

# **ATTACHMENTS**

**Under Separate Cover  
Ordinary Council Meeting**

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**6.00pm Tuesday 22 October 2019**



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## AMENDMENT C85GPLA

**System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 SETTLEMENT****21.02-3**

C85gpla

**Rural areas****Context and issues**

Over the past two decades the Shire has continued to experience demand for rural residential development.

The north-west area of the Shire contains Rural Activity and Farming zoning that is interspersed with large areas of Rural Living zoning.

There is a considerable amount of potential infill rural residential development within the Rural Living zoning of the north-west area. Unless supply is exhausted or there is alignment with the guiding principles of the Northern Settlement Strategy and the Planning Scheme, then no additional land will be zoned for Rural Living.

House lot excisions can be detrimental to the efficient operation of farming activities and can result in isolated residential development without adequate access to social and physical services.

House lot excisions can lessen the capacity of an area to undertake agricultural production as conflicts can arise between residential and farming land uses.

It is therefore important that any house lot excision takes into account the infrastructure and environmental constraints that generally exist in this area and the existing supply of available rural residential land.

Other areas of the Shire have a number of townships and community areas containing Low Density Residential zoning.

These areas are often located on the periphery of urban type residential areas, and reflect larger residential development with lot sizes usually ranging from 1 hectare to 4 hectare. Subdivision provisions under the zone would allow for these areas to be subdivided into lot sizes down to 0.4 hectare in line with the Domestic Waste Water Management Plan. This would substantially increase the overall lot yield and infrastructure servicing requirements within these areas.

Many proposals are isolated or separated from existing residential areas where services and facilities are provided.

**Objectives and strategies**

**Objective 1 To control the density and overall lot sizes of land in the north west area and Low Density Residential Zone according to environmental conditions and established character.**

Strategy 1.1 Require new subdivision to recognise and maintain the surrounding lot configurations and lot size.

Strategy 1.2 Avoid subdivision within water supply catchment areas in order to protect water quantity and quality

**Objective 2 To avoid indiscriminate subdivision of land in the north west area and Low Density Residential Zones**

Strategy 2.1 Limit the subdivision of land that will be incompatible with the utilisation of the land for sustainable resource use.

Strategy 2.2 Require any new subdivision of land to provide appropriate infrastructure, including drainage and roads and integrated transport plans.

Strategy 2.3 Require lots to provide for on site effluent disposal including on-going maintenance of septic systems.

**Objective 3 To discourage dwellings and house lot excisions on rural properties.**

Strategy 3.1 Require any application for house lot excision to demonstrate it will not compromise the future capacity of agricultural production on the property and surrounds and on adjacent land.



**AMENDMENT C85GPLA****Objective 4 To ensure dwellings and house lot excisions on rural properties, where permitted, are appropriate.**

- Strategy 4.1 Ensure lots for an existing dwelling excised under the provisions of the Farming Zone have a maximum size of 2 hectares.
- Strategy 4.2 Design and locate lots to minimise impact on significant environmental features such as remnant vegetation, public park reserves and waterways.
- Strategy 4.3 Require dwellings excised under the provisions of the Farming Zone to be in a habitable condition and comply with the Building Code of Australia to this extent.
- Strategy 4.4 Maintain adequate distance within the existing lot around the dwelling to reasonably limit impacts of adjacent agricultural activity.
- Strategy 4.5 Support planting of vegetation within the excised lot to reduce any potential impacts of adjacent agricultural activity.

**Objective 5 To maintain the general use and character of rural areas in the Shire.**

- Strategy 5.1 Avoid subdivision that is likely to lead to a concentration of lots that would change the general use and character of the rural area.
- Strategy 5.2 Require applications for subdivision to demonstrate that the clustering of lots will not limit the productive use and development of the larger lots in the subdivision or surrounding properties.

**Implementation**

The strategies for rural areas will be implemented through the planning scheme by:

**Policy guidelines**

- Where house lot excision is permitted:
  - Require subdivision of land which excises a dwelling be designed in a manner which supports continued agricultural use of the land and does not prejudice surrounding rural production activities or cause negative impact on environmental or landscape qualities of the area.
  - Require excision of a lot and dwelling in the north west area of the Shire to take into account infrastructure and environmental constraints, existing rural residential development and the existing supply of available rural residential land.
- Give consideration to the following environmental, economic and social impacts of low-density residential development:
  - effluent disposal
  - infrastructure services
  - transport
  - access to commercial and community services
  - protection of existing environmental quality
  - the interface with rural/farming areas
  - land development hazards such as land subject to inundation, areas affected by salinity and areas prone to wildfire
  - land capability taking into consideration lot sizes and neighbouring areas capable of containing on-site effluent disposal.
- Have regard to existing lot sizes of the immediate area. Consider maintenance and provision of important rural and community amenity and characteristics and development assessments against identified land capability assessment.

**Application of zones and overlays**

- Applying the Low Density Residential Zone to residential areas in and around the major towns.

**AMENDMENT C85GPLA****Further strategic work**

- Prepare a policy to guide dwellings and subdivision in the Farming Zone.

**System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.07 LOCAL AREAS – TOWNSHIPS**

**21.07-4**

C85gpla

**North West Area**

This clause focuses on local area implementation for the objectives and strategies set out in Clause 11 and Clause 21.02.

**Context and Issues**

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

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

**Objectives and Strategies**

Facilitate and contain growth in accordance with the Northern Settlement Strategy.

**Implementation**

Promote growth in Smythesdale.

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

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

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

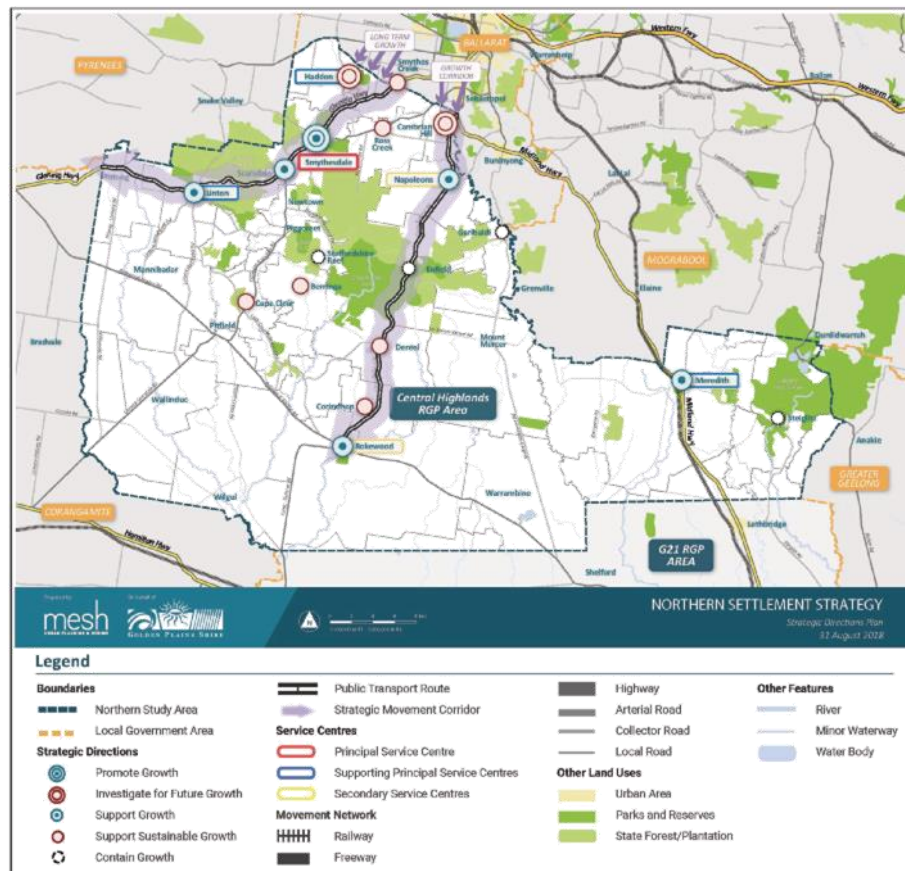
**Future Strategic Work**

Investigate growth opportunities in Haddon and Cambrian Hill locality.

Review the Smythesdale Urban Design Framework.

Figure 21.07-4A Northern Settlement Strategy Strategic Directions Plan.

**AMENDMENT C85GPLA**



## AMENDMENT C85GPLA

**System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 SETTLEMENT****21.02-2**

C85gpla

**Townships****Context and issues**

Over time the Golden Plains Shire's towns will become more urbanised. There is substantial supply of residential land in all urban centres and towns in the Shire which means new demands for residential development can be accommodated within the existing areas of towns.

In addition, significant scope exists for the consolidation of sites and intensification of development in existing towns without altering the character or quality of these areas.

At current rates of demand there is in excess of a 20 year supply of Rural Living Zoned land in the north of the Shire.

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

**Table 1: Township Hierarchy Framework**

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

**Objectives and strategies****Objective 1 To direct commercial and retail development to appropriate locations.**

Strategy 1.1 Locate higher order and specialty retail services in Bannockburn.

Strategy 1.2 Locate commercial and retail services in Bannockburn and district commercial and retail centres.

Strategy 1.3 Locate commercial and retail services that service immediate residents in town commercial and retail centres.

**AMENDMENT C85GPLA**

Strategy 1.4 Avoid linear commercial and retail development along highways and beyond identified commercial precincts.

Strategy 1.5 Provide a sufficient supply of commercially zoned land.

**Objective 2 To ensure the efficient use of commercially zoned land.**

Strategy 2.1 Support a compact form of commercial use and development to reinforce the viability and vitality of commercial and retail centres.

**Objective 3 To provide for a variety of lot sizes to meet the requirements of all age groups, household types, different lifestyles and to provide housing choice.**

Strategy 3.1 Provide a density, number and variety of lots within residential areas relevant to the needs of the community.

Strategy 3.2 Support lot sizes within established urban township areas typical of existing development.

Strategy 3.3 Require housing lots to be connected to reticulated water and sewerage systems (when available) and underground stormwater drainage.

Strategy 3.4 Avoid the creation of lot sizes under 400 square metres that are not within walking distance of commercial and retail centres and community facilities.

**Objective 4 To accommodate medium density development adjacent to community services and facilities and within proximity to commercial and retail centres.**

Strategy 4.1 Discourage medium density housing that is not within walking distance of commercial and retail centres and community facilities.

Strategy 4.2 Support medium density housing located in urban areas that have reticulated water and sewerage systems.

**Implementation**

The strategies for townships will be implemented through the planning scheme by:

**Policy guidelines**

- Consider pedestrian and transport facilities within the urban area and the standard of access to shopping and community service areas.

**Application of Zones and Overlays**

- Applying the Commercial 1 Zone to commercial precincts.
- Applying the Township zone for smaller townships where the separation of land uses is not critical to the function of the town.
- Applying a Development Plan Area Overlay – for large undeveloped areas zoned for urban development.

