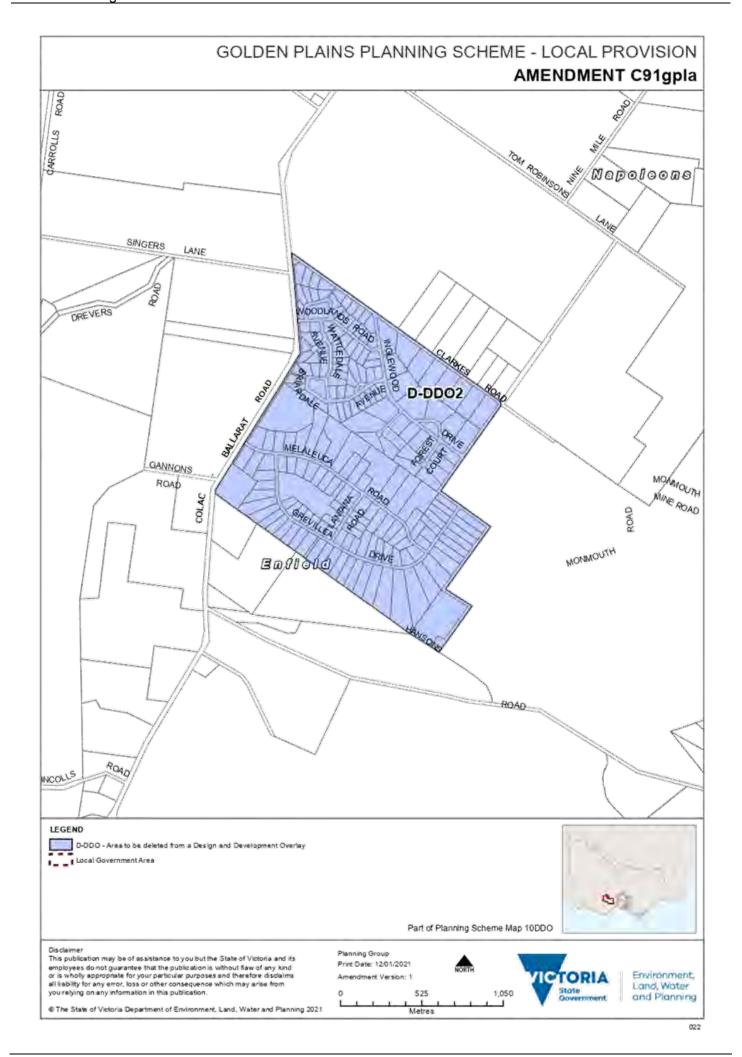
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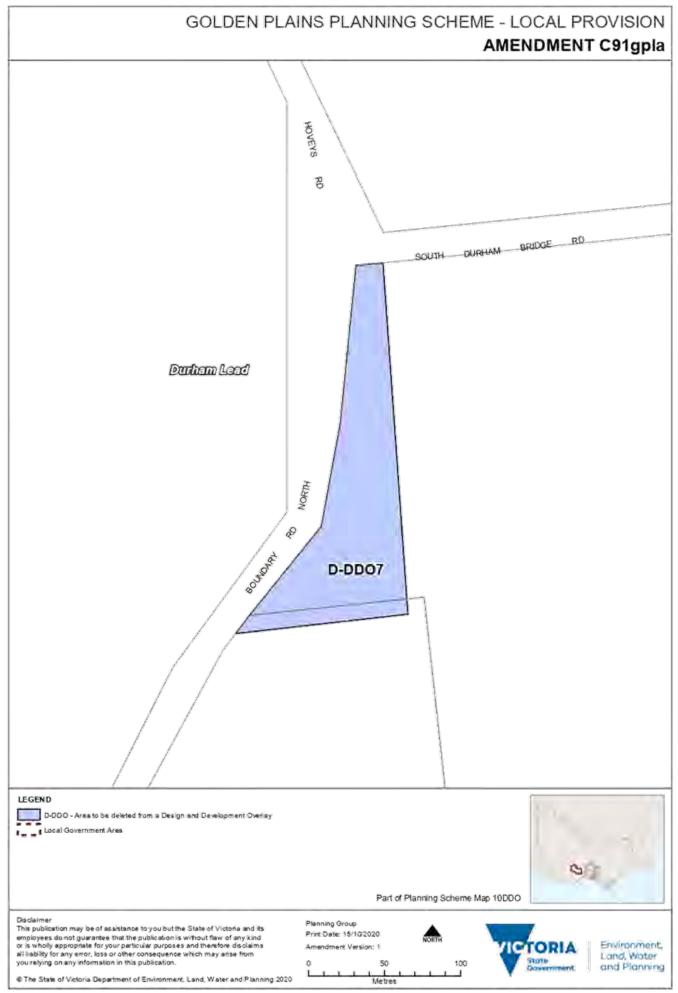
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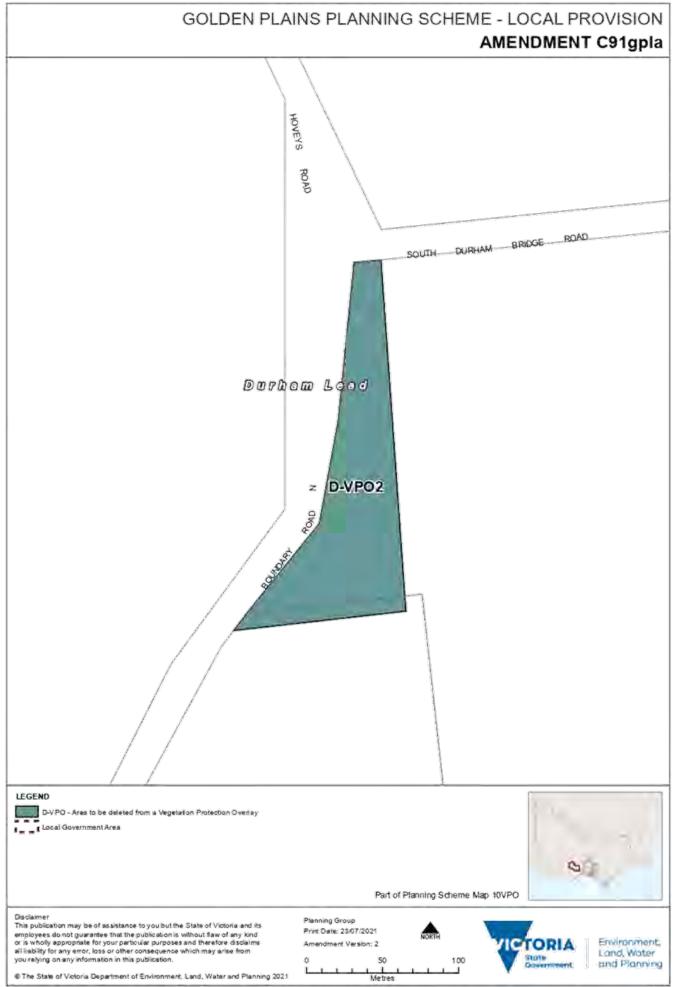


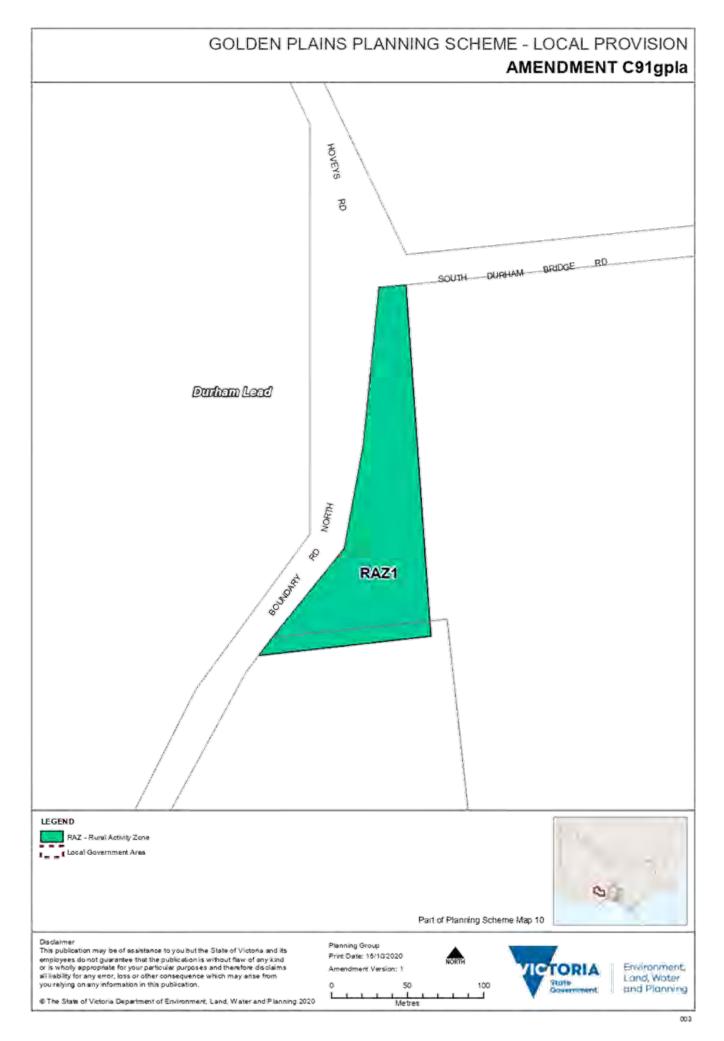




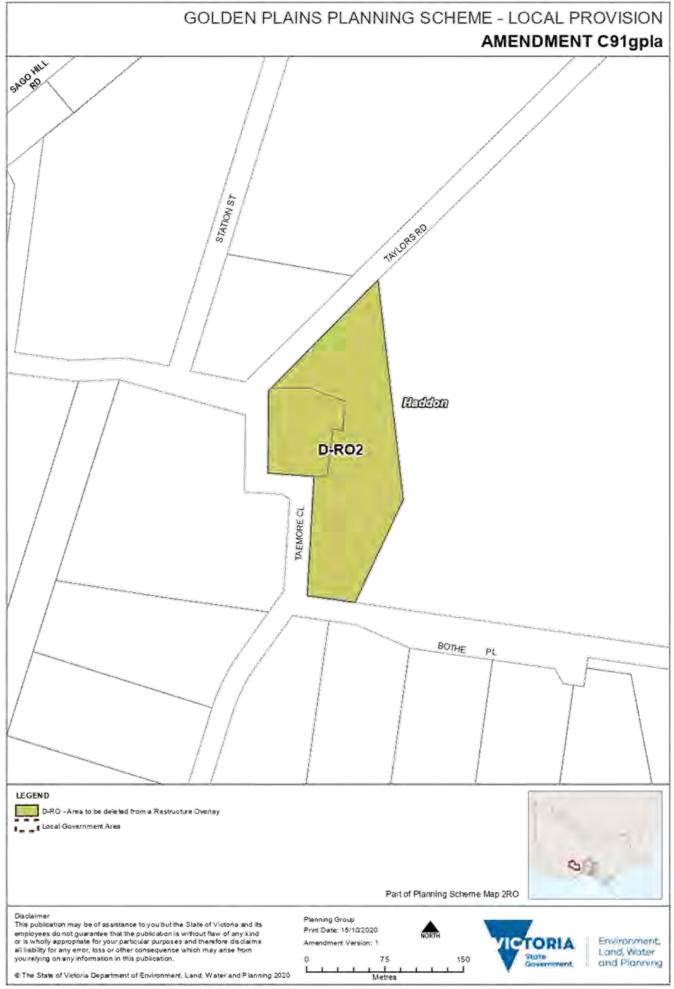


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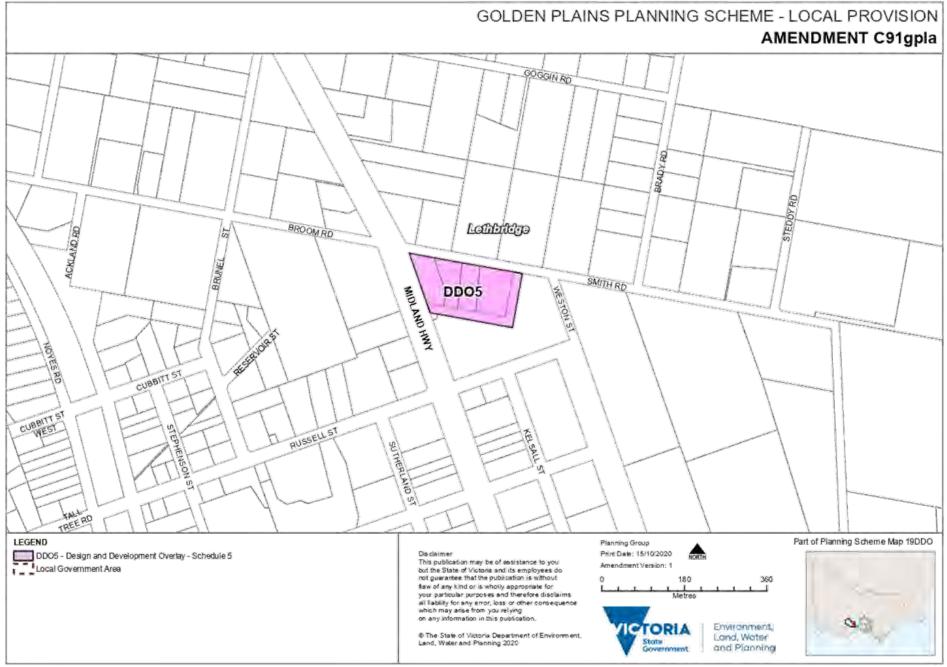




