

[REDACTED]

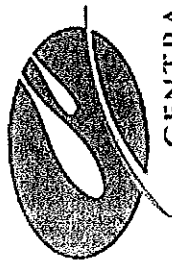
**From:** [REDACTED]  
**Sent:** Wednesday, 2 August 2017 2:54 PM  
**To:** [REDACTED]  
**Subject:** RE: Golden Plains Planning Scheme Amendment C76

[REDACTED]

As discussed I confirm that CHW is agreeable to your approach regarding a future Smythesdale Structure Plan that will include involving CHW in the development of an integrated water cycle management plan. At that time it may also be prudent to review the Structure Plan against the sewerage district.

CHW also accepts your offer to amend the statement, as specified below, relating to the need to sewer Scarsdale and Linton when development warrants such a review.

Regards



[REDACTED]  
Senior Technical Advisor Planning  
Central Highlands Water  
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**From:** [REDACTED]  
**Sent:** Friday, 28 July 2017 4:44 PM  
**To:** [REDACTED]  
**Subject:** Golden Plains Planning Scheme Amendment C76

Dear [REDACTED]

Thank you for your submission to Amendment C76 (your reference File 16/4419), made on behalf of Central Highlands Water.

I appreciate the time you have taken to review the Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS).

I have reviewed your comments with a view to accommodating these into the revised LPPF and MSS and provide the following response for your consideration:

**Strategic Framework Plan (Smythesdale)**

I think this refers to the Smythesdale Urban Design Framework included at 21.07-2A on page 1 of 29 in Clause 21.07. This was prepared in 2006 and it is noted that some of the residential area is outside the sewerage district alignment at Smythesdale. This would be a matter for the next Smythesdale Structure Plan when it is reviewed. Reviewing the Smythesdale Structure Plan is outside the scope of this amendment, however the comments of Central Highlands Water seeking to be involved in developing a long term servicing strategy for Smythesdale incorporating water cycle management principles will be welcomed at the time of the Smythesdale Structure Plan review. The Northern Settlement Strategy currently being undertaken by Council will likely provide direction in terms of timing and scope for the future planning of Smythesdale.

In the meantime, Council will continue to work with Central Highlands Water for supply of water and sewerage to particular residential areas in Smythesdale including the YellowGlen site.

With regards to comments regarding **Scarsdale and Linton**, a suggested wording change is provided as follows:

(Existing) Scarsdale and Linton will be seweraged by the Central Highlands Water Authority when the towns achieve population thresholds.

(Suggested) Central Highlands Water Authority will assess the need for sewerage in Scarsdale and Linton when development and growth has reached a stage where it is warranted.

I am currently preparing a report to Council which includes consideration of your submission and a modified version of the Local Planning Policy Framework and MSS in light of your submission. Could you advise whether my comments and suggested change addresses your submission.

I can be contacted on [REDACTED] and am happy to discuss, should further clarification of changes be required.

Kind regards  
[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 2 August 2017 9:51 AM  
**To:** [REDACTED]  
**Subject:** RE: Golden Plains Planning Scheme Amendment C76

Hi [REDACTED]

Thank you for your call and email.

EPA's response (reference 5007560), dated 21 June 2017, provided Council with some comments to consider in relation to Golden Plains Planning Scheme Amendment C76 and we acknowledge that Council has considered these comments as per Council's email dated 28 July 2017. EPA has no objections to the further information provided by Council.

Regards,

[REDACTED]  
Planning Assessment Officer  
South West - Geelong

**Environment Protection Authority Victoria**

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**From:** [REDACTED]  
**Sent:** Friday, 28 July 2017 3:29 PM  
**To:** [REDACTED]  
**Subject:** Golden Plains Planning Scheme Amendment C76

Hello [REDACTED]

Thank you for your submission to Amendment C76 (your reference: 50075460), made on behalf of the EPA.

I appreciate the time you have taken to review the revised Local Planning Policy Framework (LPPF) and Municipal Strategic Statement (MSS).

I have considered your comments and how they can be accommodated into the revised LPPF and MSS and have found reference to the issues you raised are covered in the State Planning Policy Framework.

The MSS and LPPF update has been designed to avoid duplication of State Planning Policy. The Municipal Strategic Statement and Local Planning Policies have been edited and carefully drafted to ensure text is limited to providing policy and guidance only where there are particular local circumstances requiring specific direction of more detail than the State Planning Policy provisions provide.

Having considered the issues you raised for Council's consideration, I advise that:

In regards to **Waste Management:**

Clause 19.03-5 Waste and resource recovery provides State Planning Policy regarding **waste management**. Specific strategies include:

- *“Ensure future waste and resource recovery infrastructure needs are identified and planning for to safely and sustainably manage all waste and maximise opportunities for resource recovery.*
- *Protect waste and resource recovery infrastructure against encroachment from incompatible land uses by ensuring buffer areas are defined, protected and maintained.*
- *Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and environment.”*

In regards to **Separation distances:**

At Clause 17.02 Industry, the State Planning Policy Framework strategies include:

Identify land for industrial development in urban growth areas where:

- *Appropriate buffer areas can be provided between the proposed industrial land nearby sensitive land uses.*

*Protect industrial activity in industrial zones from the encroachment of unplanned commercial, residential and other sensitive uses which would adversely affect industry viability.*

These clauses largely cover matters 1 and 2 and no further specific policy is considered necessary at this time.