**Further work**

- Investigate expansion of retail floor space at Bannockburn.
- Prepare structure plans for the planned development of the commercial and retail areas in Meredith and Smythesdale Inverleigh, Linton, Meredith and Smythesdale for highway commercial services.
- Investigate the Cambrian Hill locality for future growth.
- Prepare a new structure plan for Haddon.
- Review the Smythesdale Urban Design Framework.



## AMENDMENT C85GPLA

**System Note: The following ordinance will be modified in Clause:21 MUNICIPAL STRATEGIC STATEMENT, Sub-Clause:21.02 SETTLEMENT****21.02-1**

C85gpla

**Settlement Patterns****Context and issues**

The Shire consists of numerous small townships and settlements classified as 57 localities, 35 communities and 14 townships.

The largest town is Bannockburn with approximately 19% of the population, followed by Teesdale with approximately 8% of the population. All other townships have a population of less than 1000 people. This highlights the dispersed nature of the population in Golden Plains Shire.

Other urban centres, small towns and communities which have grown include Haddon, Inverleigh, Lethbridge, Linton, Meredith, Ross Creek, Scarsdale and Smythesdale. These settlements perform important living, retail, service and community roles to residents and the rural community.

There is a significant difference in the settlement patterns between the north and south. The settlement pattern is based on historic rural service centres and nineteenth century mining towns, however, over time the role of many towns has been changing to one of commuting areas to the regional centres of Ballarat, Colac and Geelong.

The majority of growth has occurred in the small towns and communities at the south-east and north-west as more people come from Melbourne and the regional cities looking for affordable housing and a country lifestyle, but still close enough to services and facilities in Ballarat and Geelong. In the south-east of the municipality the population has increased rapidly, by about 40% between 2005 and 2015. In the north-west area, the population increased by nearly 6% during the same period.

In the north-west:

- Past decisions have seen a proliferation of subdivisions and subsequent rural residential developments.
- It is recognised as an area that reflects a rural residential character, centred on communities of interest.
- There is a large proportion of existing small lots, which include old crown titles.
- Many existing small lots have been developed for rural residential purposes and distinct communities have developed in these areas.
- To the north-west, all of the towns in the Central Highlands Water district are supplied with an interconnected, potable water supply. There is sufficient capacity to cater for all anticipated growth likely over the next 20 years.
- Historic subdivisions have left a legacy of fragmented landholdings in the north-west of the Shire and there is a proliferation of low density residential development in isolated areas devoid of appropriate infrastructure.
- There is capacity to consider growth and development in accordance with the Northern Settlement Strategy.

In the south-east:

- Urban type development is focussed around townships.
- All water is treated and the existing systems, with minor augmentations, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The Shire contains a relatively large number of small townships. Residential development is supported within the boundaries of these townships.

**AMENDMENT C85GPLA**

There is pressure for subdivision and development outside these townships particularly for subdivision and hobby farm development close to Geelong and Ballarat. Residential development is not supported in these areas, except where supported and directed by the Northern Settlement Strategy.

Better management of urban development in township areas affected by flooding, salinity or wildfire is required.

Future use and development of urban centres and small towns will largely centre on the traditional character and form of these towns. The maintenance of a clear distinction between urban and rural areas is essential to continued agriculture and efficient township development and maximise the use of infrastructure. This is supported by the Northern Settlement Strategy which directs the investigation of development located within close proximity to the City of Ballarat boundary.

Rezoning will be required in Bannockburn to accommodate expected future growth before current supply is taken up. In recent years, Bannockburn has experienced steady population growth. Such growth will require the prudent management of land use and development in order to maintain and enhance the town's features, assets and the community's vision.

Smythesdale, Haddon and Cambrian Hill have been identified as locations appropriate for growth in the north of the Shire. These settlements are within close proximity to Ballarat and provide a range of services which support the north west district. Inverleigh is also experiencing pressure for increased residential development. However, there is limited opportunity for new residential development within the established historic township area due to potential flooding and limited land sizes for effluent disposal.

**Objectives and strategies****Objective 1 To make efficient use of land.**

- Strategy 1.1 Locate population growth to urban areas provided with water, sewerage and social infrastructure.
- Strategy 1.2 Reduce environmental impacts caused by existing unserviced urban development.
- Strategy 1.3 Improve service delivery to urban centres townships, including sewerage infrastructure and treated water supply where it is lacking.
- Strategy 1.4 Avoid extension of infrastructure services and urban use and development outside identified urban growth boundaries.
- Strategy 1.5 Support co-location of complementary community facilities.
- Strategy 1.6 Require development infrastructure to be provided in conjunction with intensification of residential development.
- Strategy 1.7 Avoid battle axe blocks in greenfield development.

**Objective 2 To encourage the consolidation of existing township areas.**

- Strategy 2.1 Direct residential development to township areas that have reticulated water, sewerage and stormwater drainage and community services and facilities.
- Strategy 2.2 Require infill development in towns lacking sewerage treatment to provide onsite effluent treatment.
- Strategy 2.3 Avoid unserviced urban development.

**Objective 3 To lessen conflict in rural areas between agriculture and non-agricultural land uses.**

- Strategy 3.1 Avoid use and development that may undermine the viability and sustainability of adjacent land in agricultural production.
- Strategy 3.2 Protect land in agricultural production from adjoining uses and development inconsistent with normal farming practices.

**Implementation**

The strategies for settlement will be implemented through the planning scheme by:

**Policy guidelines**

- Requiring applications to rezone land for urban purposes to demonstrate that alternative suitable locations are not available.

**AMENDMENT C85GPLA**

- Support a progressive series of land rezoning within Bannockburn, in line with the staged development of the town taking into account sustainable land supply, growth capacity and infrastructure provision.
- Support growth in the north of the Shire in accordance with the Northern Settlement Strategy.
- Coordinating land release, subdivision and infrastructure servicing through the preparation of structure plans for all urban areas, with defined urban boundaries.
- Applying Local Planning Policy Clause 22.11 – Floodplain Management.

**Application of zones and overlays**

- Applying a Salinity Management Overlay over areas affected by salinity.

**Further strategic work**

- Establish an urban edge to all settlements. Zoning will be used to provide a clear urban growth boundary.
- Prepare a local policy to protect farming land from inappropriate land uses.



Doc code: 18/7476  
Your ref:



12<sup>th</sup> September 2019

Ms Laura Wilks  
Strategic Planning Team Leader  
Golden Plains Shire  
2 Pope Street  
Bannockburn, Victoria, 3331

Dear Laura,

**Golden Plains Planning Scheme Amendment C85  
Notification of the Preparation of an Amendment**

Central Highlands Water (CHW) welcomes the opportunity to make comment on the above proposed Amendment to the Golden Plains Planning Scheme (the Scheme). We note that the Amendment seeks to update the Scheme to reflect the findings of, and reference within the Scheme, the Northern Settlement Strategy (2019) (the Strategy) and to provide clear guidance for when considering future growth within the Strategy area.

CHW specifically notes the proposal to facilitate growth including a new Structure Plan for Haddon, growth investigations for Cambrian Hill and a review of the Smythesdale Urban Design Framework.

**Background**

CHW is responsible for the provision of reticulated water and sewerage services generally within the Central Highlands Region. Within the Golden Plains Shire this involves providing water to the towns in the north west of the Shire such as Haddon, Smythesdale, Scarsdale, Linton, Napoleons, Enfield, Dereel and Rokewood and sewerage services to Smythesdale and the Woodlands / Forest Glades Estates at Enfield.

CHW prepares five-year plans that are submitted to and ultimately approved by the Essential Service Commission that generally lock in our spending, service standards and charges for these periods. The plans are prepared following broad and extensive consultation including with key stakeholders such as the Municipal Councils, and rely significantly on the information supplied on the projections and general sequencing of growth and development.

With this in mind CHW supports the process undertaken by Council to plan for future growth whilst noting that it's critical that CHW be further consulted in respect to any further rezoning proposals where water supply and sewerage facilities are or may be required.

**New Structure Plan for Haddon**

CHW notes the Strategy provides for further consideration to rezone land in Haddon from RLZ to LDRZ or TZ to increase lot stock and optimise dwelling capacity.

In respect of this area we can confirm that CHW has no plans to extend its sewerage district to include Haddon at this time. Should rezoning occur in the absence of reticulated sewerage, careful consideration needs to be taken to ensure new development sites are suitable for on-site disposal of wastewater.

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As Council would be well aware that Woodlands and Forest Glades Estates at Enfield were initially developed without sewerage on land that ultimately was unsuitable for onsite wastewater disposal and this led to an expensive publically funded solution being required to sewer the area.

#### **Growth investigations for Cambrian Hill**

We note the Strategy provides for investigation into future growth at Cambrian Hill whilst identifying the need for reticulated sewerage due to a high soil risk rating for domestic waste water management in the area. Similar to Haddon, Cambrian Hill is also outside of the Ballarat Sewerage District and CHW has no plans for sewerage in this area at present.

#### **Smythesdale Urban Design Framework**

We refer to our submission dated 3<sup>rd</sup> July 2017 to Amendment C76 and further advise that CHW would welcome the opportunity to work closely with Council regarding the provision of water and sewerage services to infill development within this area.

We confirm previous advice in respect to the former Yellowglen winery site that whilst CHW was involved in preliminary discussions about the servicing of this land in 2011, at this point in time CHW has not agreed on the terms and conditions for the supply of water and sewerage services to this site and further assessment will need to be undertaken when a firm proposal is submitted.

Please contact me on ph: 5320 3123 or [stephen.carter@chw.net.au](mailto:stephen.carter@chw.net.au) if you need further clarification on CHW's position.

Yours faithfully,



Stephen Carter  
Team Leader Key Customer Accounts & Planning

EPA Ref: 5009946

19 September 2019

**Golden Plains Shire Council**  
Laura Wilks-Strategic Planning Team Leader  
PO BOX 111  
BANNOCKBURN VIC 3331

Dear Laura,

**RE: GOLDEN PLAINS PLANNING SCHEME AMENDMENT C85-  
NORTHERN SETTLEMENT STRATEGY (2019)**

Thank you for the opportunity to provide a response to the exhibited Golden Plains Planning Scheme Amendment C85 for which submissions close on 23 September 2019. Following a review of the supplied documentation, EPA is generally supportive of the proposed amendment and provides the following comments for your consideration:

EPA notes that the responsible authority has not previously sought comments under Ministerial Direction 19 (MD19) for the current exhibited amendment.

**The proposed Planning Scheme Amendment**

EPA understands that the Amendment proposes to implement the Golden Plains Shire Council *Northern Settlement Strategy (2019)*. The Settlement Strategy (the Strategy) was adopted by Council at its meeting in April 2019.

The Amendment affects towns in the northern part of Golden Plains Shire that are defined as part of the of the Central Highlands Region. These include:

- Smythesdale;
- Linton;
- Haddon
- Rokewood;
- Scarsdale; and
- Meredith.