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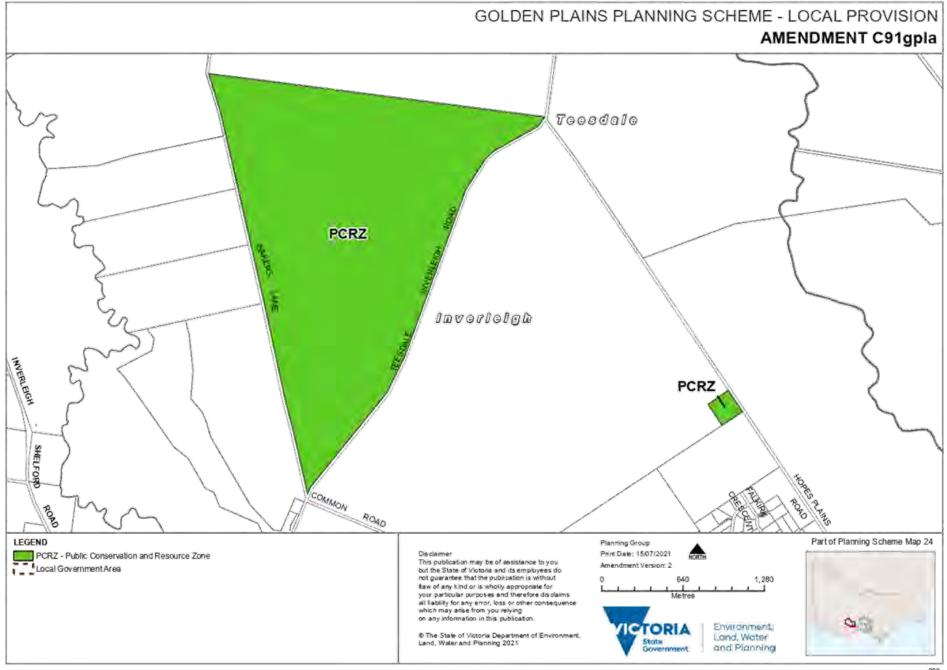


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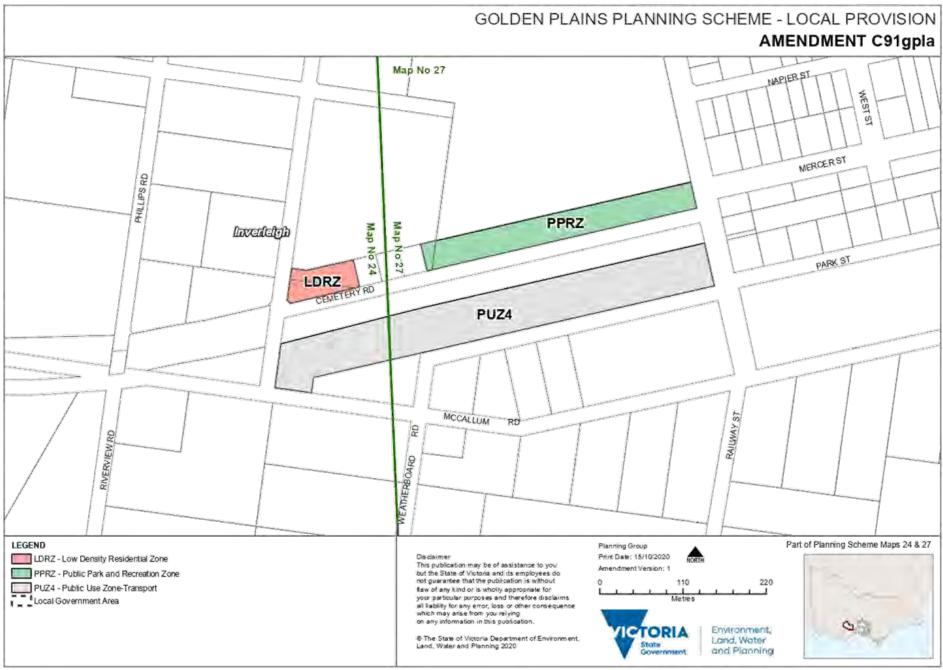
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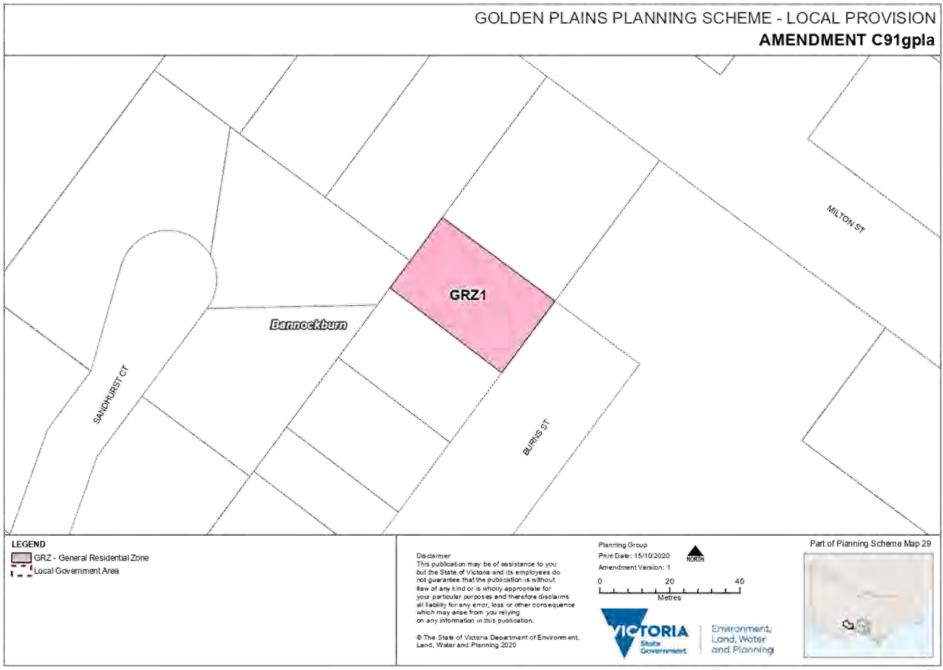
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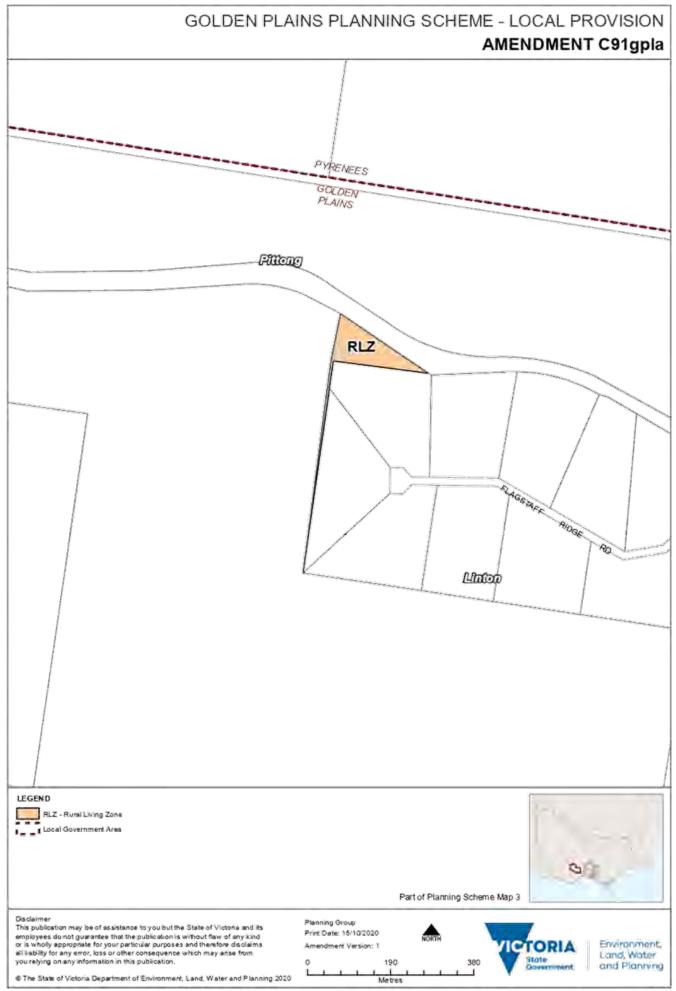


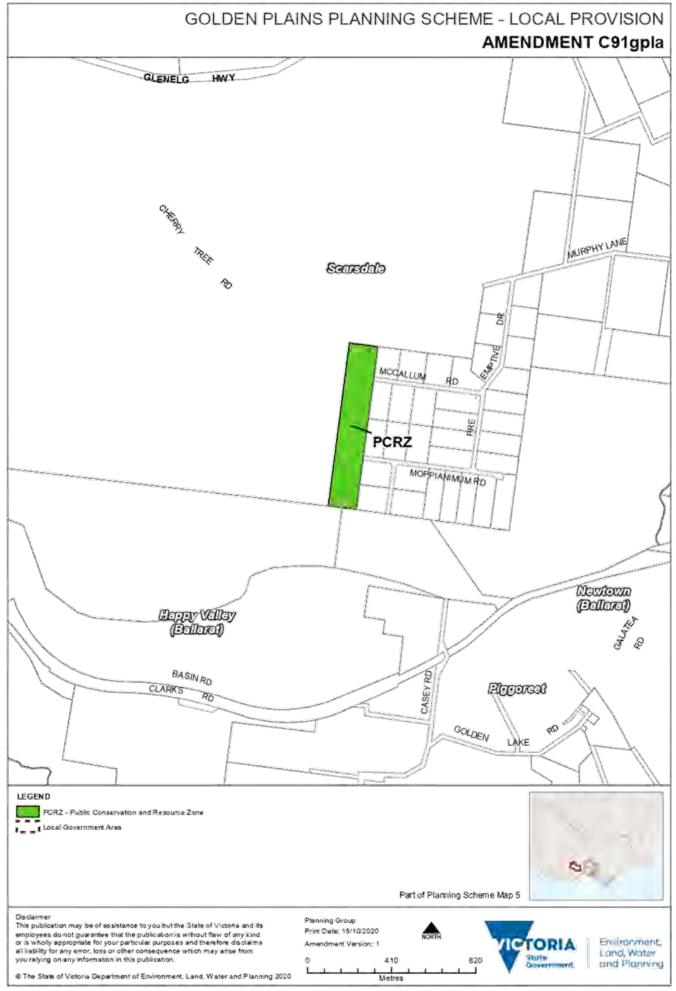
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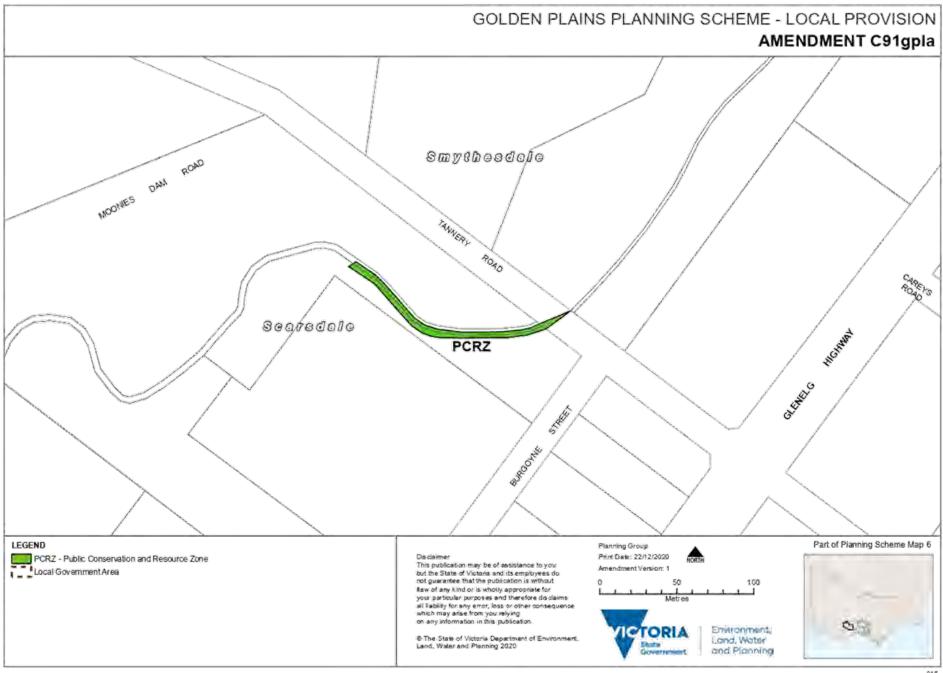