In relation to the **Intensive Animal Industries:**

Further Strategic Work identified in the MSS and LPPF should refer to work intended to be undertaken by Council. The work of the Animal Industries Advisory Committee was commissioned by the State Government, rather than Council and as such should not be referenced in the Local Planning Policy Framework. As I understand, the Minister has not yet provided a response to this report yet and as such, it is not appropriate to include in the planning scheme at this stage.

The matter relating to **contaminated land** is addressed in State Planning Policy at Clause 13.03-1, specifically Use of contaminated and potentially contaminated land.

In relation to **Stormwater Management**, it is noted that the policy guidelines of Clause 19.03-3 Stormwater of the State Planning Policy Framework refer to the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999) (as updated). There is no need to duplicate this reference as reference in the State section is sufficient to ensure consideration is given to this matter.

I will suggest to Council that no changes are required to the MSS or LPPF given these matters are sufficiently covered by the State Planning Policy Framework and that Council is required to consider the State Planning Policy Framework when considering planning matters.

Hope this all makes sense. Please call me on 5220 7143 (Mondays and Fridays) if you have any questions.

Kind regards



**Senior Strategic Planner**  
**Golden Plains Shire Council**  
 P: 03 5220 7111 | F: 03 5220 7100



[REDACTED]

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**From:** [REDACTED]  
**Sent:** Friday, 4 August 2017 9:12 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: FW: Golden Plains Planning Scheme - Amendment C76

**Good morning** [REDACTED]

I refer to your email below seeking our agreement in relation to the above mentioned planning scheme amendment. I also refer to the Department's previous letter dated 16 June 2017 Our Ref DOC/17/295725.

The Department has no objection to the proposed responses provided by Golden Plains Shire.

Should you require further information or clarification, please don't hesitate to contact us.

Yours sincerely

[REDACTED]

**Senior Transport Planner** | Barwon South West | Network Planning Division  
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[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, 7 August 2017 11:27 AM  
**To:** [REDACTED]  
**Subject:** RE: Golden Plains Planning Scheme Amendment C76

**Categories:** BluePoint Captured

Hi [REDACTED]


Thanks for considering my comments in relation to Golden Plains Amendment C76.

CFA is happy with your proposal to include the additional text within the Context and Issues section of Clause 21.03-4 and to amend Objective 1 of 21.03-4 as indicated and to amend Strategy 1.1.

In addition, CFA also requests a minor change to **dot point 2** in the **Context and Issues** section of **Clause 21.03** – replace *Balancing with Considering*.

Thanks and Regards,

[REDACTED]

 **Manager Community Safety**  
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Protecting lives and property

**From:** [REDACTED]  
**Sent:** Friday, 28 July 2017 4:19 PM  
**To:** [REDACTED]  
**Subject:** Golden Plains Planning Scheme Amendment C76

Hi [REDACTED]

Thank you for your submission to Amendment C76, made of behalf of the CFA.

I appreciate the time you have taken to review the Local Planning Policy Framework (LPPF) and Municipal Strategic Statement (MSS).

We have considered your submission, in particular your concern that the amendment is not compatible with Clause 13.05-1 of the State Planning Policy Framework, which requires the prioritization of human life over other policy considerations in planning and decision making in areas at risk from bushfire.

It is not the intention to compromise the strategy requiring prioritising human life.

In response to your submission, it is proposed that within the **Context and issues** text of **Clause 21.03-4 Bushfire**, that the following text be included:

*The SPPF includes detailed policy in relation to bushfire planning and strategies which clearly prioritise the protection of human life over other policy considerations. At a local level, Golden Plains has also identified vegetation conservation as a lower, but still important, priority in bushfire prone areas. The SPPF must be considered prior to the application of the local policy.*

Furthermore, it is suggested that Objective 1 be changed from:

(Existing) Objective 1: To balance the primacy of human life with the conservation of significant vegetation.

to read:

(Suggested) Objective 1: To avoid development in bushfire prone areas that contain significant vegetation.

Insert the following into Strategy 1.1: Avoid rezoning of land that allows for settlement in areas of high bushfire risk where significant vegetation will be compromised.

This is a first attempt to address the concerns you have raised. We are keen to ensure that the primacy of human life is the paramount consideration, however, we would like, if we can still manage to (without compromising the human life priority), include the conservation of significant vegetation, as a consideration in bushfire areas.

I hope this makes sense and goes some way to addressing your concerns. Happy to discuss further. I can be contacted on 5220 7143 (Mondays and Fridays).

Kind regards  
[REDACTED]