The Strategy seeks to set out how the Council will:

- Accommodate an additional 2,000 people in the north of the Shire by 2030.
- Support infill development in Smythesdale.
- Identify the need for a new Structure Plan for Haddon.
- Support the investigation of land for greenfield development within close proximity to the City of Ballarat.
- Provide guiding principles for how development should be considered.
- Provide a framework for how growth will be accommodated.



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From a planning point of view, the implementation of the Strategy consists of updates to Local Policy to align the Planning Policy Framework with key findings from the Strategy and recognise towns designated for growth by the same Strategy (Clause 22.01-Settlement).

The Amendment will delete superseded content, replace the "*North West Area Structure Plan*" with the framework plan from the Strategy, provide direction and analysis from the same strategy and to include the Strategy as a reference document (Clause 21.07-4-North West Area). In addition, the amendment will also delete redundant content about the northern areas of the Shire which is either in conflict with, or not supported by the Strategy.

#### **General comments**

When considering strategic planning matters, EPA provides advice based on a range of issues such as:

- land use compatibility;
- interface conflicts;
- encroachment risk;
- contaminated land; and
- impact of any future development may have on the environment, amenity and human health.

#### **Long Term Protection of Rural Land / Encroachment by Residential Land Use**

Residential encroachment into industry buffers is a major problem in Victoria. It is important that Council consider how this Planning Scheme Amendment will influence future land use planning, particularly in relation to protecting both industry and sensitive land uses from encroachment through appropriate application of separation distances in addition to land use zones.

The purpose of separation distances is to protect sensitive land uses from adverse amenity and health impacts from air emissions such as odour, dust and in some instances, noise. They also protect industry from encroachment where the impacts from industrial facilities on nearby sensitive uses can constrain the full operation and sometimes ongoing viability of those industries.

EPA's *Recommended separation distances for industrial residual air emissions* (Publication 1518, March 2013) includes recommended separation distances for specified industry types. These apply to off-site odour and dust emissions that have the potential to impact on human health and wellbeing. The separation distances do not consider noise, vibration, ambient and hazardous air pollutants. These are covered in part by the State Environment Protection Policies and other EPA guidance.

#### **Settlement Strategy**

The Strategy comprises of a background section with development and population analysis and strategy section including recommendations based around the themes of:

- *Policy context,*

- *Drivers, challenges, opportunities and constraints;*
- *Issues and influences;*
- *Existing towns and settlements;*
- *Land supply; and*
- *Services and employment*

EPA understands that Council is seeking to facilitate a greater level of housing accommodation (and potentially other sensitive uses) within the northern area of the Shire.

It is important for Council to give adequate consideration in implementing the settlement strategy including future proposals to rezone land, to the need to provide sufficient land for industry and critical infrastructure such as landfills, transfer stations and uses with adverse amenity potential, and their associated buffers. This will aid in ensuring that new housing areas are provided with an appropriate level of amenity.

#### **Landfills**

EPA is aware that there is one operating landfill within the area of the Strategy (Attachment 1). Use or development near landfills require specific consideration due to the potential for landfill gas risk as well as contamination of land and groundwater which can be present for many years after their closure. EPA considers landfills as critical infrastructure as they serve a vital function to liveability.

EPA publication '*Assessing Planning proposals within the buffer of a Landfill*' (EPA Publication 1642, October 2017) sets out the recommended approach for both operating and closed landfills. The four-step assessment helps responsible authorities to determine the level of assessment required. This is based on the type of proposal, size of the landfill, its type and age. Publication 1642 supports and is consistent with EPA' publication *Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills* (Landfill BPBM, August 2015).

EPA has taken an important step to map all Victorian landfill sites with the new Victorian Landfills Register (VLR). Please refer to the Victorian Landfill Register more information including an interactive map of the landfills.

#### **Potentially Contaminated Land**

When preparing a planning scheme amendment, Council must have regard to Ministerial Direction No. 1 – *Potentially Contaminated Land* (MD1) which states that '*in preparing an amendment which would have the effect of allowing (whether or not subject to the grant of a permit) potentially contaminated land to be used for a sensitive use, agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of that land are or will be suitable for that use.*'

EPA acknowledge the vast range of industries such as gun clubs and rifle ranges which in current operation and sites where they formerly operated, mining and animal industries that exist and are emerging within the area of the Strategy. The General Practice Note on Potentially Contaminated Land provides additional guidance including how to identify potentially contaminated land, what level of assessment is required and an explanation

of how the environmental audit system can be used within the planning scheme.

Assessment of potentially contaminated land is most effective when undertaken as early as possible in the planning process. This helps to ensure the proposed future land use is appropriate and the responsibility for managing potential contamination is undertaken.

#### **Licenced premises**

A search of EPA's records revealed one licenced site for an Extractive Industry and Mining (Attachment 2) located at 3610 Glenelg Hwy, Pittong is located within the Strategy area. The licence holder operates a mineral quarry involved in the processing of Kaolin and allows discharge of treated wastewater to Narringhal Creek.

Similarly to landfills, industry and wastewater treatment facilities are critical infrastructure that require careful consideration. EPA recommends the consideration of the potential for potential impacts associated with expanded residential settlement together with anticipated upgrades to industries and whether the effect of these industries would have an adverse amenity impact on surrounding sensitive land uses.

A *Protocol for Environmental Management (PEM)* for the Mining and Extractive Industry EPA Publication 1191 is considered an incorporated document of the *State Environment Protection Policy (Air Quality Management) 2001 (SEPP AQM)*. It sets out the statutory requirements for the assessment and management of emissions to the air environment arising from activities undertaken in the operation of mining and extractive industries.

Additionally, Council needs to consider the potential for amenity impacts arising from existing licenced premises to any sensitive uses outlined in the Strategy.

#### **Animal Industries**

Animal industries in Victoria are changing in response to new technology and different and growing market demands. Some farms are becoming more intensive to maximise productivity, whilst others are seeking to differentiate themselves and market to specific local food or consumer trends. Farm businesses are also expected to plan, prepare for and adapt to increased seasonal variability, and global market competitiveness. These factors are all changing the way farms look and operate in Victoria's landscape, and bring with them changes to potential environmental risk, including human health and amenity impacts.

In response to these issues, the Victorian Government has introduced planning reforms for animal industries through Amendment VC150 (21 September 2018) which delivered on four key actions to clarify and simplify the planning framework to support the growth of animal industries, while protecting the environment and community amenity. These actions form part of the Government Response to the Animal Industries Advisory Committee Report which considered how the planning system could better support Victorian animal industries, environmental outcomes and community expectations. The reforms included the introduction of clear land use definitions and risk-based planning controls for animal industries.

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EPA reminds Council of the need to give adequate consideration to the presence of existing and emerging animal industries in their municipality, including the need for the establishment and maintenance of separation distances to both minimise the potential for offsite human health and amenity impacts such as odour, dust and noise, and protect the industry from encroachment of sensitive land uses.

**Closing**

The above response outlines some of the higher-level issues that are likely to be relevant for future work by Council in further implementing the Strategy plan. EPA recommends Council to:

- consider the need to establish or maintain buffers to industry included in the investigation of a settlement boundary.

EPA thanks Council for the opportunity to provide input into this strategic planning process. If our preliminary assessment is not aligned with your view of the environmental risk, or if the proposal is amended, please contact our Senior Planning Officer, Rund Gorgis, on 1300 EPA VIC (1300 372 842).

Yours sincerely



Carolyn Francis  
Regional Manager  
South West Region  
**EPA Victoria**

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**ATTACHMENT 1 – EPA RECORDS ON OPERATING LANDFILLS**

Address	Approximate dates Year closed/operating
Smythesdale Landfill	Currently operating

For a comprehensive list please refer to the [Victorian Landfill Register](#)

**ATTACHMENT 2 – EPA RECORDS ON LICENCED PREMISES**

Address	Operator	Approximate dates Year closed/operating	Licence Number
3610 Glenelg Hwy, Pittong Vic 3360	Imerys Minerals Australia Pty Ltd	Currently operating	4703





## Department of Environment, Land, Water and Planning

402-406 Mair Street  
Ballarat, VIC 3350  
03 5336 6856

Our ref: SP465993  
Your ref: C85

26 September 2019

Laura Wilks  
Strategic Planning Team leader  
Golden Plains Shire Council  
2 Pope Street  
Bannockburn 3331

Dear Ms Wilks

### Notice of preparation of Planning Scheme Amendment C85

Thank you for your correspondence dated 15 August 2019 concerning the Planning Scheme Amendment C85 (amendment). I apologise for the delay in this response.

The Department of Environment, Land, Water and Planning (DELWP) has reviewed the available details and recognises that the amendment mainly proposes to amend:

1. Clause 21.02 (Settlement) in order to bring it into alignment with key findings from the *Northern Settlement Strategy* (April 2019) (NSS) and recognise towns designated for growth by the same strategy.
2. Sub Clause 21.07-4 (North West Area) in order to delete superseded content, replace the "North West Area Structure Plan" with the framework plan from the Northern Settlement Strategy, provide direction and analysis from the same strategy and to include the Northern Settlement Strategy as a reference document.

DELWP has also reviewed the NSS and notes that the NSS has addressed the Victorian Planning Provision 11 (settlement), 13 (Environmental Risk), 14 (Natural Resources Management), 16 (Housing) and 19 (Infrastructure).

However, VPP 12 (Environmental and Landscape Values) remained unaddressed in the entire NSS where the following DELWP's land use planning policies is referred for consideration:

1. *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
2. *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
3. *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

Particularly, the NSS makes no reference to VPP 12.01-1S (*Native Vegetation*) and 12.01-2S (*Biodiversity*) in its list of VPPs "specifically relevant" to the NSS study area. These emphasizes the need to consider impacts of land use and development on Victoria's biodiversity, including consideration of:

- a) cumulative impacts;
- b) fragmentation of habitat;
- c) the spread of pest plants, animals and pathogens into natural ecosystems; and

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- d) avoid impacts of land use and development on important areas of biodiversity.

These also stress the strategic planning for protection and conservation of Victoria's important areas of biodiversity of which, the Victorian Volcanic Plains Bioregion is critically endangered and is found extensively in the Golden Plains Shire and is legally protected under the *Flora and Fauna Guarantee Act 1988*.

The NSS makes limited reference to the *Central Highlands Regional Growth Plan, May 2014*, specifically principle 7, which states that:

- *region's land, soil, water and biodiversity should be managed, protected and enhanced;*
- *protect and enhance regionally significant environmental assets; and*
- *capitalise on the region's environmental assets to improve environmental outcomes and support economic development.*

Notably, the *Central Highlands Regional Growth Plan* states that "*these [natural] assets are critical to the region's economy, attractiveness and liveability*" (section 13.1).

As such, it is evident that the NSS in its current form does not address Victorian Planning Provision 12.01-1S and 12.01-2S of Golden Plains Planning Scheme.

In conclusion DELWP does not oppose to the proposed amendment but recommends that prior to finalisation and inclusion in the Planning Scheme, the NSS should be revised to address the requirements of 12.01-1S and 12.01-2S of Golden Plain Planning Scheme.