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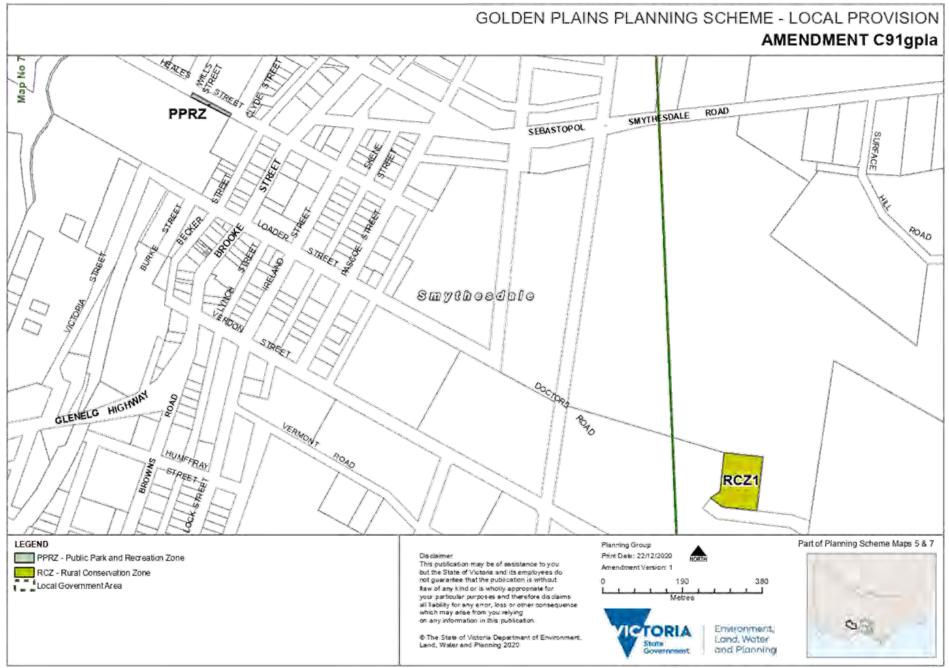




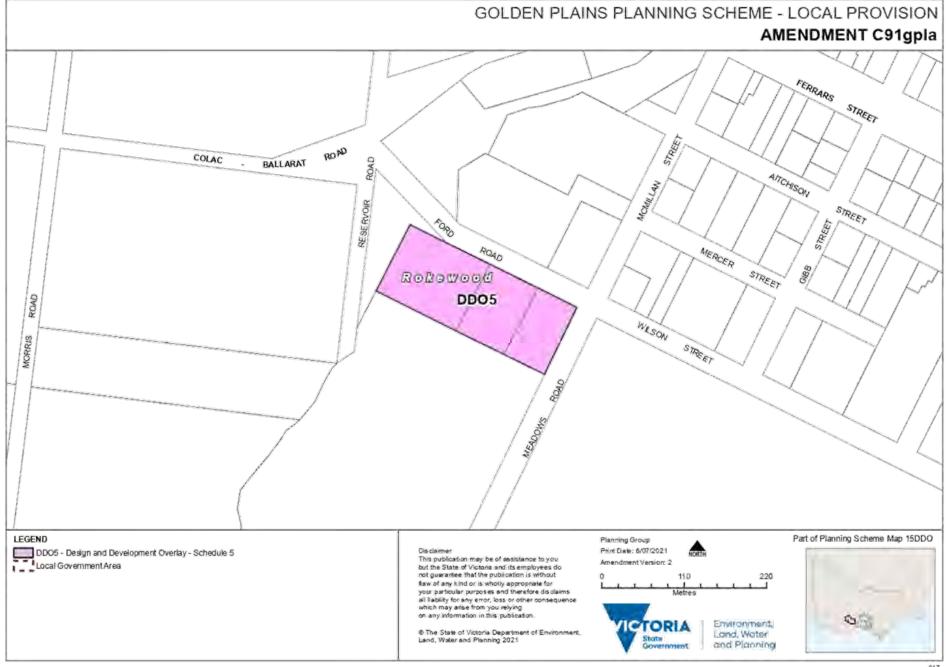
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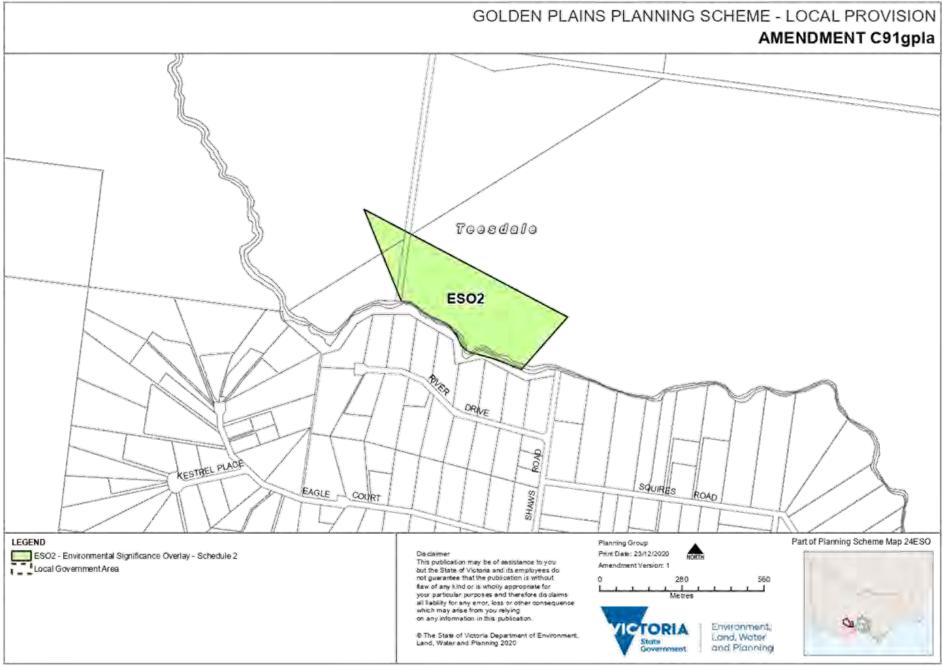


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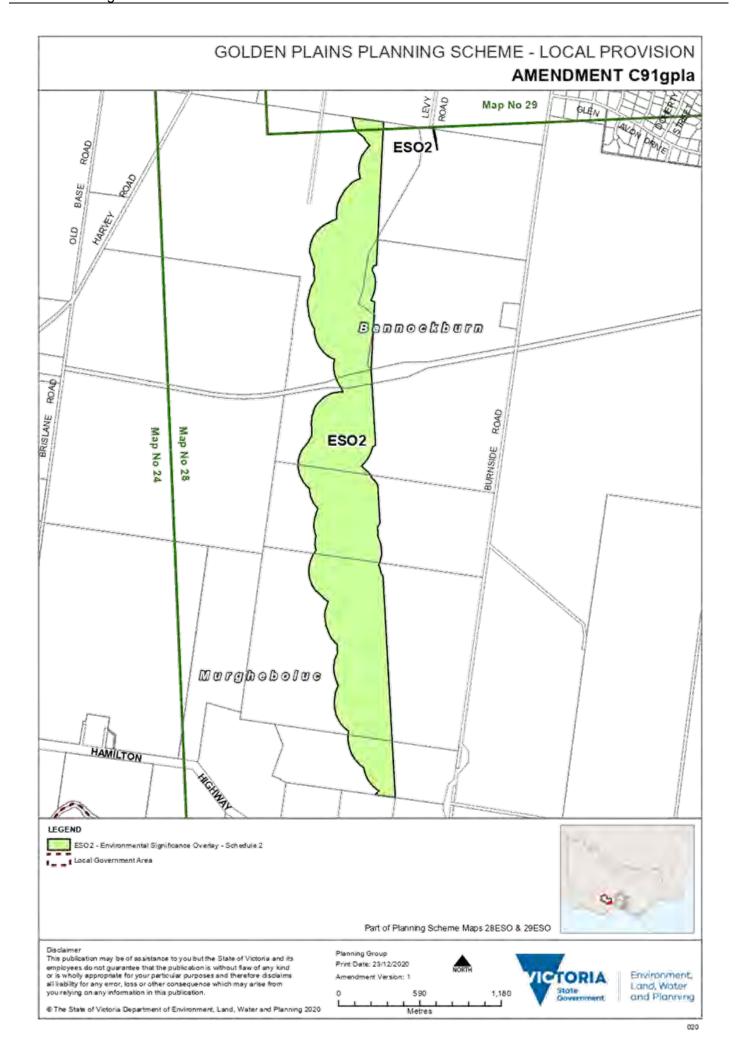


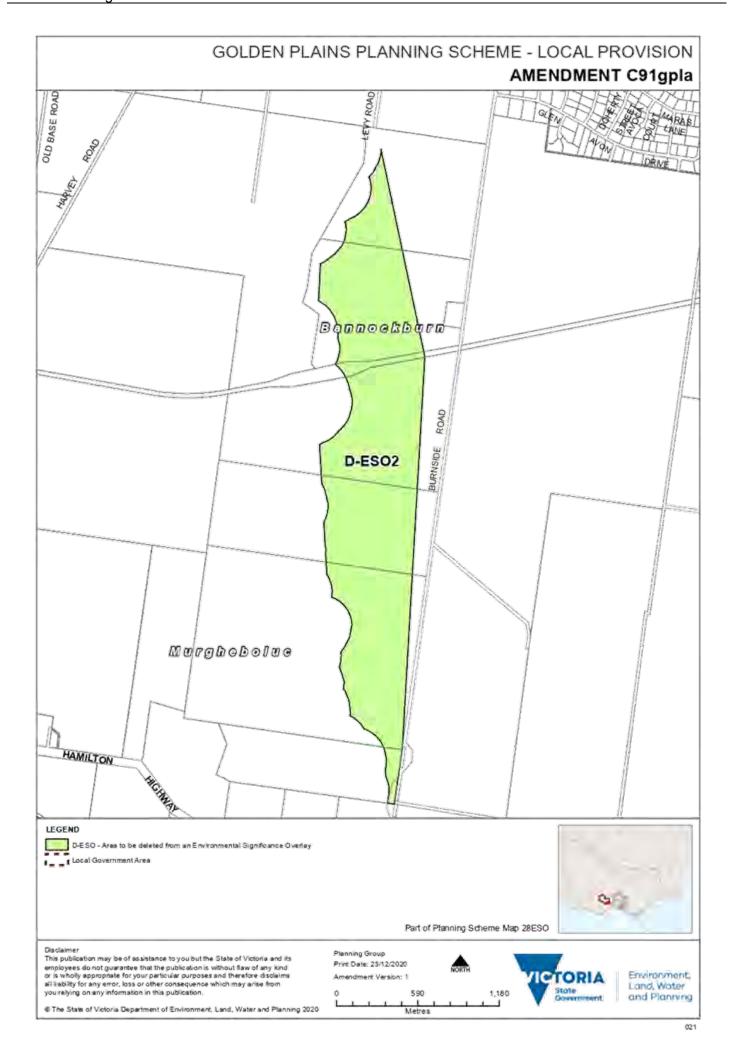
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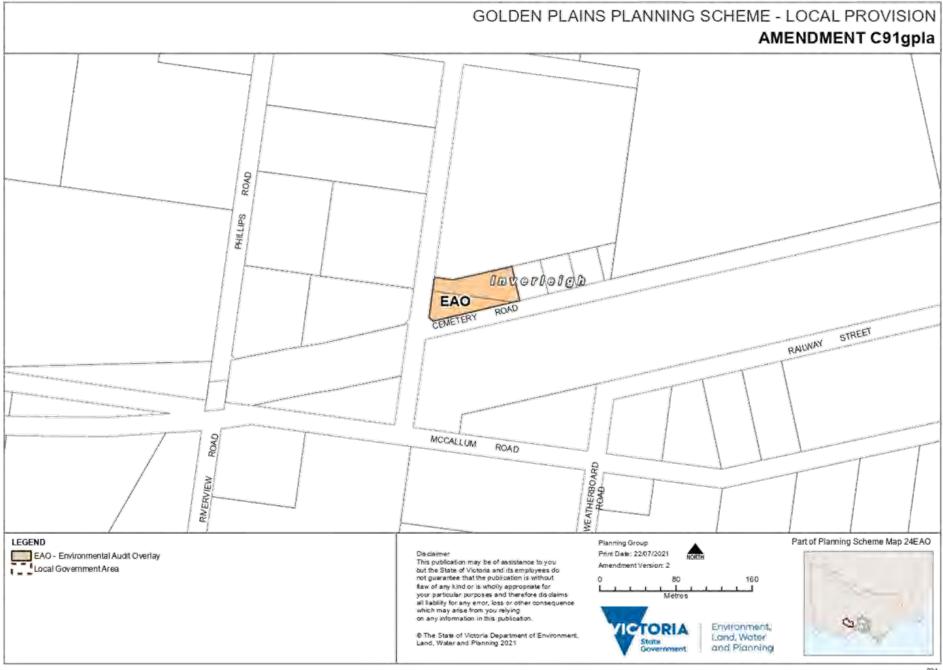


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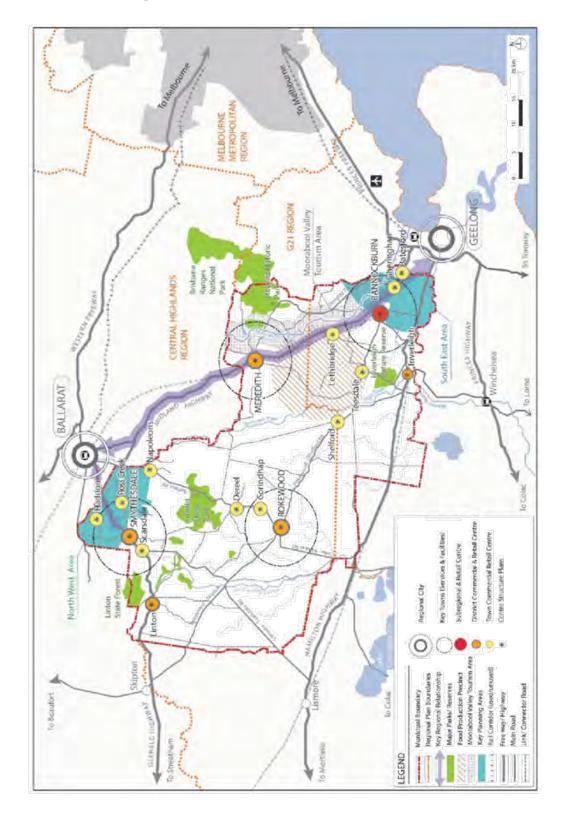
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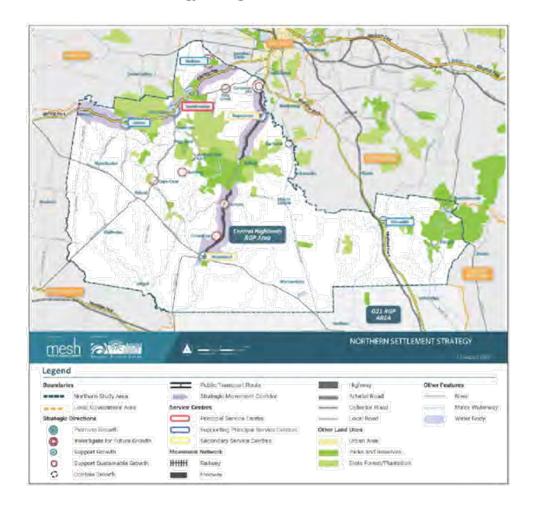
STRATEGIC FRAMEWORK PLANS

Golden Plains Strategic Framework Plan



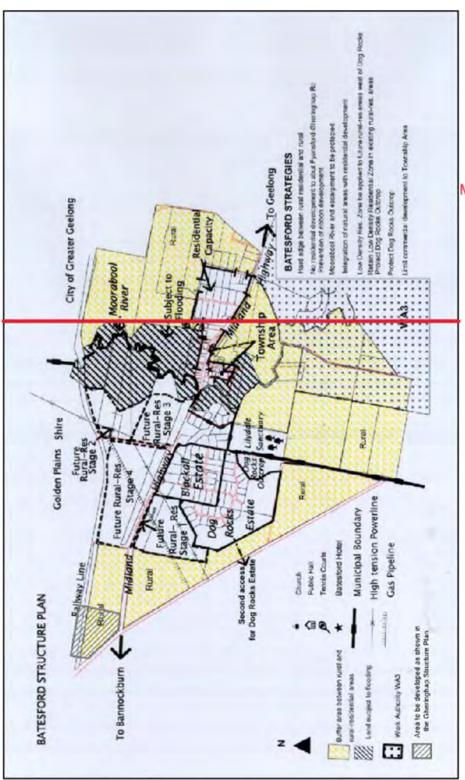
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Northern Settlement Strategy Strategic Directions Plan



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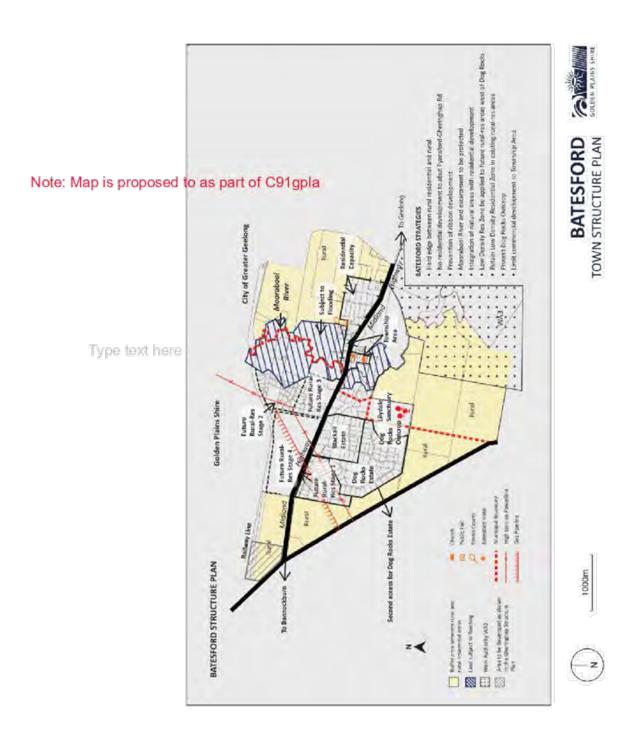
Batesford Structure Plan



Map proposed for deletion

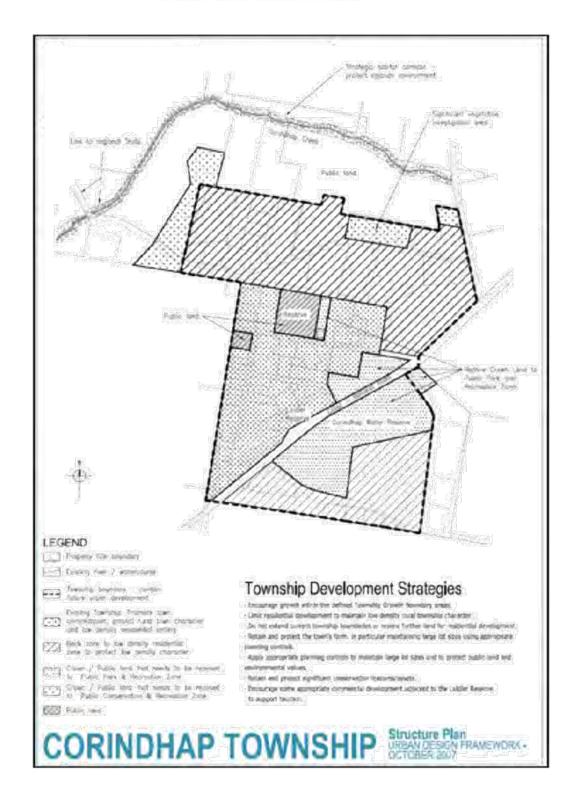
Map proposed for deletion

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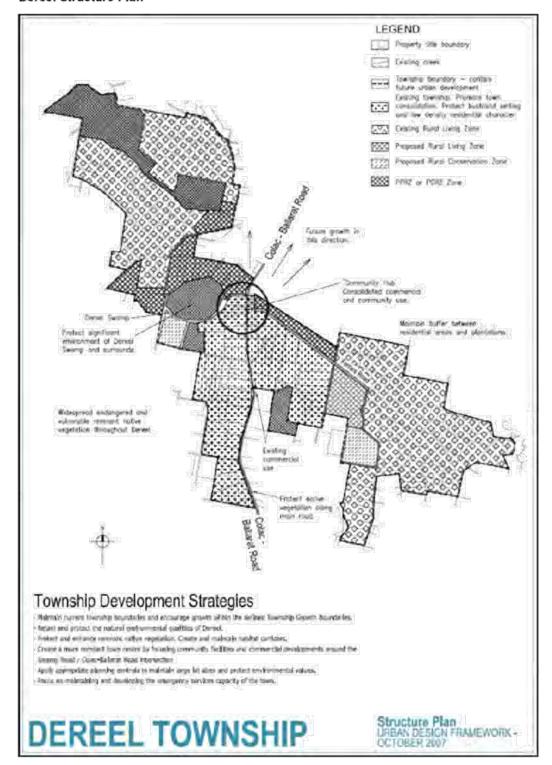
Corindhap Structure Plan

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Dereel Structure Plan

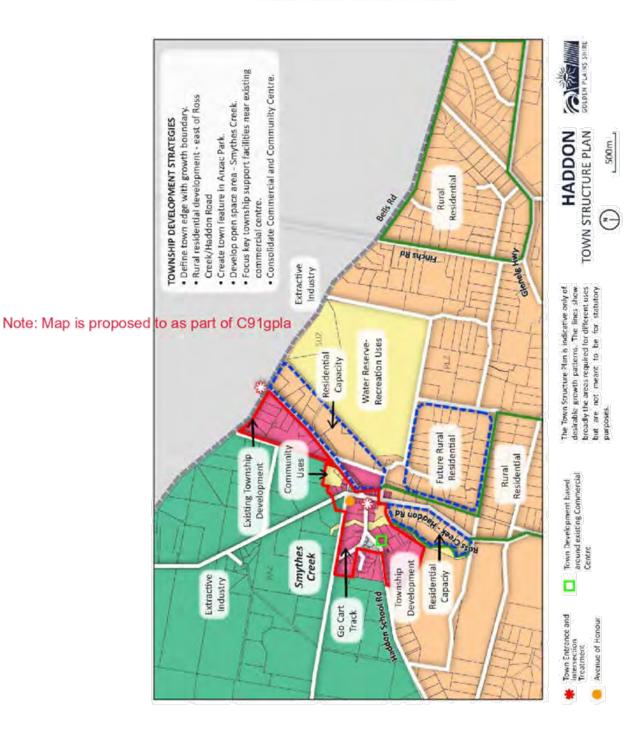


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Haddon Structure Plan

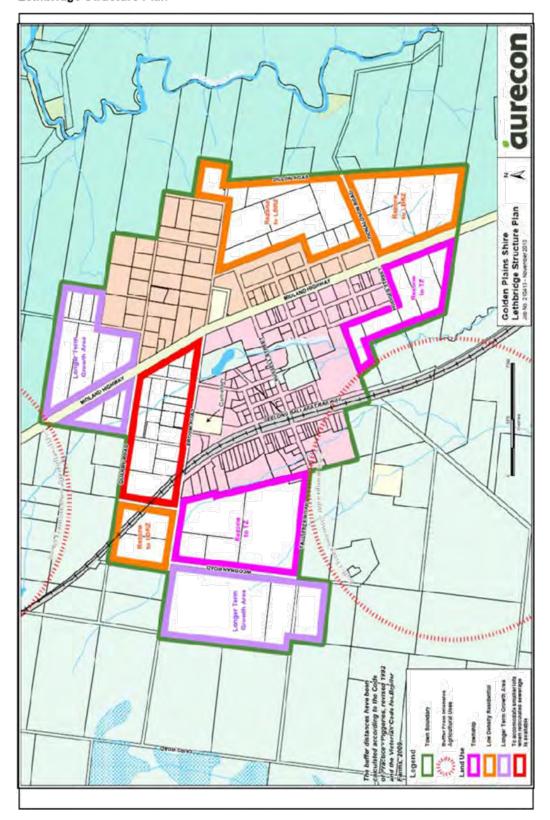


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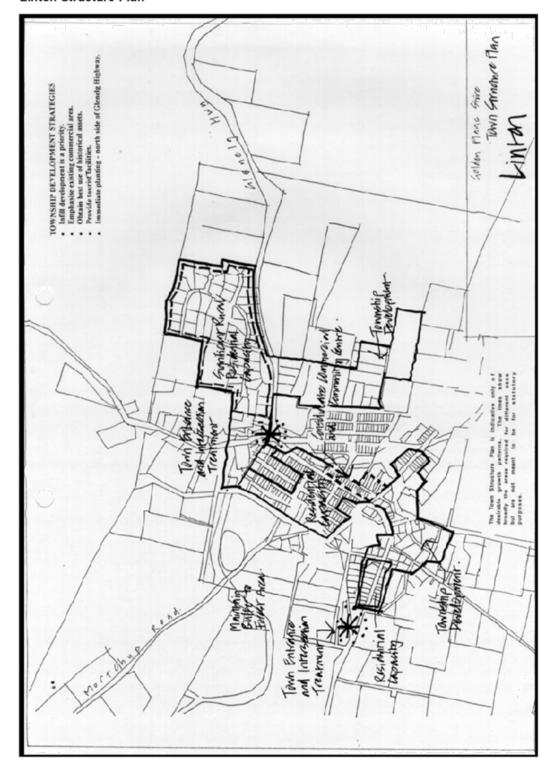
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Lethbridge Structure Plan



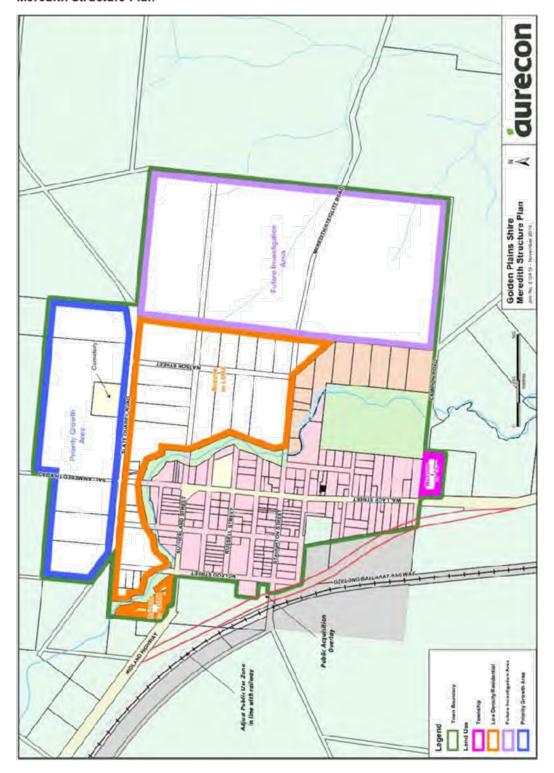
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Linton Structure Plan