The comments below set out some gaps of NSS in details:

12.01-1S Protection of biodiversity:

- Important areas of biodiversity are not mapped or considered in the amendment. The NSS and framework plan identify environmental constraints as those relating primarily to bushfire risk and land capability (water drainage/sewerage). As the planning authority, council must protect and conserve Victoria's important areas of biodiversity and avoid impacts of land use and development change on these areas in strategic planning. There are listed ecological vegetation communities, species and vegetation classes that are protected by State and Federal environmental laws in and adjacent to towns that will be impacted by infill development and intensification of lots. The biodiversity within remnants of the FFG listed community Western (Basalt) Plains Grassland Community and the Victorian Volcanic Plains (*Natural Temperate Grasslands of the Victorian Volcanic Plain*) is critically endangered and protected under the *Environment Protection and Biodiversity Conservation Act 1999*. Connectivity of existing remnants and important areas of biodiversity will also be impacted.
- Existing policy guidelines consider the potential conflicts that arise at the interface between residential/lifestyle and rural/farming areas. Similarly, the NSS and its local planning scheme references do acknowledge the need to protect the interface between agriculture and rural living. There is, however, a strategic policy gap because there is no discussion about the potential for conflict and environmental impacts at the interface between areas of intensified residential development and those with high value biodiversity (on either private and public land). The department also notes the potential for cumulative impacts from increasing residential development in RLZ and LDRZ on nearby Public Land (**Appendix 2**), through firewood collection (both permitted and illegal), rubbish dumping, pest plants and uncontrolled pets/livestock entering the reserves.
- There are several gaps and inconsistencies in the inclusion and reference to the policies and Strategies in the Amendment. Strategic consideration must be made regarding fragmentation to habitat, cumulative impacts and spread of pest plants and animals and pathogens into natural ecosystems, as per *Clause 12.01-01 Protection of Biodiversity*. This includes potential impacts on surrounding/neighbouring conservation reserves, of which there are many kilometres which interface with residential land.



12.01-2S Native vegetation management:

- The requirements of 12.01-2S and the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) are not addressed in the amendment. Areas of native vegetation that could be impacted by the amendment are not identified. The three-step approach was not applied and there is no consideration of the biodiversity and other values provided by native vegetation in the areas where land use and development will change. Any intensification of existing residential or rezoning of land (including subdivision) for residential purposes would need to consider planning policy processes to avoid impacting patches of remnant native vegetation, scattered and large old trees.
- Biodiversity values of native vegetation in and around towns that could be impacted by the amendment are described in **Appendix 1** and listed in **Appendix 3**. Maps showing the modelled condition score and Strategic Biodiversity Value score (SBV) of native vegetation are provided in the **Appendix 4** to assist Council's consideration of areas containing higher biodiversity value as part of the planning scheme amendment process. Vegetation present in LDR and RL zones in proximity to most settlements have SBV scores that indicate they range from low/moderate to higher strategic biodiversity value with low to moderate/high condition. DELWP advises that there are higher value areas that the planning scheme amendment should aim to protect and conserve above other areas. The NSS notes that this north west area is part of a fragmented social and economic landscape. Similarly, biodiversity values reflect a fragmented landscape containing significant patches of conservation reserves linked by riparian crown frontages and patches of native vegetation providing elements of connectivity for biodiversity. Due to the proximity of these allotments containing moderately-high value biodiversity close to PCRZ land of high scores (SBV ranging between 65-95), the range and scale of these patches are important to maintain ecological function across the region.

Roadside vegetation:

Many of the roadsides adjacent to areas identified for development in the NSS have significant linear stretches of native vegetation that are identified as significant in the Shire's Planning Scheme Vegetation Protection Overlay (VPO). These roadsides are important for connectivity between patches and reserves and for hollow-bearing old trees. Construction of crossovers from allotments onto adjacent roads and widening of roads for turning bays and safe egress associated with increased traffic could result in the incremental losses of native vegetation. Numerous roads are covered by the VPO Schedule 2 in recognition of the high values of native vegetation. DELWP identifies a risk of increased demand for firewood collection on road easements that would need close management to avoid impacts and conflicts arising from removal and damage to ground storey species. Further, installation of utilities (including water, power, sewerage and communications and contractor access) along and crossing roadside easements new dwellings and subdivision access must also be considered in the overall impacts to biodiversity through application of the C85 amendment.

Golden Plains Shire Shire's Biodiversity and Environmental strategies:

DELWP recommends the NSS to refer to the Shire's Biodiversity and Environmental strategies, which place value on sustainable development, such as enhancing and protecting remnant native vegetation and habitat, including, protection of large old trees and remnants of critically endangered Plains Grassy Woodland. DELWP notes areas of either inconsistent application of strategies, or gaps in the references that would make the NSS a more robust document for strategic direction work. For instance, the NSS makes no reference to the recently adopted *Golden Plains Shire Council Environment Strategy 2019-2027* (2018). This Strategy provides broad-ranging and comprehensive guidance for future well-designed built environments in accordance to guiding principles in response to drivers of change and environmental challenges (p9). Nor does the NSS reference the *Golden Plains Biodiversity Strategy 2016: Regional Agricultural and Biodiversity Climate Change Adaptation and Opportunities Plan- Background Report* (Cunningham, Hossain & Romeijn). This document provides guidance on the future planning for climate change impacts on vegetation, water supply,

mean temperatures and the subsequent needs for planning to accommodate such threats to the ecological, economic and social wellbeing of the shire.

For any further queries, you are welcome to call Ezaz Sheikh on 0409 135 603 or contact us by email to [grampians.planning@delwp.vic.gov.au](mailto:grampians.planning@delwp.vic.gov.au) for any planning and approvals matter.

Yours sincerely



**GRANT HULL**  
Regional Manager -Land and Built Environment Programs  
Grampians Region

**Appendix 1: Supporting information for Councils consideration- Biodiversity and native vegetation values identified in settlements:**

Below is a preliminary analysis and review of biodiversity values within amendment. This desktop assessment shows Council Planning Scheme maps, aerial photographs and the DELWP's mapping programs and databases -NVIM, Nature Kit and E-map. Due to time constraints, settlement areas were not inspected. Therefore, the high-level comments contained in this response are based on a desktop assessment and staff knowledge of the sites. Further surveys need to be conducted detail to confirm presence/absence of species and native vegetation distribution and condition.

1. Smythes Creek-Support Growth; infill development of residential zones. The NSS background papers suggests that there is capacity, particularly amongst land already occupied, for subdivision down to 2 hectares. The NSS notes there is a need to extend the 2ha overlay.

The settlement contains patches of Plains Grassy Woodland and Grassy/ Heathy Dry Forest with condition scores ranging from 0.21-0.60 and SBV 50-80 in areas adjacent to the Glenelg Highway. Residential allotments are zoned Rural Living, with those north of Smythesdale Road affected by the BMO. Some roads have VPO2 overlays indicating high biodiversity values. An area in the township zone is covered by the SMO. The northern section of the township is covered by the Design and Development -Schedule 7 overlay (DDO7) in relation to siting and design of outbuildings and sheds. Intensification of residential development on allotments may impact the retention of mature trees and remnants of critically endangered VVP Plains Grassy Woodland on both private and public land (i.e. road reserves) in a landscape that is highly modified by agriculture (cropping and intense grazing) and urban sprawl (Ballarat West).

2. Smythesdale-Promote Growth through encouraging infill development that increases capacity through the potential acquisition of vacant crown land within the township area and the restructure of old and inappropriate subdivisions in the urban area. The NSS supports further investigation of opportunities to increase infill within the urban area, consistent with the area serviced by reticulated sewerage.

Smythesdale is the largest settlement identified for growth. Residential zoned land includes a central Township, Rural Living and Low Density Residential. The town is situated in undulating topography with areas of Heathy Dry Forest (EVC 20) exist on rises and scattered remnants of Valley Grassy Forest (EVC 47) on the northern, south east and southern edges of the township with Riparian Woodland (EVC 641) along the Woody Yaloak River. This land zoning represents a conflicted area for being influenced both by fire risk, the potential for intensification in dwellings and subsequent impacts on high strategic biodiversity values that range from 60-80 on LDRZ and RLZ, and even higher values on public land (80-100). While there is evidence of ecological disturbance from early goldmining activity, these reserves contain high quality native vegetation (conditions scores of 0.61-1.00 - see map in Appendices). The Bushfire Management Overlay (BMO) covers most of this area and is likely to create incremental habitat fragmentation because of vegetation removal for defensible space. Additionally, native vegetation will be affected by cumulative losses associated with dwelling and property fence construction, road upgrades, installation of utilities and additional pressures on lifestyle properties (i.e. farm dams, grazing stock, pest plants, pathogens and animals). The RLZ, in particular, contains vegetation of high quality, which correlates with significant areas of vegetated residential land affected by BMO, meaning that loss of native vegetation is assumed for creating defensible space and must be considered for strategic planning purposes.

Areas already settled (TZ) contain lower quality remnant native vegetation. Therefore, existing remnant native vegetation on low density residential private land provides important connectivity between extensive public reserves in the area and between settlements, particularly along roadsides. The importance of the biodiversity values around the town are also signified in the overlays that cover Crown Land reserves (Woody Yaloak River- Environmental Significance Overlay Schedule 2 (ESO2), and ESO3 for Surface Hill Historic Reserve). A Significant Landscape Overlay Schedule 12 (SLO12) covers 4 TZ allotments on the northern edge of town (Wills Road). AVPO2 exists for three main roads- Sebastopol-Smythesdale Road, north entry of Glenelg Highway and Vermont Road in the south east.



### 3. Scarsdale- Support Growth

Scarsdale is located on gently undulating land, with mostly open valleys cleared of vegetation on higher rises. Remnant Plains Grassy Woodland - a Federally listed and critically endangered ecological community in the Victorian Volcanic Plain Bioregion-are mapped (EVC 55) in the lower elevations. The existing patchiness of the remnant native vegetation and correlating Strategic biodiversity values would be further affected and fragmented by intensification of residential development on lower density allotments.

While the more densely settled township areas have low condition scores, areas of Heathy Dry Forest have highest vegetation condition scores (0.61- 0.100). Similarly, the SBV in larger residential allotments typically range between 50-80 across open grassland/scattered trees and more heavily treed areas. The RLZ has a mix of moderately scored PGW that are situated in extremely altered landscapes, a legacy of goldmining, grazing and residential living. The BMO covers areas to the south east and east of the township which increases the loss of vegetation through creation of defendable space. Aerial imagery shows evidence of clearing vegetation for defendable space, thereby impacting connectivity through these allotments. Large areas of RLZ fringes the TZ, with subdivided LDRZ to east of township correlate with areas of high-quality native vegetation (Heathy Dry Forest). Connectivity between areas of moderate values would be disturbed and effectiveness of overlays in protection of biodiversity values would be challenged with increased development pressure. These include the ESO2 that runs along the Woody Yaloak River Crown Land frontage and low-lying allotments abutting the reserve (PCRZ). Riparian Woodland (EVC 641). Three roads are covered with the VPO2 (Tree protection) within township area- Tillig and Browns Roads and the eastern section of Victoria Road. (plains Grassy Woodland and Heathy Dry Forest).

### 4. Linton- Support Growth by investigating the potential for reticulated wastewater treatment to allow urban consolidation in order to meet long-term demand requirements in allotments in the north east and east of the town centre

The settlement is in undulating topography with numerous creeks and gullies and Crown Land reserves along Springdallah Creek (east-west alignment). The lower contoured valleys contain areas and patches of Valley Grassy Forest (EVC 47) and stretches of Creekline Herb-rich Woodland (EVC 164). Steeper forested hills contain Heathy Dry Forest EVC that fringe the township. Environmental qualities are indicated through the VPO2 which covers three roadsides: Linton-Mortchup, Gascoignes and southern Glenelg Highway, while the SLO6 & 7 covers Denison Street (6) and Linton Recreation Reserve. Springdallah Creek frontage has ESO2, some of this is FZ.

The Township zone has very little to no remnant native vegetation. Despite the legacies of agricultural use and mining practices, some patches of PGW (EVC 55) are mapped in the southern most areas. Consequently, biodiversity values are reflected in valley floors having lower condition scores, with significant areas on the edge of the township and in steeper public land reserves long with neighbouring RLZ and LDRZ allotments containing high conditions scores (for example, North- Linton State Forest, and south east Flora and Fauna Reserve, near Mt Bute Scenic Reserve to south west (Grassy Woodland EVC (0175). Correlating with the high- value remnant native vegetation (Heathy Dry Forests), plantations and extent of forested public reserves, Linton is affected by the BMO in the north, north west and eastern edges of the township. The overlay extends into the TZ and covers significant areas of LDRZ allotments in the east.

Subsequently, the lower density areas containing biodiversity/ remnant native vegetation (including larger old trees) would increase fragmentation with intensified dwelling/subdivisions, and edge effects on adjacent reserves to accommodate bushfire defendable space around new dwellings. Aerial imagery shows clearing in LDRZ areas to fulfil BMO defendable space requirements.

### 5. Haddon-Increase small lots through rezoning of land from RLZ to LDRZ or TZ

While the area has been significantly cleared, road reserves contain, along with scattered patches within residential allotments, areas of PGW (EVC 55) throughout the more open land, with Heathy Dry Forest to the west of the Township zone. Proposed smaller allotments would impact any remnant

PGW through incremental losses caused by infrastructure, dwelling construction and increased grazing pressures.

Haddon differs to other settlements with an expanse of large sized allotments in the TZ, which extends to City of Ballarat boundary and the Rural Activity Zone Schedule 1 (RAZ1) that lies north and north west of the town. Areas of RLZ are in the south and south-east. High value public land (Haddon Common Bushland Reserve -Public Use Zone Schedule 7(PUZ7)) is located to the east and Haddon Rec Reserve further west). Central township also contains crown land. Roadsides contain remnant native vegetation, with other areas mapped with moderate condition (notably Plains Grassy Woodland) and slightly better condition in areas of Heathy Dry Forest.

A BMO covers land containing Heathy Dry Forest and other remnant trees, associated with conservation reserves and more elevated sites in the east. Consequently, strategic biodiversity values are higher in these residential areas ranging between 50-65. Increasing lot density would impact the quality and persistence of remnant vegetation, especially remnant Plains Grassy Woodland, through utilities installation, construction impacts and increased grazing from lifestyle animal grazing.

#### 6. Rokewood & Corindhap

Corindhap- Support Growth infill development in the future to encourage the subdivision of LDRZ and TZ land to provide further supply of residential land. This smaller settlement is set within broad acre farming zoned land, open and sloped. Areas of native vegetation north of settlement, with crown land reserves within township, and north in conservation reserves. Residential allotments are dispersed across a mix of TZ and LDR zoned allotments. Most TZ properties are large and have low density dwellings.

Heathy Dry Forest exists within the township, and Plains Grassy Woodland is noted in the western fringe of the town. Vegetation condition scores are higher in LDRZ allotments and Corindhap reservoir reserve, (proposed in the strategic plan for rezoning to Public Recreation), while TZ area is generally of a lower condition score. Increasing lot density would impact the quality and persistence of remnant vegetation, especially remnant Plains Grassy Woodland, through utilities installation, construction impacts and increased grazing from lifestyle animal grazing. Connectivity with existing conservation reserves and crown land would also be fragmented, in addition to potential impacts caused by rezoning high value crown land for recreation purposes.

The VPO covers Corindhap Nature Conservation Reserve (PCRZ) crown land allotments north of the township.

Corindhap is not affected by a BMO.

Rokewood- Support Growth by encouraging infill development before rezoning new areas. Rezoning should be supported where there is enough demand but retain and protect significant conservation features/assets and encourage use of heritage buildings.

Rokewood settlement is distinctive because of the large areas of public land (PCRZ, Public Park and Recreation Zone (PPRZ), PUZ) in a largely open and generally flat location. The TZ is a formal grid surrounded by either public land or FZ agricultural allotments. Allotments in the TZ have lower condition scores and less remnant native vegetation than larger properties. Another feature is the wide road easement with VPO2 containing remnant Plains Grassland along Rokewood-Skipton Road and the VPO1 covering the Conservation Reserves and Golf Course. These areas are significant for their biodiversity values within this significantly altered landscape (grazing and cropping). Biodiversity condition scores are very high in areas protected with the VPO, noted in the Riparian Woodland EVC along the KurucARuc (Corindhap) Creek frontage, large extent of Plains Grassland in Rokewood Common NCR and other FZ allotments west of TZ land.

Rokewood is not affected by a BMO, which would limit impacts of vegetation clearance specifically required for defensible space.

7. Meredith - Support Growth by encouraging subdivision within existing low-density residential zone and potential for rezoning in eastern allotments



Proposals to intensify residential development in the eastern areas would impact grasslands through impacts to roadside- utilities, increased cross-overs, housing sites and ancillary buildings, fence construction. Increased fragmentation through cumulative losses. An area adjacent to the rail track has a public acquisition overlay for the Meredith Bypass and would potentially impact on high quality remnant grassland vegetation. Other roadsides have similar remnants that could be affected by construction of new crossovers, utilities and road widening.

Scattered patches of Plains Grassland are mapped along rail easement, creek frontage and on private property. The conditions scores are low to moderate, with some areas in LDRZ being higher to the east of the main township. The significantly altered vegetation cover in this area makes any remnant grassland highly valued and subject to both EPBC and FFG conditions. TZ forms main township with LDRZ to east on eastern side of Coolebarghurk Creek. PCRZ along sections of the creek frontage and Meredith Police Paddock. Southern half of the reserve is covered by an ESO3.

**8. Napoleons- Support Growth by settlement planning** to provide a balance between growth and the objective of creating sustainable communities. Background issues paper states that adding to the significant land supply through further zoning of land to Township Zone would be inappropriate in the short term.

Any further intensification of dwellings in the area would need to protect the remnant patches to minimise further fragmentation and degradation of grasslands and loss of scattered trees. Napoleons is within undulating landscape affected by the history of goldmining, agriculture and timber harvesting. Town is bordered by the southern boundary of City of Ballarat and the associated development pressures. Napoleons' TZ land runs along the Colac-Ballarat Road and have larger allotments than many other settlements featured for development in the NSS. Rural Activity Zoned land surrounds the township.

Yarrowee River is a feature in the landscape and forms a buffer between the town and surrounding agricultural land (many lifestyle properties). ESO3 covers the Crown Land river frontage. Very little remnant native vegetation remains within TZ allotments. However, scattered patches of Plains Grassy Woodland is mapped in the Recreation Reserve and in allotments adjoining the main roads where the conditions scores range between 0.06-1.00. Remnant PGW have SBV ranging between 30-70 in residential zoned land. No land within the TZ is affected by the BMO that lies to the south east.

**9. Dereel- Support Growth in fil development-the Dereel Structure Plan** encourages town consolidation, protection of bushland and the low-density residential character.

Further development within these areas may be impacted through the clearance of native vegetation to create defensible space, fence construction, utilities installation and access tracks. As observed in other LDRZ/RLZ subdivisions in forested areas, fragmentation occurs with the incremental losses of vegetation cover.

Unlike other settlements in the NSS, all township residential allotments are RLZ, with areas on the perimeter zoned Rural Conservation Zone 1. Creepline Herb-rich Woodland (EVC 164) to east; Heathy Woodland (EVC 48) in central and west area and Dereel Wildlife Lagoon has Aquatic Herb land/ Plains Sedgy Wetland Mosaic (EVC691). High condition scores mapped for areas west, south and south east. Moderate scores north east are consistent with more open, cleared FZ land. High concentration of trees within the township influences bushfire risk. Consequently, a BMO affects the entire town, High Biodiversity Scores ranging between 65-90 exist on undulating allotments with dense tree cover and a wetland making a significant feature and habitat. ESO2 covers parts of RCZ1 adjacent to creek frontages (Pinchgut Creek)

#### **10. Ross Creek- Support Growth in fil development**

A small settlement with 2 large allotments zoned TZ, surrounded by RLZ of varying lot sizes to north, and RAZ1 to south. While vegetation in the southern areas of the settlement are lower, RLZ land is subject to the BMO and contains patches of Valley Grassy Forest (EVC 47) and further north, Grassy



Dry Forest (EVC 22) is of medium- moderately high condition scores associated with forested areas, scattered trees and roadside vegetation. Further development within these areas will negatively impact biodiversity through the clearance of native vegetation to create defensible space, fence construction, utilities installation and access tracks. As observed in other LDRZ/RLZ subdivisions in well-vegetated/ and or treed areas, fragmentation of biodiversity occurs because of incremental loss of vegetation cover, resulting in reduced strategic biodiversity values and ecological function.

#### 11. Berringa- Support Growth in fill development

Dwelling density is low across the residential land and those dwellings in high bushfire risk areas have cleared vegetation to meet defensible space requirements. Further expansion of residential dwellings in these high biodiversity value properties would increase fragmentation and likely incursions of pest plant and animals to conservation reserves.

TZ land is bordered by Rural Conservation Zoned land in the north and east. RLZ allotments lie to the west, north west and south. These range in size, as do the TZ allotments. Main access roadside easements in the area are protected by the VPO2. Due to the surrounding vegetation and topography the town is affected in the north and west by the BMO.

Enfield State Park and Berringa State Forest are nearby, and the surrounding terrain is in parts very steep and well-vegetated. Subsequently, there is high fire hazard from the north and west. These areas are well-vegetated with Heathy Dry Forest. Berringa also has remnant Creek line Herb-Rich Woodland vegetation within the township boundary. TZ and LDRZ allotments have lower conditions scores and are on undulating land, while RCZ1 have high conditions scores, more tree cover and steeper topography.