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Meredith Structure Plan



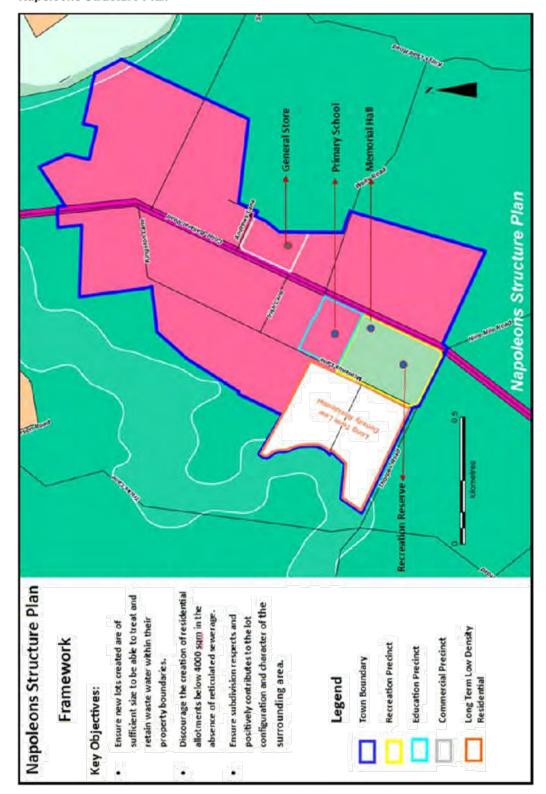
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Meredith Precinct Plan



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Napoleons Structure Plan



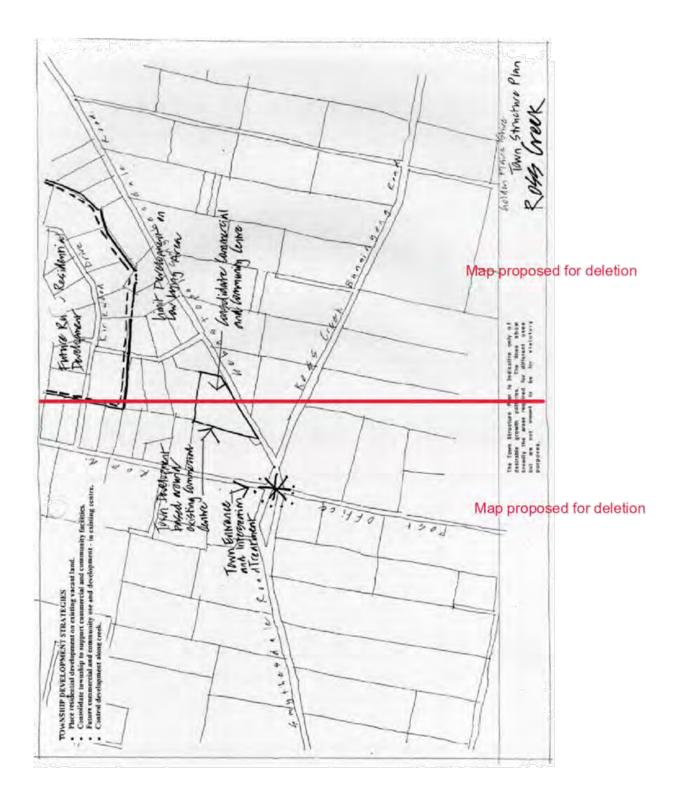
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Rokewood Structure Plan

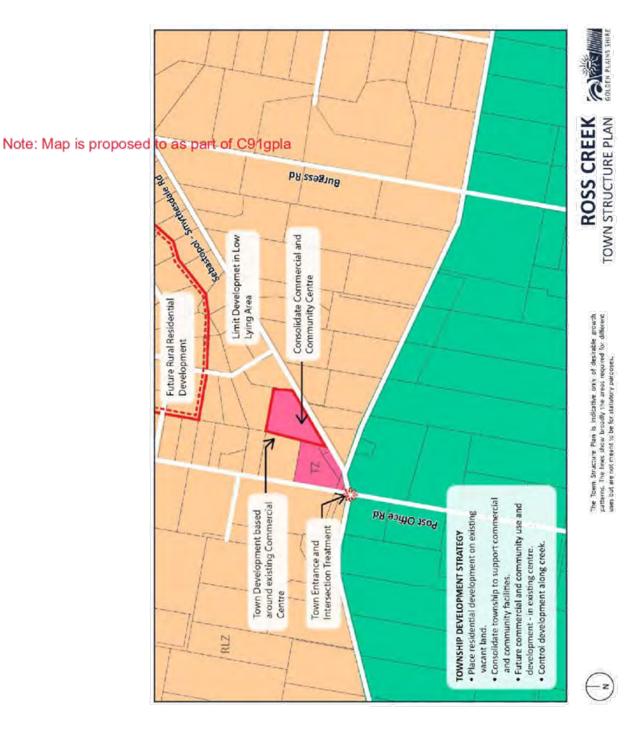


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Ross Creek Structure Plan

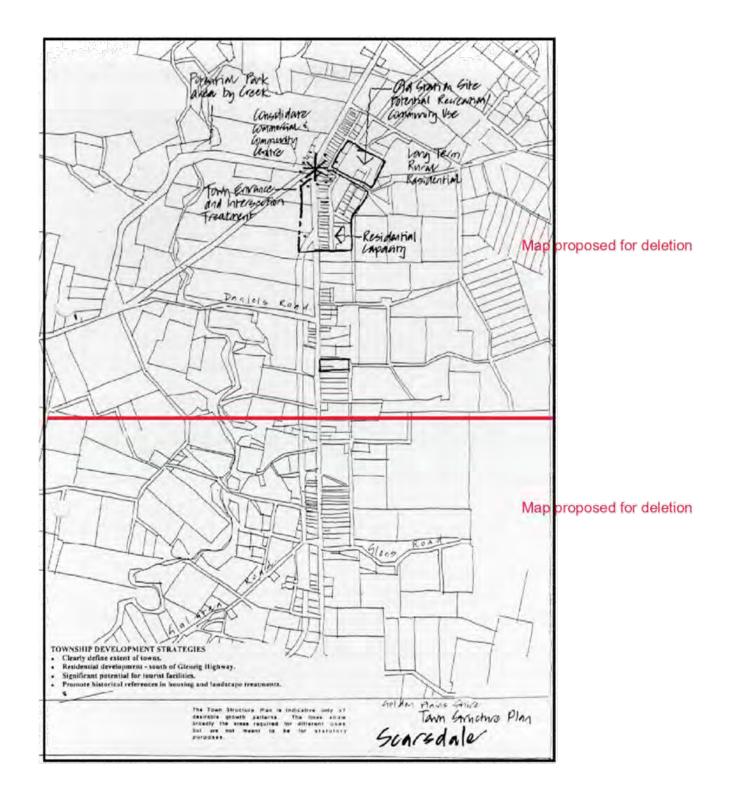


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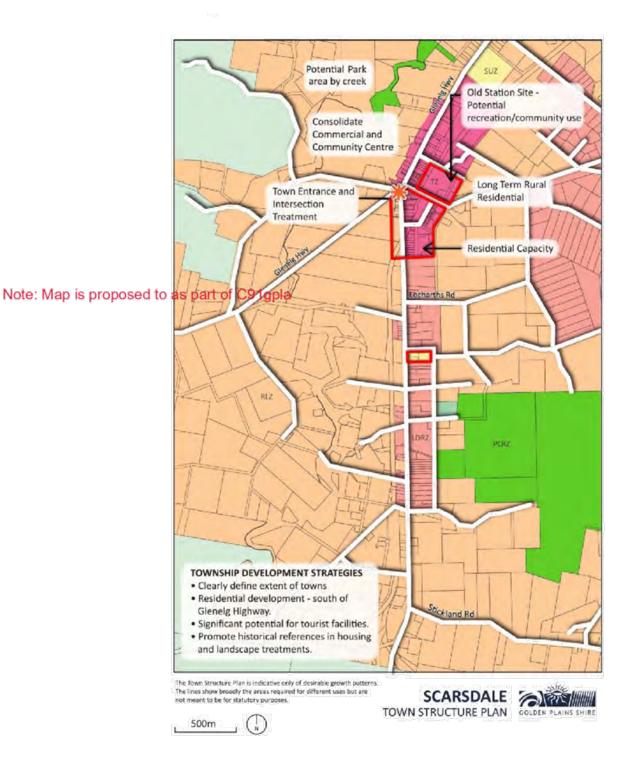


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Scarsdale Structure Plan

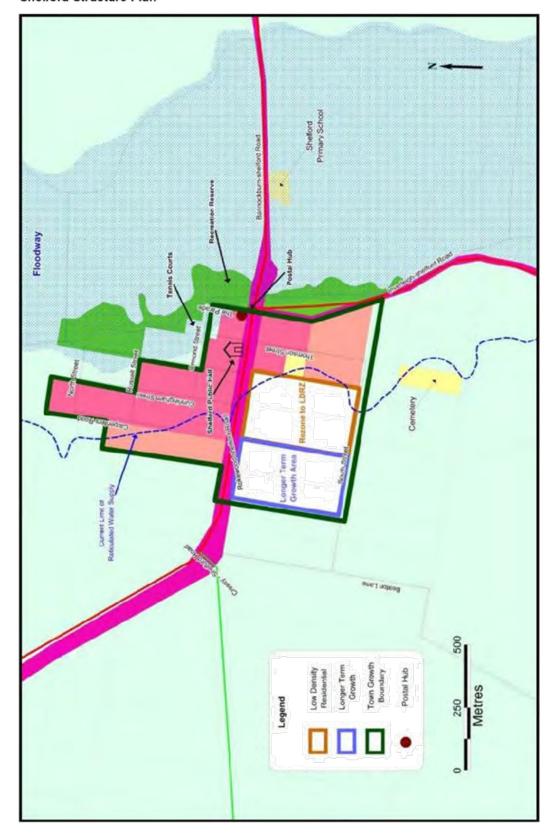


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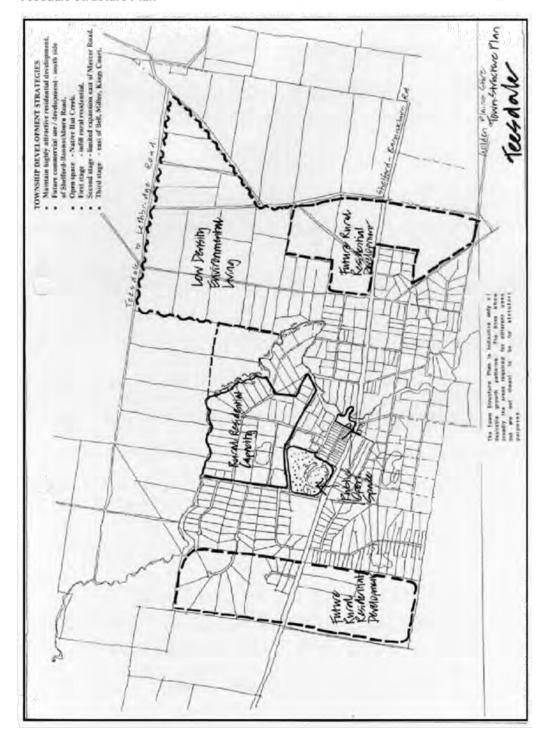
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Shelford Structure Plan



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Teesdale structure Plan Note: This map is proposed to be deleted in C92gpla



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GOLDEN PLAINS PLANNING SCHEME

11.01-1L Proposed Catgpia

Settlement in Golden Plains South East

Policy application

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

Strategies

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

Support only agricultural uses in the Barwon River valley.

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

Maintain and reinforce the 'non-urban break' between Batesford and Bannockburn.

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

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

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

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

Policy guideline

Consider as relevant:

 Treatment of the interfaces between business development and existing residential uses to minimise adverse visual impacts.

Expiry

This policy will expire three-four years from the date of gazettal of Amendment C90gpla.

11.03-6L-02 Gheringhap

Proposed C9 (gpla

Policy application

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

Strategies

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

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

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

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

Set back development from the Midland Highway and the Fyansford-Gheringhap Road.

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

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

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

Policy document

Consider as relevant:

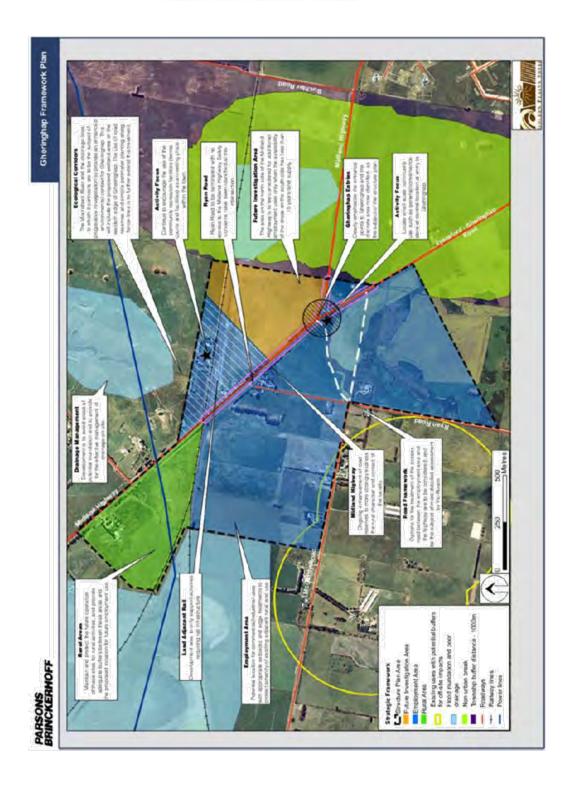
Gheringhap Framework Plan (Parsons Brinckerhoff, December 2012).

Expiry

Item 7.5 - Attachment 3

This policy will expire three-four years from the date of gazettal of Amendment C90gpla.

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11.03-6L-03 Inverleigh

17/09/2021 C94gpla

Policy application

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

Objective

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

Settlement and residential development strategies

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

Economic development and tourism strategies

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

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

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

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

Open space and natural environment strategies

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

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

Integrate new bio-links and open space networks consistent with the Inverleigh Framework Plan and that do not increase bushfire risk.

Movement and access strategies

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

Integrate pedestrian and cycle links in development areas to improve connectivity to the town centre and key destinations.

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

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

Infrastructure and services strategies

Support the establishment of reticulated sewerage in Inverleigh.

Bushfire planning strategies

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

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

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

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

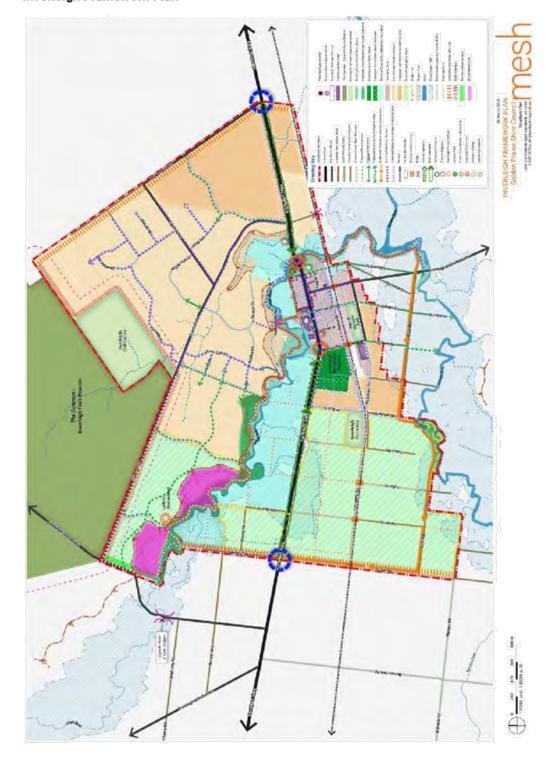
Policy document

Consider as relevant:

Inverleigh Structure Plan (Golden Plains Shire, 2019).

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Inverleigh Framework Plan



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11.03-6L-04 Smythesdale

Proposed Calgpia

Policy application

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

Settlement, land use and development strategies

Direct growth to within the identified town boundary.

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

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

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

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

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

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

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

Urban design strategies

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

Require development in the main street to front Brooke Street.

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

Environment and infrastructure strategies

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

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

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

Link drainage and stormwater management with the implementation of the reticulated sewerage system.

Policy document

Consider as relevant:

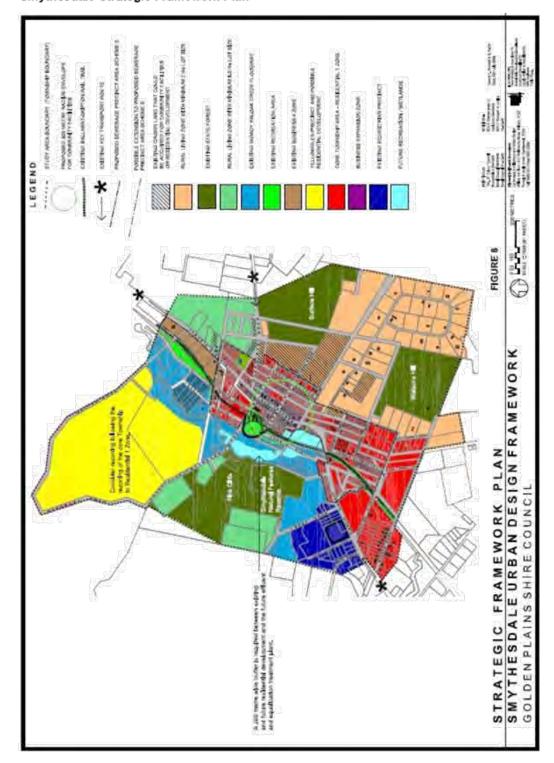
Smythesdale Urban Design Framework (Michael Smith and Associates, March 2006).

Expiry

This policy will expire three-four years from the date of gazettal of Amendment C90gpla.

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Smythesdale Strategic Framework Plan



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Note:

Proposed new schedule

GOLDEN PLAINS PLANNING SCHEME

Proposed C91gpla

SCHEDULE 2 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as LDRZ 2.

1.0

Subdivision requirements

Proposed C91gpla

	Land	Area (hectares)
Minimum subdivision area (hectares)	Woodland and Forest Glades Estates, Enfield	No further subdivision permitted
Maximum number of dwellings per lot	Woodlands and Forest Glades Estates, Enfield	1 dwelling

2.0

Outbuilding permit requirements

-√-√--Proposed C91gpla

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

120 square metres

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28/02/2019 GC 117

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 09/07/2020 C90gpla

Application requirements

An application for demolition of locally significant or contributory heritage places within a precinct must be accompanied by the following information, as appropriate:

- A structural engineering report demonstrating why demolition is necessary.
- A report or statement to the satisfaction of the Responsible Authority that demonstrates that the demolition will not adversely impact upon the significance of the place.
- · An application for the replacement development.
- An arboricultural assessment and heritage impact assessment for any heritage place identified in the schedule that includes tree controls.
- · A heritage impact assessment for any proposed development that may affect a significant heritage place.

2.0 Heritage places

Proposed C91gpl

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Register under	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Cameron Hill, 25 Brislanes Road, Murgheboluc	-		-	-	Yes Ref No H792	Yes	No
HO2	Bannockburn Railway Station, Clyde Road, Bannockburn	-	-	-	_	Yes Ref No H1560	Yes	No
НО3	Bannockburn Railway Station (Balance), Clyde Road, Bannockburn	No	No	Yes	No	No	No	No
HO4	Glenfine Homestead Precinct, 150 Glenfine Road, Werneth			-	-	Yes Ref No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4		Prohibited uses permitted?	Aboriginal heritage place?
						H1206		
HO5	Laurence Park Homestead, 56 Buchter Road (off Midland Highway) Batesford	-	-		~	Yes Ref No H887	Yes	No
HO6	Cast Iron Mileposts, Lismore-Scarsdale Road and Rokewood-Skipton Road, Cape Clear		*	-		Yes Ref No H1702	No	No
НО7	State School No. 330, Hamilton Highway, Inverleigh	Yes	Yes	No	No	No	No	No
НО8	Prefabricated Iron Cottage, 24 Weatherboard Riverview Road, Inverteigh			-	~	Yes Ref No H880	Yes	No
НО9	Railway Station, Ackland Street, Lethbridge	Yes	No	No	No	No	No	No
HO10	Moranghurk, 3320 Midland Highway, Lethbridge		*		30.	Yes Ref No H266	Yes	No
HO11	Darra, 490 State Quarry Road, Meredith		-	-	-	Yes Ref No H268	Yes	No
HO12	Old Bridge over Ferrers Creek, between Geelong and Rokewood, Rokewood	Yes	No	No	No	No	No	No
HO13	Iron Road Bridge Over Leigh River, Shelford-Bannockburn Road, Shelford	7	-	-	Sub-	Yes Ref No H1452	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO14	Former Steiglitz Court House, Steiglitz Road, Steiglitz	~			-	Yes Ref No H1487	Yes	No
HO15	Road Bridge (former) over Moorabool River on the Midland Highway, Batesford	-		-	-	Yes Ref No H1115	No	No
HO17	Darriwill, 400 Bakers Bridge Road, Sutherlands Creek	Yes	No	Yes	No	No	No	No
HO18	Gaol (former) Crown Allotment 4 Section E, Victor Street, Bannockburn	Yes	Yes	No	No	No	Yes	No
HO20	Barunah Plains, 4484 Hamilton Highway, Hesse	-	•	*	-	Yes Ref No H2313	Yes	No
HO21	Inverleigh Hotel, 1 High Street, Inverleigh	Yes	No	No	No	No	No	No
HO22	Presbyterian Church, 48 High Street, Inverleigh	Yes	No	No	No	No	No	No
HO23	Sutherlands Creek Engraving Area, Pringles Bridge Road, Maude	Yes	No	No	No	No	No	Yes
HO24	Leigh Grand Junction Road Bridge, Meredith-Mount Mercer Road, Mount Mercer	Yes	No	No	No	No	No	No
HO25	Meredith Railway Station, Staughton Street, Meredith	Yes	No	No	No	No	No	No
HO26	Meredith Shire Hall (former), 31 Staughton Street, Meredith	Yes	No	No	No	No	No	No
HO27	Woodbourne Homestead, Boundary Road, Meredith	Yes	Yes	Yes	Yes - Stables	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO29	Kuruc-a-ruc Homestead and Outbuildings, Kuruc-a-ruc Road, Rokewood	Yes	Yes	Yes	Yes	No	Yes	No
HO30	Rokewood Stone Arrangement, Rokewood	No	No	No	No	No	No	Yes
HO31	Golf Hill Homestead and Outbuildings, 1718 Bannockburn-Shelford Road, Bannockburn	Yes	Yes	Yes	Yes	No	Yes	No
HO34	Steiglitz Heritage Precinct	Yes	No	Yes	No	No	No	No
HO36	Brachychiton populneus (Kurrajong), Steiglitz Cottage, 22 Staughton Street, Meredith	No	No	Yes	No	No	No	No
HO46	Rosamond (former Somerset Inn), 82 Bannockburn-Shelford Road, Bannockburn	Yes	No	No	No	No	No	No
HO50	St Paul's Anglican Church Complex, 38 High Street, Inverleigh	Yes- church building only	Yes- church building only	No	No	No	Yes	No
HO52	Methodist Church, 23 Dundas Street, Inverleigh	Yes	No	No	No	No	No	No
HO53	Lawsons (former Horseshoe Inn) East Street, Inverleigh	Yes	No	No	No	No	Yes	No
HO54	Road Bridge, Quarry Road, Lethbridge	Yes	No	No	No	No	No	No
HO55	Native Creek No. 1 Run (former) and Moranghurk Woolshed (former), "Morbrook" 1820 Meredith-Shelford Road	Yes	No	No	No	No	No	No
HO58	Church of the Epiphany, 7 Wallace Street, Meredith	Yes	Yes	No	Yes- Hall	No	Yes	No
HO59	Former Clyde Flour Mill and Managers Residence, 470 Russell's Bridge Road, Russell's Bridge	Yes	Yes	Yes	Yes – Former Mill	No	Yes	No
HO60	Minogues Store (former) and Residence, 1 Clow Street, Steiglitz	Yes	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO61	Rokewood Presbyterian Church Complex, 60 Ferrars Street, Rokewood	Yes (church building only)	Yes (church building only)	No	No	No	Yes	No
HO62	Leigh Presbyterian Church, 1716 Bannockburn-Shelford Road, Shelford	Yes (church building only)	Yes (church building only)	No	No	No	Yes	No
HO63	Primary School No. 379, 1727 Bannockburn-Shelford Road, Shelford	Yes	No	No	No	No	No	No
HO64	Methodist Chapel, 31 Thomson Street, Shelford	Yes	No	No	No	No	No	No
HO65	Stand Pipe and Trough, Happy Valley Road, Happy Valley	Yes	No	No	No	No	No	No
HO66	Ross Creek Chapel (former), 377 Spratlings Road, Ross Creek	Yes	No	No	No	No	No	No
HO67	Court House Hotel, 63 Brooke Street, Smythesdale	Yes	No	No	No	No	No	No
HO68	Police Station, Stables and Lock-up (former), 62 Brooke Street, Smythesdale	Yes- stables and lock up buildings only	Yes-stables and lock up buildings only	No	No	No	Yes	No
HO69	Court House (former), 64 Brooke Street, Smythesdale			-	_	Yes Ref No H1653	Yes	No
HO70	Stone Mile Posts, Glenelg Highway, Smythesdale	•	-	-	-	Yes Ref No H1701	No	No
H071	St Agnes Anglican Church, Berrybank-Wallinduc Road, Wallinduc	Yes	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO72	The Viaduct (cottage), off Hills Road, Batesford	Yes	No	No	No	No	No	No
HO73	Chaumont Homestead Complex, 900 Midland Highway Batesford	Yes	No	No	No	No	No	No
HO74	Korong Farm, 241 Bakers Bridge Road, Gheringhap	Yes	No	No	No	No	No	No
HO75	Bluestone Villa, 150 Bakers Bridge Road, Gheringhap	Yes	No	No	No	No	No	No
HO76	Carrah Mill, 2565 Hamilton Highway, Inverleigh	Yes	No	No	No	No	No	No
H077	Tower Hill Homestead, 49 Peel Road, Inverleigh	Yes	No	No	No	No	No	No
HO78	War memorials and Lone Pine, Road Reserve, south west corner of High and Railway Streets, Inverleigh	Yes	No	Yes	No	No	No	No
HO79	Clyde Company Station (former), 37 Spiller Road, Lethbridge	Yes	Yes	No	No	No	No	No
HO82	Burnside Homestead, 653 Burnside Road, Murgheboluc	Yes	No	No	No	No	No	No
HO83	Former Black Lead Uniting Church and Hall, 5050 Colac-Ballarat Road, Cambrian Hill		-	-	-	Yes Ref No H2173	Yes	No
HO84	Road Bridge over Leigh River, Russell's Road, Russell's Bridge	Yes	No	No	No	No	No	No
HO85	Clyde Company Station, 140 Clyde Hill Road, Russell's Bridge	Yes	No	No	No	No	No	No
HO86	Wurrook Homestead, 480 Wurrook Road, Rokewood	Yes	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO89	Former Leigh Shire Hall and Toll House, 1372 Rokewood-Shelford Road, Shelford	-	-	_	-	Yes Ref No H2274	Yes	No
HO90	Surface Hill Hydraulic Gold Sluicing Pit, Surface Hill Road, Smythesdale				-	Yes Ref No H1226	No	No
HO91	McMillans Bridge, over Little Woady Yallock River, Rokewood-Skipton Road, Rokewood and Werneth	-		-		Yes Ref No H1847	No	No
HO92	Railway Viaduct, over Moorabool River, Ballarat-Geelong Line, Batesford					Yes Ref No H1105	No	No
HO93	Jubilee Company Quartz Gold Mine, Jubilee Historic Reserve and Jubilee Road, Staffordshire Reef.			-		Yes Ref No H1762	No	No
HO94	Moranghurk (Balance), Midland Highway, Lethbridge	No	No	No	No	No	No	No
HO95	Bannockburn Heritage Precinct Statement of Significance: Bannockburn Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2019)	No	No	No	No	No	No	No
HO96	Corindhap Heritage Precinct	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance:							
	Corindhap Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)							
HO97	Inverleigh Heritage Precinct	No	No	Yes <u>- 6</u> High Street:	No	No	No	No
	Statement of Significance:			Pinus pinea (Stone				
	Inverleigh Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)			Pine) 9b High Street (at rear) - Ulmus prosera (Elm)				
НО98	Lethbridge Heritage Precinct Statement of Significance:	No	No	No	No	No	No	No
	Lethbridge Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)							
HO99	Linton Heritage Precinct	No	No	No	No	No	No	No
	Statement of Significance:							
	Linton Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)							
HO100	Meredith Heritage Precinct	No	No	No	No	No	No	No
	Statement of Significance:							
	Meredith Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)							