#### 12. Cape Clear- Support Growth in fill development to encourage growth within identified residential areas.

The town features significant area of large TZ allotments surrounded by FZ, consisting of generally larger titles. The landscape is largely cleared, open and undulating, primarily used for agriculture. Patches of Plains Grassy Woodland are dispersed throughout the township and surrounding farmland. The condition of mapped patches within the town itself on smaller allotments are generally lower than those further either from residential development or, that existing on larger properties correlating SBV ranges between 55-65 and higher (SBV75) in areas south west of the TZ. Infill development in the town centre is less likely to impact significantly on the area's biodiversity values due to the existing degraded nature of vegetation.

There is a large area on the east boundary of the town covered by the ESO2 containing Crown Frontage and private land along Illabrook Creek. A VPO2 extends along Ryans Road on north west entry to settlement. A forestry plantation north west adds to fire risk, resulting in the BMO extending from the plantation near Ryans Road into TZ properties north west of Lismore-Scarsdale Road. Future development should consider these values as being potentially impacted through further subdivision, caused by utilities, crossovers and fence construction.

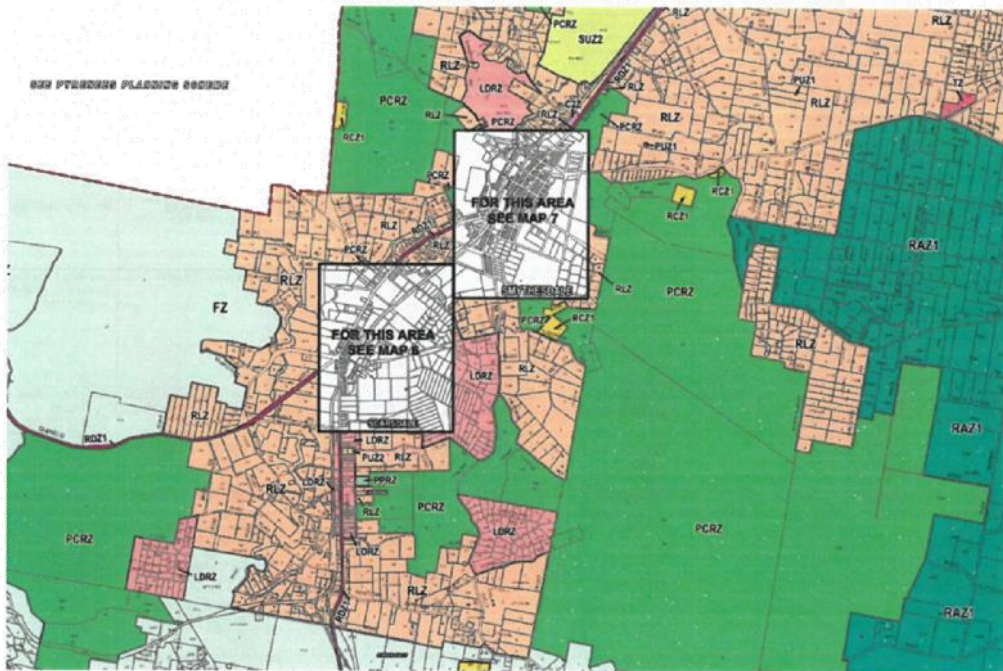
Figure 1. Table showing recommendations (NSS background Issues Paper part 2.)

SETTLEMENT TYPE	SETTLEMENT	GROWTH & COMMUNITY FACILITIES DIRECTION NOTE: THE SETTLEMENT PROFILES FOR EACH SETTLEMENT TYPE HAVE ASSISTED IN IDENTIFYING THESE DIRECTIONS
TOWN	Smythesdale	<ul style="list-style-type: none"> <li>Promote Growth (Primarily Growth Settlement) reflects Council's investment priority.</li> <li>Progress infill development in the township area.</li> <li>Acquire, rezone and develop vacant Crown land parcels through the town to encourage infill development.</li> <li>Progress pedestrian links from Creek to town centre.</li> <li>Review Urban Design Framework.</li> </ul>
	Meredith	<ul style="list-style-type: none"> <li>Encourage subdivision within existing low density residential zone area.</li> <li>Promote and develop precincts within Meredith. Rezone priority growth area as shown on Meredith Structure Plan Framework.</li> </ul>
	Haddon	<ul style="list-style-type: none"> <li>Consider findings &amp; directions from DWMP.</li> <li>Prepare a new structure plan for Haddon.</li> </ul>
	Linton	<ul style="list-style-type: none"> <li>More clearly define settlement boundaries with consideration given to identified future growth locations.</li> </ul>
	Linton	<ul style="list-style-type: none"> <li>Support directions of existing Structure Plan. Linton has 70 hectares of township and low density residential zoned land. An average of two dwellings constructed per year. In respect to land supply no further action required.</li> </ul>
SMALL TOWN	Napoleons	<ul style="list-style-type: none"> <li>The revised Napoleons Structure Plan directs that future residential land supply be provided as development rates increase in the Napoleons township area. Encourage infill development.</li> </ul>
	Rokewood	<ul style="list-style-type: none"> <li>Existing lots within the township zone have capacity for further subdivision.</li> <li>Promote town consolidation - infill development. Reinforce urban and rural edge.</li> </ul>
	Dereel	<ul style="list-style-type: none"> <li>Maximize infill development. Promote Dereel as the local centre to serve smaller localities in geographical proximity.</li> <li>Provide buffer between residential development and forestry plantations and commercial needs of the surrounding district.</li> <li>Consider identified bushfire risk.</li> </ul>
	Dereel	<ul style="list-style-type: none"> <li>Support appropriate development of existing zoned land. No further action is required from a land supply demand.</li> </ul>
LOCALITY	Beringa	<ul style="list-style-type: none"> <li>Residential Land Supply and Demand Assessment 2016 recommends further investigation of options for high density development given Cambrian Hill's proximity to Ballarat.</li> </ul>
	Cambrian Hill	<ul style="list-style-type: none"> <li>Sufficient residential land available. No further action required.</li> </ul>
	Cape Clear	<ul style="list-style-type: none"> <li>Support directions of existing Structure Plan. No further action required.</li> </ul>
	Corindhap	<ul style="list-style-type: none"> <li>Support directions of existing Structure Plan. No further action required.</li> </ul>

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**Appendix 2: Golden Plains Planning Scheme Zoning Map showing RLZ and LDRZ in northern area of Golden Plains Shire.**



*Map 1. Northern area zoning map showing the extent of the Rural Living (RLZ) and Low Density Residential (LDRZ) Zoned land available outside of the townships of Smythesdale and Scarsdale. This map also shows the extensive interface with Public Land conservation reserves that contain high biodiversity values and habitat for threatened species. These areas correlate with high fire risk associated with dense tree canopies*



## Appendix 3

Table 1. Ecological Vegetation Classes and Threatened Flora and Fauna Species and Communities that may be present at each

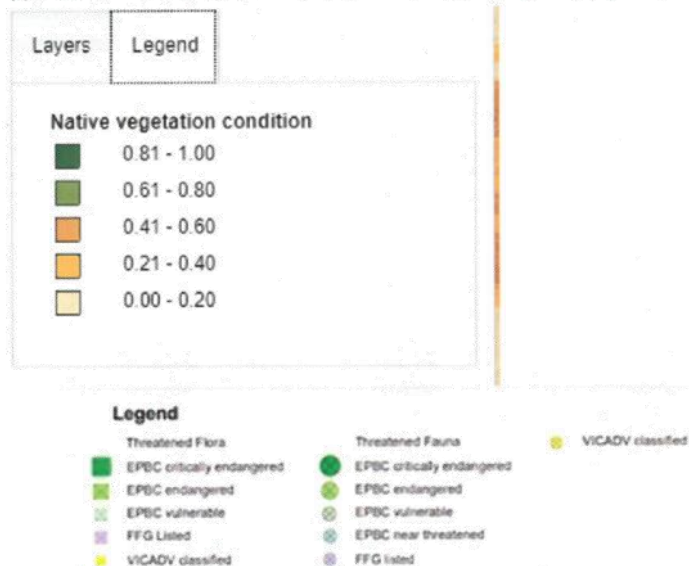
Settlement	Bioregion	Ecological Vegetation Class	Conservation status of EVC	EPBC Federal Conservation status of Ecological Communities	FFG-listed threatened community	Strategic Biodiversity Value range	Condition Score range (Residential land)	Threatened Flora recorded in a 5km radius of the site	Threatened Fauna recorded in a 5km radius of the site
Smythes Creek	Victorian Volcanic Plain (VVP)	Plains Grassy Woodland	Endangered	Critically Endangered	Western Basalt Plains (River Red Gum) Grassy Woodland	50-60	0.21-0.60	Spiny rice flower – EPBC Critically endangered Yarra Gum – Vic Adv	Growing Grass Frog – EPBC Vulnerable Southern loadlet - <a href="#">VicAdv</a>
Smythesdale	Central Victorian Uplands (CVU)	Healthy Dry Forest, Valley Grassy Forest, Riparian Woodland	Least Concern  Vulnerable Endangered			50-60	Mostly 0.61-0.80	Yarra Gum (Vic Adv) Rosemary Grevillea (Vic Adv) Enfield Grevillea (EPBC vulnerable)	Hardhead (Vic Adv) Grey Goshawk (Vic Adv)
Scarsdale	VVP/ CVU	Healthy Dry Forest, Riparian Woodland	Least Concern  Endangered			25-60	Mostly 0.21-0.60	Yarra gum ( <a href="#">VicAdv</a> ) Enfield Grevillea (EPBC vuln)	Powerful Owl (FFG)
Linton	CVU	Healthy Dry Forest, Valley Grassy Forest, <a href="#">Creekline Herb-rich Woodland</a>	Least Concern  Vulnerable Vulnerable			25-65	Mostly 0.21-0.40	Rosemary grevillea (Vic Adv)	Growing grass frog (EPBC vulnerable) Australian bustard ( <a href="#">VicAdv</a> , Critically endangered)
Haddon	VVP	Plains Grassland, Healthy Dry Forest	Endangered Least Concern	Critically Endangered	Western (Basalt) Plains Grasslands Community	40-65	0.21-0.40; sites in east higher- 0.61-0.80	Spiny rice flower (EPBC listed endangered) critically endangered Yarra gum (Vic Adv) Rosemary grevillea ( <a href="#">VicAdv</a> )	Growing Grass Frog (EPBC listed vulnerable) Brigga ( <a href="#">VicAdv</a> ) Powerful Owl ( <a href="#">VicAdv</a> ) Australian bustard ( <a href="#">VicAdv</a> ) Hardhead ( <a href="#">VicAdv</a> )
Rokewood	VVP	Plains Grassland	Endangered	Critically Endangered	Western (Basalt) Plains Grasslands Community	1-25	Rokewood 0.00-0.21	White sunray (EPBC endangered) Button <a href="#">unpublished</a> (EPBC endangered) Spiny rice flower (EPBC critically endangered) Australian dodder ( <a href="#">VicAdv</a> ) Hairy tails ( <a href="#">VicAdv</a> ) Wiry bossiaea ( <a href="#">VicAdv</a> ) Yarra gum ( <a href="#">VicAdv</a> ) Grassland sun-orchid ( <a href="#">VicAdv</a> ) Golden cowslips ( <a href="#">VicAdv</a> ) Small milkwort ( <a href="#">VicAdv</a> )	Growing grass frog Spotted <a href="#">unpublished</a> ( <a href="#">VicAdv</a> ) Striped legless lizard (EPBC vulnerable) Brown loadlet ( <a href="#">VicAdv</a> ) Fat-tailed dunnart ( <a href="#">VicAdv</a> ) Littlebutton quail ( <a href="#">VicAdv</a> ) Brigga ( <a href="#">VicAdv</a> )
Corindhap	CVU					50-60 central areas, 25-40 sth eastern	Corindhap: 0.21-0.60		
Meredith	VVP	Plains Grassland Plains Grassy Woodland	Endangered Endangered	Critically Endangered Critically Endangered	Western (Basalt) Plains Grasslands Community  Western Basalt Plains (River Red Gum) Grassy Woodland	25-40	0.21- 0.60 (in patches)	Golden sun moth (EPBC critically endangered) Matted flax lily (EPBC critically endangered) Clover glycine (EPBC vulnerable) Melbourne yellow gum ( <a href="#">VicAdv</a> ) Yarra gum ( <a href="#">VicAdv</a> ) Australian trefort ( <a href="#">VicAdv</a> ) Rayless daisy bush ( <a href="#">VicAdv</a> ) Fragrant saltbush ( <a href="#">VicAdv</a> ) Brisbane range Grevillea ( <a href="#">VicAdv</a> ) Slender bitter cross ( <a href="#">VicAdv</a> ) Golden grevillea ( <a href="#">VicAdv</a> ) Scented bush pea ( <a href="#">VicAdv</a> )	Masked owl ( <a href="#">VicAdv</a> ) Rushtailed phascogale ( <a href="#">VicAdv</a> ) Grey Goshawk ( <a href="#">VicAdv</a> ) Latham's snipe ( <a href="#">VicAdv</a> ) Powerful Owl ( <a href="#">VicAdv</a> )
Napoleons	CVU/ VVP	Plains Grassy Woodland	Endangered	Critically Endangered	Western Basalt Plains (River Red Gum) Grassy Woodland	25-40	0.00-0.21, with patches 0.21-0.40 in east	Yarra gum ( <a href="#">VicAdv</a> ) Glandular grass fern ( <a href="#">VicAdv</a> )	Growing grass frog (EPBC Vulnerable) Hardhead ( <a href="#">VicAdv</a> ) Brown loadlet ( <a href="#">VicAdv</a> ) Brigga ( <a href="#">VicAdv</a> )
Dereel	CVU	Creekline Herb-rich Woodland  Healthy Woodland Aquatic Herbland/ Plains Sedgely	Vulnerable  Depleted Endangered			45-60, lower in north 25-40	0.21-0.60	Adamson's bloom grass (EPBC endangered) Southern bristle sedge (Vic Adv) Clover glycine (EPBC vulnerable) Enfield <a href="#">unpublished</a> (EPBC vulnerable) Purple diurns ( <a href="#">VicAdv</a> ) Yarra Gum ( <a href="#">VicAdv</a> )	Chestnut <a href="#">unpublished</a> heathwren ( <a href="#">VicAdv</a> ) Growing grass frog (EPBC vulnerable) Brown loadlet ( <a href="#">VicAdv</a> ) Brigga (Vic Adv)