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO101	Rokewood Heritage Precinct Statement of Significance: Rokewood Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO102	Scarsdale-Newtown Heritage Precinct Statement of Significance: Newton Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO103	Shelford Heritage Precinct Statement of Significance: Shelford Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	Yes	No	No	No	No
HO104	Smythesdale Heritage Precinct Statement of Significance: Smythesdale Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	No	No	No	No
HO105	Mount Misery Creek Bridge, Snowgum Road, Berringa	No	No	No	No	No	No	No
HO106	St Aiden's Church of England, Snowgum Road, Berringa	Yes	Yes	No	No	No	No	No
HO107	Berringa State School No. 905 (former), 20 Berringa Road, Berringa	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4		Prohibited uses permitted?	Aboriginal heritage place?
HO108	William Fancy Company Mining Complex, Sykes Road, Berringa	No	No	No	No	No	No	No
HO109	Cape Clear Cemetery, Cemetery Road, Cape Clear	No	No	Yes	No	No	No	No
HO110	Corindhap State School No. 1906 (former), 39 School Road, Corindhap	Yes	No	Yes	Yes	No	No	No
HO111	Outlet towers, former caretakers residence and workers cottage at the Stony Creek Reservoir System, 2830 Geelong-Ballan Road, Durdidwarrah	No	No	No	No	No	No	No
HO112	Garibaldi State School No. 2173 (former), Hardies Hills Road, Garibaldi	Yes	No	Yes	No	No	No	No
HO113	Horse Trough and Standpipe, Ross Creek Haddon Road, Haddon	No	No	No	No	No	No	No
HO114	Haddon Memorial Reserve, Memorial Drive, Haddon	No	No	No	No	No	No	No
HO115	Timber Trestle Bridge over Springdallah Creek, Happy Valley Road, Happy Valley	No	No	No	No	No	No	No
HO116	Lullote Homestead, 385 Common Road, Inverleigh	Yes	No	Yes	Yes-Stables	No	Yes	No
HO117	Sacred Heart Catholic Church, 70 High Street, Inverleigh	Yes	Yes	Yes	No	No	No	No
HO118	Inverleigh Public Hall and Former Mechanics Institute, 71 High Street, Inverleigh	Yes	Yes	No	No	No	No	No
HO119	Timber Railway Bridge, Peel Road, Inverleigh	No	No	No	No	No	No	No
HO120	Former Railway Water Tank and Recreation Reserve, Lethbridge	No	No	No	No	No	No	No
HO121	Lethbridge State School No. 1386, 2846 Midland Highway, Lethbridge	Yes	No	No	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4		Prohibited uses permitted?	Aboriginal heritage place?
HO122	St Mary's Catholic Church, 2779 Midland Highway, Lethbridge	Yes	No	No	Yes	No	No	No
HO123	Bluestone Bridge over Bruce's Creek, Russell Street, Lethbridge	No	No	No	No	No	No	No
HO124	Linton Park Homestead, 49 Linton-Naringhil Road, Linton	Yes	No	Yes	Yes	No	No	No
HO125	Linton Cemetery, Linton-Carngham Road, Linton	No	No	Yes	No	No	No	No
HO126	St Peters Catholic Church and Presbytery, 30 Cumberland Street, Linton	Yes	Yes	Yes	Yes	No	No	No
HO127	Former Presbyterian Church, 9 Linton-Mannibadar Road, Linton	Yes	No	Yes	Yes	No	No	No
HO128	Linton Public Library, 67 Sussex Street, Linton	Yes	Yes	No	No	No	Yes	No
HO129	Emu Hill Homestead Complex, 680 Linton-Naringhil Road, Linton	Yes	No	No	Yes - Stables	No	No	No
HO130	Mannibadar Soldier's Memorial Hall, 1444 Rokewood-Skipton Road, Mannibadar	Yes	No	No	No	No	No	No
HO131	Former Free Presbyterian Church, 4450 Midland Highway, Meredith	Yes	Yes	No	No	No	No	No
HO132	Meredith State School No. 1420 and Community House, 5 Wallace Street, Meredith	Yes	No	Yes	Yes	No	No	No
HO133	St Josephs Catholic Church, Lawler Street, Meredith	Yes	Yes	No	Yes	No	No	No
HO134	St Andrews Uniting Church and Manse, 28-30 Wallace Street, Meredith	Yes	No	Yes	Yes	No	No	No
HO135	Meredith Cemetery, Slate Quarry Road, Meredith	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO136	Viewbank, 2219 Hamilton Highway, Murgheboluc	Yes	No	No	Yes	No	No	No
HO137	St Andrews Church and Stone Pines, Hamilton Highway, Murgheboluc	Yes	No	Yes	No	No	No	No
HO138	Murgheboluc Public Hall and Reserve, Hamilton Highway, Murgheboluc	Yes	No	Yes	No	No	No	No
HO139	Athelston, 2025 Hamilton Highway, Murgheboluc	Yes	No	No	No	No	No	No
HO140	Poplars, CA G SEC 3 Hamilton Highway, Murgheboluc	No	No	Yes	Yes	No	No	No
HO141	Edglestone, 1910 Hamilton Highway, Murgheboluc	Yes	No	Yes	No	No	No	No
HO142	Butleigh, 1754 Hamilton Highway, Murgheboluc	No	No	Yes	Yes	No	No	No
HO143	Former Police Station and Residence, 4835 Colac-Ballarat Road, Napoleons	No	No	No	Yes- Stables	No	No	No
HO144	Piggoreet West Homestead Complex, 909 Linton-Piggoreet Road, Piggoreet	Yes	No	Yes	Yes - Stables	No	No	No
HO145	St Patricks Catholic Church, 900 Scarsdale-Pitfield Road, Springdallah	Yes	Yes	No	No	No	No	No
HO146	Rokewood Cemetery, Cemetery Road, Rokewood	No	No	Yes	No	No	No	No
HO147	Former Police Station and Residence, 42 Ferrars Street, Rokewood	Yes	No	No	Yes	No	No	No
HO148	St Patricks Catholic Church, 74A Colac-Ballarat Road, Rokewood	Yes	Yes	Yes	No	No	No	No
HO149	Former Presbyterian Church, 143 Clyde Hill Road, Russells Bridge	Yes	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4		Prohibited uses permitted?	Aboriginal heritage place?
HO150	Russells Bridge State School No. 530 (former), 139 Clyde Hill Road, Russells Bridge	Yes	No	Yes	No	No	No	No
HO152	Rock Rose Cottage, 1920 Glenelg Highway, Scarsdale	Yes	No	Yes	No	No	No	No
HO153	Heatherbrae, 5 Station Street, Scarsdale	Yes	No	Yes	No	No	No	No
HO154	Former Methodist Manse, 12 Carlyle Street, Scarsdale	Yes	No	No	No	No	No	No
HO155	Scarsdale State School No. 980 and Memorial Gates, 149 Scarsdale-Pitfield Road, Newtown	No	No	Yes	No	No	No	No
HO156	Former Presbyterian Manse, 999 Inverleigh-Shelford Road, Shelford	Yes	No	No	No	No	No	No
HO157	Leighburn Homestead, 1567 Bannockburn-Shelford Road, Shelford	No	No	Yes	No	No	No	No
HO158	Presbyterian Manse, 31 Mercer Street, Shelford	Yes	No	Yes	No	No	Yes	No
HO159	Smythesdale General Cemetery, Glenelg Highway, Scarsdale	No	No	Yes	No	No	No	No
HO160	Smythesdale State School No. 978, 50 Becker Street, Smythesdale	Yes	No	No	No	No	No	No
HO161	Staffordshire Reef Cemetery, Donald Mcleans Road, Staffordshire Reef	No	No	Yes	No	No	No	No
HO162	Steiglitz Cemetery, Steiglitz Road, Steiglitz	No	No	Yes	No	No	No	No
HO163	Gowan Brae, 1038 Bannockburn-Shelford Road, Teesdale	Yes	No	No	Yes	No	No	No
HO164	Teesdale State School No. 2065, 30 Sutherland, Teesdale	Yes	No	No	No	No	No	No
HO165	Former Teesdale Water Reserve, Learmonth Street, Teesdale	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4		Prohibited uses permitted?	Aboriginal heritage place?
HO166	Teesdale War Memorial, Cnr Pantics Road and Bannockburn-Shelford Road, Teesdale	No	No	Yes	No	No	No	No
HO167	Teesdale Presbyterian Church, 42 Pyke Street, Teesdale	No	Yes	Yes	No	No	No	No
HO168	Woolbrook Homestead Complex, 704 Teesdale-Inverleigh Road, Teesdale	Yes	Yes	Yes	Yes	No	No	No
HO169	Naringal Homestead, 1551 Lismore-Pitfield Road, Wallinduc	Yes	No	Yes	No	No	No	No
HO170	Soldiers War Memorial, Cnr Lismore-Pitfield Road and Berrybank-Wallinduc Road, Wallinduc	No	No	No	No	No	No	No
HO171	Inverleigh Cemetery, Cemetery Road, Inverleigh	No	No	Yes- Internal trees only, not perimeter planting	No	No	No	No
H0172	Eucalyptus camaldulensis (River Red Gum) Cambridge Street Road Reserve between East and Dundas Streets, Inverleigh	No	No	Yes	No	No	No	No

04/10/2007 C31

SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY

1.0

Restructure plan

Proposed C91gpla

PS Map reference	Land	Title of restructure plan
RO13	Illabarook Environs, at the corner of Cape Clear - Rokewood Road and Illabarook Football Ground Road, Illabarook.	Restructure Plan No. 1 – Illabarook Environs
RO2	Taylors Road, Haddon	Restructure Plan No. 2 — HADDON, Taylors Road, Haddon, Edition 2, June 2007

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Change

Amendment C91gpla - Changes and reasons for, since the amendment was presented to Council in December 2020

oresented to Council in December 2020

Reason

A change was made to the below local policy clauses, extending the expiry date of the clauses from 3 years to 4 years since the approval of C90gpla.