		Wetland Mosaic							
Ross Creek	VVP	Valley Grassy Forest Grassy Dry Forest	Vulnerable  Depleted	Critically Endangered			0.21-0.60	Spiny rice flower (EPBC Critically endangered) Yarra Gum (Vic Adv) Rosemary grevillea (VicAdv)	Brown treecreeper (Vic Adv) Growling grass frog (EPBC vulnerable) Southern toadlet (VicAdv) Brown toadlet (VicAdv) Brush tailed phascogale (VicAdv)
Beringa	CVU	Healthy Dry Forest <del>Creekline</del> Herb-Rich Woodland	Least concern  Vulnerable			50-90	0.21-0.60	Yarra Gum (VicAdv) Enfield grevillea (EPBC vulnerable)	Bush stone curlew (VicAdv)
Cape Clear	VVP	Plains Grassy woodland	Endangered	Critically Endangered	Western Basalt Plains (River Red Gum) Grassy Woodland	50-65	0.21-0.60, gullies 0.61-0.80		Yarra pygmy perch (EPBC vulnerable) Spotted hammer (Vic Adv) Common dunnart (VicAdv)

**Appendix 4: Table of Native vegetation conditions scores (NVIM), Strategic Biodiversity Values and mapped records of State and Federally listed fauna and flora (E Map).**

Native vegetation condition is represented by the condition score, which is a measure of how close native vegetation is to its mature, natural state, as represented by benchmarks for the relevant EVC. The condition score is used in calculating biodiversity losses and gains.

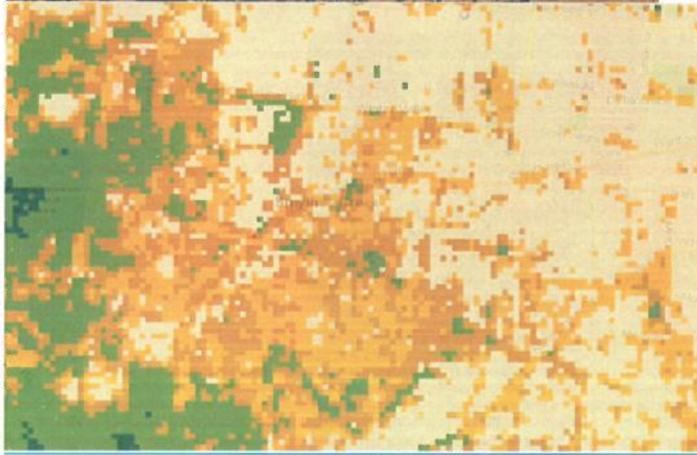
Mapping of modelled native vegetation condition scores across Victoria have been developed from site assessed data. This is shown in the Native vegetation condition maps for each settlement area in the Appendices of this response. See below for legend and examples for each settlement in NSS.



Colour coding shows highest condition as green, threatened species maps show Federal and State status of threatened species listing reducing to beige for lower condition values.

CE = Critically Endangered in Australia listed under EPBC Act 1999  
 E = Endangered in Australia  
 V = Vulnerable in Australia  
 e = endangered in Victoria  
 v = vulnerable in Victoria  
 r = rare in Victoria  
 f = listed under Flora and Fauna Guarantee Act 1988

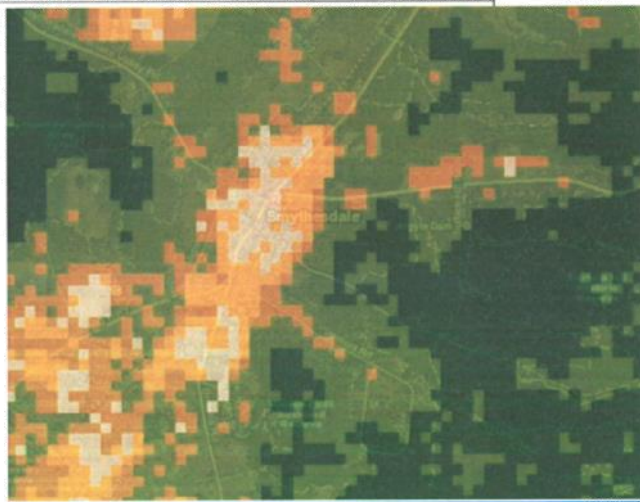
Smythes Creek



1.