This includes clauses:

- 11.01-1L (Settlement in Golden Plains South East),
- 11.03-6L (Bannockburn),
- 11.03-6L (Gheringhap)
- 11.03-6L (Smythesdale).

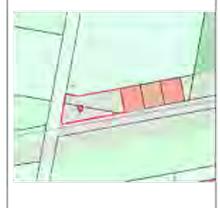
A three-year expiry date of certain policies was added in under Amendment C90gpla - an amendment by the State Government that substantially updated the form and content of the Golden Plains Planning Scheme.

The reason was that a number of maps in the Planning Scheme were identified to be poorly legible or contained matters that were not suitable for the planning scheme.

The three-year expiry effectively obligates Council to update these maps within three years, including a full amendment process which can sometimes take over two years. Council officers are updating numerous maps in Amendment C91gpla to contemporary standards, however an even greater number of maps need to be updated.

A one year extension to the expiry date was negotiated with the DELWP and could allow Golden Plains Shire Council an additional year to update these maps through the amendment process.

Apply the Environmental Audit Overlay to the below site in Inverleigh known as PC337580 Cemetery Road, Inverleigh



The site is owned by VicTrack and is proposed to be rezoned to the Low-Density Residential Zone within the amendment.

- This site is potentially contaminated for the purposes of the Planning System – because a land history assessment has not ruled out sources of potential high contamination. EPA have indicated that such sources may be possible (though there is no specific information to indicate that such sources exist).
- An Environmental Audit or Preliminary Risk Screen Assessment could potentially be obtained to rule out sources of high potential contamination, or an Environmental Audit Overlay could be applied requiring a future audit. It is not practicable to undertake an audit or PRSA for the current amendment process due to the time involved to appoint an auditor who must be involved in both of these processes, and which would delay the

amendment. Therefore the Environmental Audit Overlay is proposed to be applied through this amendment.

 The land is likely to be suitable for the intended use but this will need to be proven through the environmental audit process. The Environmental Audit Overlay, proposed for the land under this amendment, will prevent the establishment of a sensitive use until this time.

The following site, originally proposed to be rezoned from the Farming Zone to the Low Density Residential Zone was removed from the amendment.

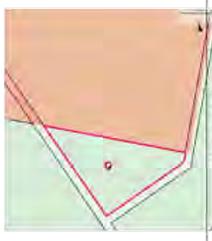
The land is part of a 71ha site with Council property number 91003625. The site has no address but is directly south of Bannockburn-Shelford Road upon approach to Teesdale from Bannockburn. The site adjoins 903 Bannockburn-Shelford Road, Teesdale.

Not enough was known about the land to ensure it was not "potentially contaminated". Council is required by Ministerial Direction 1 (Potentially Contaminated Land) to ensure that land is not potentially contaminated where a change may result in a sensitive use being established. Therefore, an analysis of the history of the land would have been required at a minimum – and possibly more, in order to ensure that the land could be deemed not potentially contaminated and to move forward with the land in the amendment.

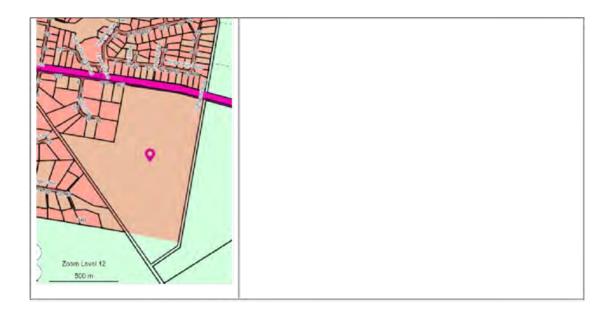
Furthermore the land had previously been identified for a retarding basin in a residential development proposal, which the current zone allows for.

The land could plausibly be considered under another amendment if the owner provides the relevant information to ensure the land is not potentially contaminated. This was not requested of the owner as part of C91gpla because it could have delayed the amendment which includes many other matters.

The land was considered differently to other sites in C91gpla where the rezoning from the farming zone to a residential zone merely involved a part of a backyard that would not influence the potential use or development of the land.



Note: The larger site is shown below in the context of other land in Teesdale.



4 November 2021

Geoff Alexander Strategic Planner Golden Plains Shire Council 2 Pope Street Bannockburn VIC 3331

Our Ref: REQ001332

Dear Geoff,

GOLDEN PLAINS PLANNING SCHEME AMENDMENT C91

Thank you for the opportunity to provide a response in relation to the exhibited planning scheme amendment C91 (the Amendment) referred to the Environment Protection Authority (EPA) via email on the 7 October 2021.

EPA has reviewed the following documents of relevance:

- EPA referral letter dated 6 October 2021; and
- Explanatory report.

Previous Advice

EPA previously provided advice on particular aspects of the proposal in accordance with Ministerial Direction 19 (MD19) in a response dated 18 February 2021 (EPA ref: 5011506). Specifically, Council requested the view of EPA on whether there were any potential contaminants at the following three sites.

- Site 1: Cemetery Road, Inverleigh. The proposed rezoning to Low Density Residential Zone (LDRZ) would allow sensitive uses to be established. The site appeared to be former railway land.
- Site 2 10 Railway Street, Inverleigh. The proposed rezoning to Public Park and Recreation Zone (PPRZ) would allow open space to be established. The site appeared to be former railway land.
- Site 3: 24 Burns Street, Bannockburn. The proposed rezoning to General Residential Zone (GRZ1) would allow sensitive uses to be established. The site currently contained a dwelling.

EPA recommended that Council follow the steps in "How is potentially contaminated land identified?" on page 4 of Planning Practice Note 30: Potentially Contaminated Land (June 2005) to determine whether the land is potentially contaminated.

EPA also provided comments on the following:

 A railway line abuts the southern boundary of Site 1 and the proposed zoning for Site 1(LDRZ) would allow sensitive uses to occur, given its proximity, noise from the railway line has the potential to impact Site 1. As such, EPA recommended Council consider noise from the railway line as part of their assessment.

Environment Protection Authority Victoria 181 William St, Melbourne VIC 3000 DX210492 1300 372 842 (1300 EPA VIC) www.epa.vic.gov.au



- Site 1 also has an interface with Farming Zone land (FZ). EPA reminded Council of the
 need to give adequate consideration to the existing agricultural activities in the area,
 and the need to establish and maintain separation distances to minimise the
 potential for human health and amenity impacts and protect the farming industry
 from encroachment.
- EPA drew Council's attention to EPA Publication 1518 Recommended Separation
 Distances for Industrial Residual Air Emissions which outlines recommended
 separation distances for various uses, including (but not limited to) agriculture.

EPA were not provided with any further detail regarding the Amendment at this stage, except that the Amendment would also seek to correct anomalies and improve the efficiency of the Golden Plains Planning Scheme.

Our Understanding of the Proposal

EPA understands the Amendment applies to various parcels of land throughout the Shire, and seeks to:

- correct a number of zoning and overlay anomalies;
- remove redundant overlays;
- rezone land;
- improve the clarity/legibility of maps in the Planning Scheme;
- extend an expiry date for certain local policies, and
- modify zoning and overlay schedules and remove redundant schedules.

Based on the draft Explanatory report, it appears that Council have:

- In relation to Site 1, concluded to apply the EAO to the land.
- In relation to Site 2, are advising that VicTrack will be providing additional information to Council to respond to the requirements of Ministerial Direction No 1 (MD1). The rezoning of this land through Amendment C91gpla will be contingent on the provision of additional information from VicTrack which satisfactorily responds MD1.
- In relation to Site 3, have undertaken some steps to assist in identifying whether the land is potentially contaminated.

Current Advice

Potentially contaminated land

EPA understands that Site 1 is proposed to have the EAO applied on the basis that Council identified, "the site was a former asset of VicTrack and is currently zoned Public Use Zone 4 – Transport. Due to the land's proximity to the rail corridor, additional consideration must be given to the lands possibility of containing contaminants".

In addition, and consistent with MD1, the EAO should only be applied in situations where the following criteria are met:

- the zoning of the land allows sensitive uses;
- 2. the land is potentially contaminated; and
- it is difficult or inappropriate to meet the requirements of the environmental audit system at the amendment stage.

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The updated Planning Practice Note 30 – Potentially Contaminated Land (DELWP, 2021) (PPN30) provides the following examples where the requirements of the environmental audit system (which includes the Preliminary Risk Screen Assessment (PRSA)) may be deferred where it is difficult or inappropriate to meet the requirements at the amendment stage, noting that assessment time and costs are not in themselves sufficient reasons to defer assessment:

- the rezoning relates to a large strategic planning exercise or involves multiple sites in separate ownership.
- it would be hazardous to access the site to take samples for example, there is an
 operational industry on the site and safety risks are present.

Whilst the proximity of site to a railway station is not listed in PPN30 as being potentially contaminated, the list in PPN30 is not conclusive. EPA recommends Council further consider the requirements of MD1 in order to determine the suitability of the EAO.

EPA also takes this opportunity to remind Council of the requirements of MD1 and its obligations to satisfy itself that the environmental conditions of land are, or will be, suitable for the intended use, in accordance with MD1. MD1 specifically requires that the planning authority:

 b) where it has determined that the land is not potentially contaminated, state the determination in the amendment Explanatory Report; and

c) where it has determined the land, or parts of the land, are potentially contaminated, must state the determination in the amendment Explanatory Report and satisfy itself that the environmental conditions of that land are or will be suitable for that use.

EPA recommends that the draft Explanatory Report be updated so that for each parcel of land the determination as to whether the land is or isn't potentially contaminated is clearly stated. This should also include an explanation as to how Council reached this determination, in accordance with PPN30.

Site History Review

In determining if land is potentially contaminated, it is important not to overlook the value of the Site History Review (SHR) process set out in PPN30 whereby this forms an important gateway as to the determination of whether land is 'potentially contaminated' and whether any further assessment is required as part of a rezoning or planning scheme amendment process.

'Patentially contaminated land' is defined in Ministerial Direction No.1 - Potentially Contaminated Land and Clause 73.01 General Terms of the Victoria Planning Provisions (VPP) as land:

- used or known to have been used for industry or mining;
- used or known to have been used for the storage of chemicals, gas, waste or liquid fuel (other than minor above-ground storage that is ancillary to another use of the land); or

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where a known past or present activity or event (occurring on or off the land) may have caused contamination on the land.

The Site History Review (SHR) may (or may not) build on initial steps taken by a planning authority to determine whether land is potentially contaminated. The SHR should:

- be carried out by a suitably qualified environmental consultant or urban planner;
- should include completion of the steps set out in PPN30; and
- should include a recommendation on whether the land meets the definition of potentially contaminated land. (Refer Appendix 2, PPN30)

Land which does not meet the definition of potentially contaminated land does not require any further assessment and a statement should be included in the Explanatory Report to this effect.

Approaching potentially contaminated land in this way may negate the need for multiple assessments for each planning scheme amendment.

Additional Comments

In addition to the above, EPA now understand that the following parcels of land are also proposed to be rezoned as follows:

- Rezone part of 288 Flagstaff Ridge Road, Linton from the Farming Zone (FZ) to the Rural Living Zone (RLZ).
- Rezone part of 290 Flagstaff Ridge Road, Linton from the FFZ to the RLZ.

PPN30 identifies particular agricultural activities to carry a 'medium' potential for contamination. For sites which have a 'medium' potential for contamination under PPN30 and where the proposed zoning of the land allows sensitive uses to be established, PPN30 now recommends a Preliminary Risk Screen Assessment (PRSA) to determine the need for an environmental audit, or the environmental audit option applies where certainty regarding contamination already exists.

The advice provided above, in relation to MD1 and the application of the EAO is applicable to these sites.

Environment Protection Act 2017 and the General Environmental Duty (GED)

The Environment Protection Act 2017 (EP Act 2017) commenced on 1 July 2021. The new legislation changed Victoria's focus for environment protection and human health to a prevention-based approach, underpinned by the general environmental duty (GED).

The GED applies to all Victorians and is an ongoing obligation separate to any other permission. Under the GED, a person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise those risks so far as reasonably practicable. EPA has published guidance on what constitutes reasonably practicable minimisation of risks of harm (see EPA Publication 1856).

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The updated environmental protection framework supports industry, government, and the community to minimise the risks of harm to human health and the environment from pollution and waste.

Whilst the process of making a strategic planning decision is not subject to the GED, planning and responsible authorities should understand the effect planning decisions may have on the ability of those with a duty to meet obligations under the EP act 2017.

Summary and Recommendations

While EPA does not object to the amendment, EPA considers that further discussion is required in the Explanatory Report to support the application of the EAO to Site 1 and provide a clearer determination regarding Site 3.

EPA also recommends that Council follow the steps in PPN30 to determine whether the sites to be rezoned on Flagstaff Ridge Road are potentially contaminated.

We also highlight that earlier advice provided in relation to noise from the railway line, farming zone interface, and consideration of separation distances is still relevant to this amendment.

We would be happy to engage in a discussion with you regarding the comments. If our assessment is not aligned with your view of the environmental risk, or if the proposal is subsequently amended, please contact Kristen Argus, Senior Planning Officer on 1300 EPA VIC (1300 372 842).

Yours sincerely,

Trisha Brice

Team Leader, Strategic Planning Advisory

Development Advisory

Environment Protection Authority Victoria

ZPA VICTORIA

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