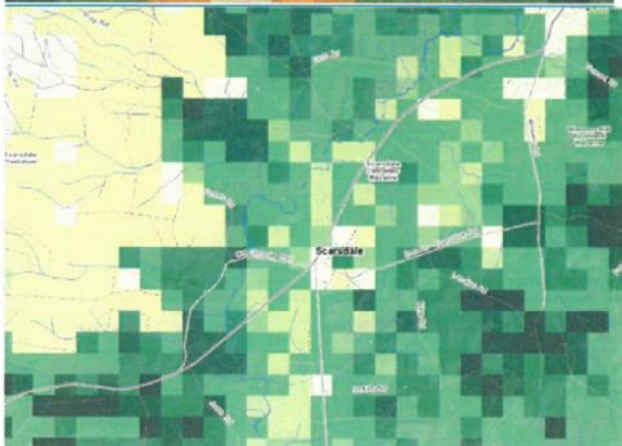


Smythesdale

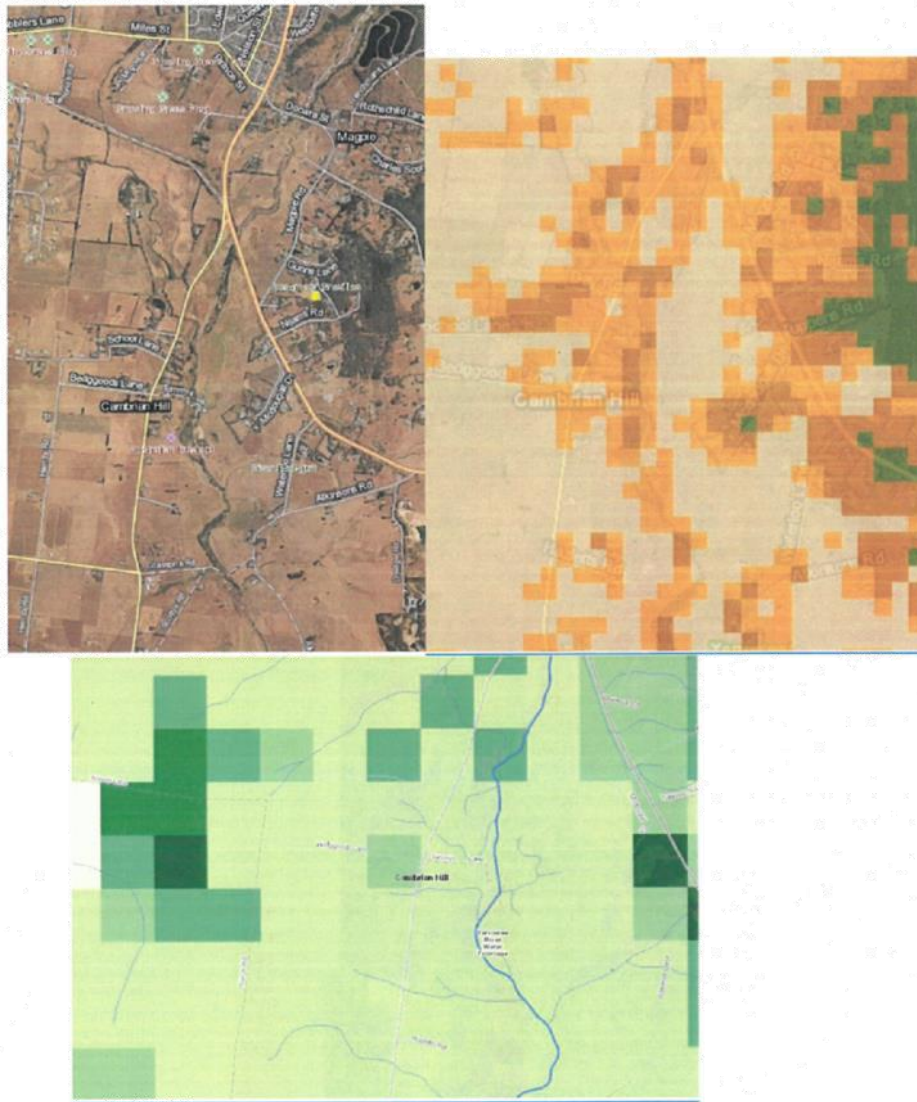




## Scarsdale

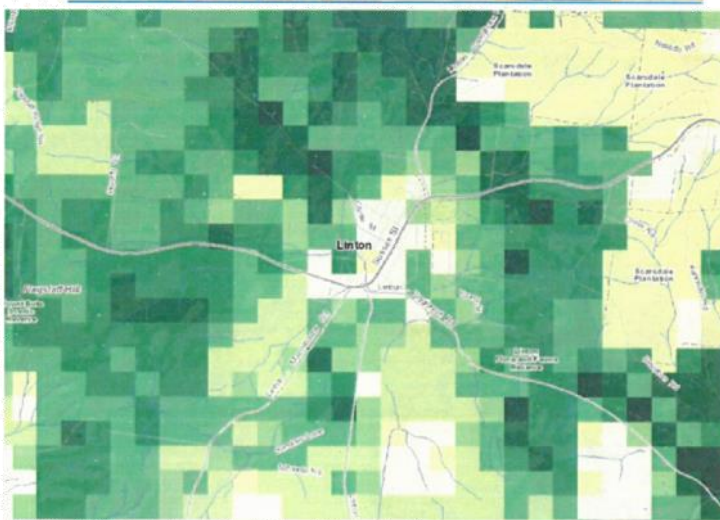


### Cambrian Hill

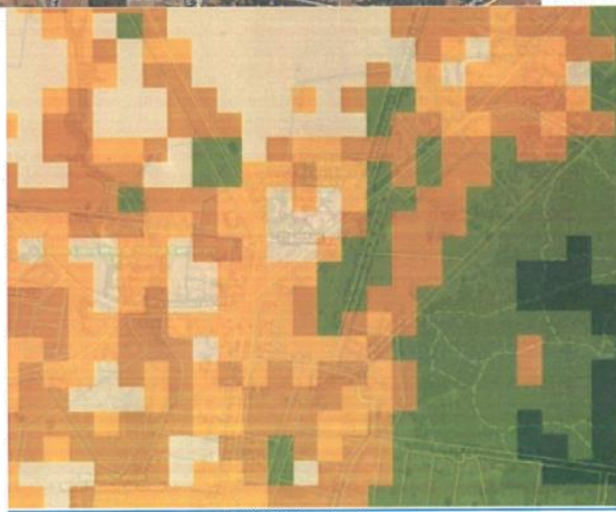
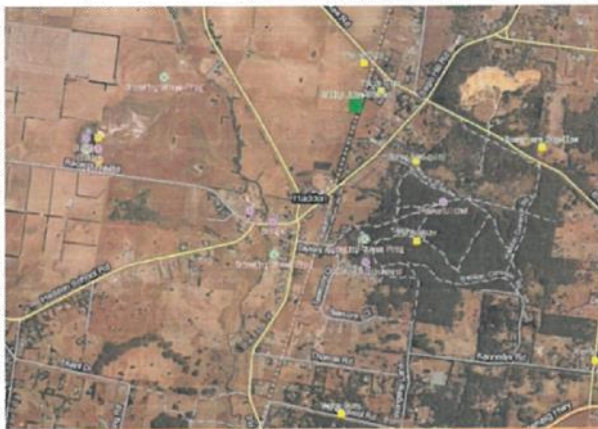




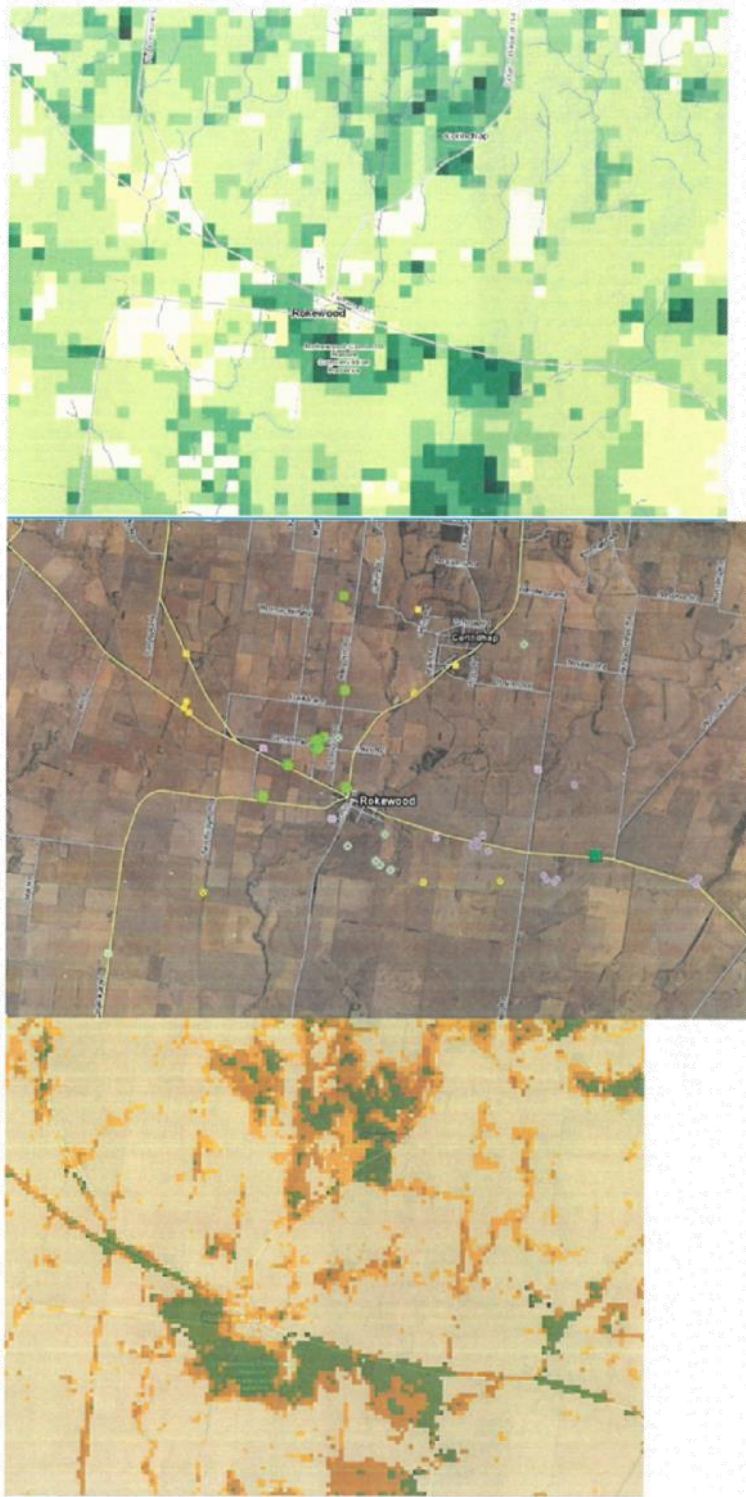
Linton



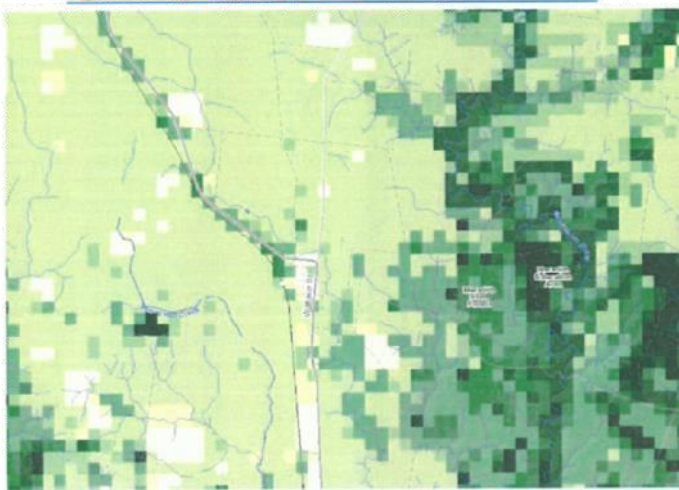
Haddon





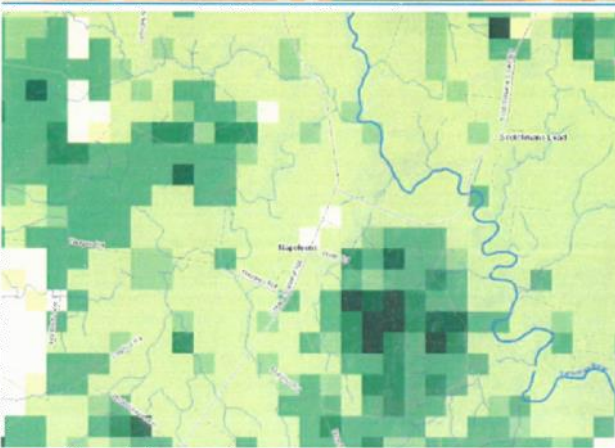
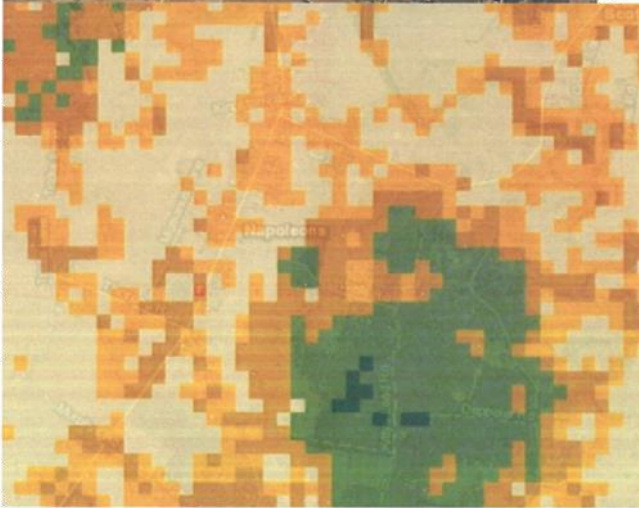


Meredith





# Napoleons



[illegible]



### Ross Creek



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