



GOLDEN PLAINS MSS AND LPPF UPDATE – Summary of Project and Changes

Project Scope

Review of the Golden Plains Planning Scheme:

- Clause 21 (the Municipal Strategic Statement or MSS)
- Clause 22 (the Local Policies)
- Environmental Significance Overlay Schedule 1

Timeline

Stage		
1	Background Report	June 2016
2	Draft LPPF and MSS Rewrite	August 2016
› 3	Community Consultation	Aug – Sep 2016
4	Final reviewed LPPF and MSS to Council	Dec 2016
5	Scheme Amendment	2017

› = currently at this stage

Inputs

- 2009 Planning Scheme Review
- Review of planning scheme performance
 - Panel reports
 - Planning applications
 - VCAT decisions
- ABS and Economic Development statistical data
- New policy, plans and strategies
 - Food Precinct
 - Recommendations by officers
 - Feedback from external referral authorities
- Identification of key issues by Councillors

Tracking of changes

A tracked changes version of the document is available. This shows:

- Where each line of text is from in the original document
- What has been deleted
- What has been added
- What has changed
- Source of the change

The Tracked changes version looks like this

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21.04-2
04/10/2014
C96

Flooding-Floodplain management

Context and issues

Some areas of the Shire are subject to periodic flooding, particularly the immediate environs of Inverleigh and Shelford. Flooding can impact negatively upon land use and development, however it also has positive environmental impacts. Floodways should be retained and protected for their role in conveying floodwater. A regular wetting regime provided by land prone to flooding is critical in maintaining wetlands and improving the quality of riparian native vegetation. Planning can minimise long-term risks of damage from flooding by planning and developing properties, buildings and structures so that they are safe from potential flooding without compromising the safety of other properties.

Objectives and strategies

Objective 1—To ensure the protection of floodplains through minimising the impact of development and subdivision [21.04-2 p4] deleted and replaced with Macedon objective

Objective 1 To ensure the future use and development of land prone to flooding minimises the consequences of inundation. [New] Officer comment based on Macedon.

Strategy 1.1 Avoid use and development on land prone to flooding [New] Officer comment based on Macedon.

Implementation

Guidelines for decision makers

- Ensure that appropriate drainage and flood protection standards are met. [New] Officer comment based on Macedon. Included as a guideline, not a strategy as suggested.

Further strategic work

- Prepare floodplain management plans to ensure that the function of floodways to convey and store floodwaters is preserved and that the environmental attributes of floodplain areas are protected. [21.04-2 p5] moved from strategy to further work

General Changes

Use of verbs – the following matrix of verbs has been applied to provide clarity and consistency.

Matrix of strategy verbs		APPROACH TO BE TAKEN		
		Make it happen	Support it happening	Control what happens
		(facilitate)	(support, should)	(must)
ACTION THEMES	Build new	Facilitate (External party action) Provide (Council action) Locate	Support (External party action) Create (Council action)	Limit Require
	Build on existing asset	Upgrade Complete Strengthen	Improve	Restore Reinforce
	Preserve	Conserve Reduce (the adverse impact)	Maintain Minimise (the adverse impact)	Protect Avoid
	Decide	Recognise Balance		
	Plan	Prepare (a specific type of plan) Plan / Design Use (a specific technique or approach) Direct (<i>growth to a particular location</i>)		

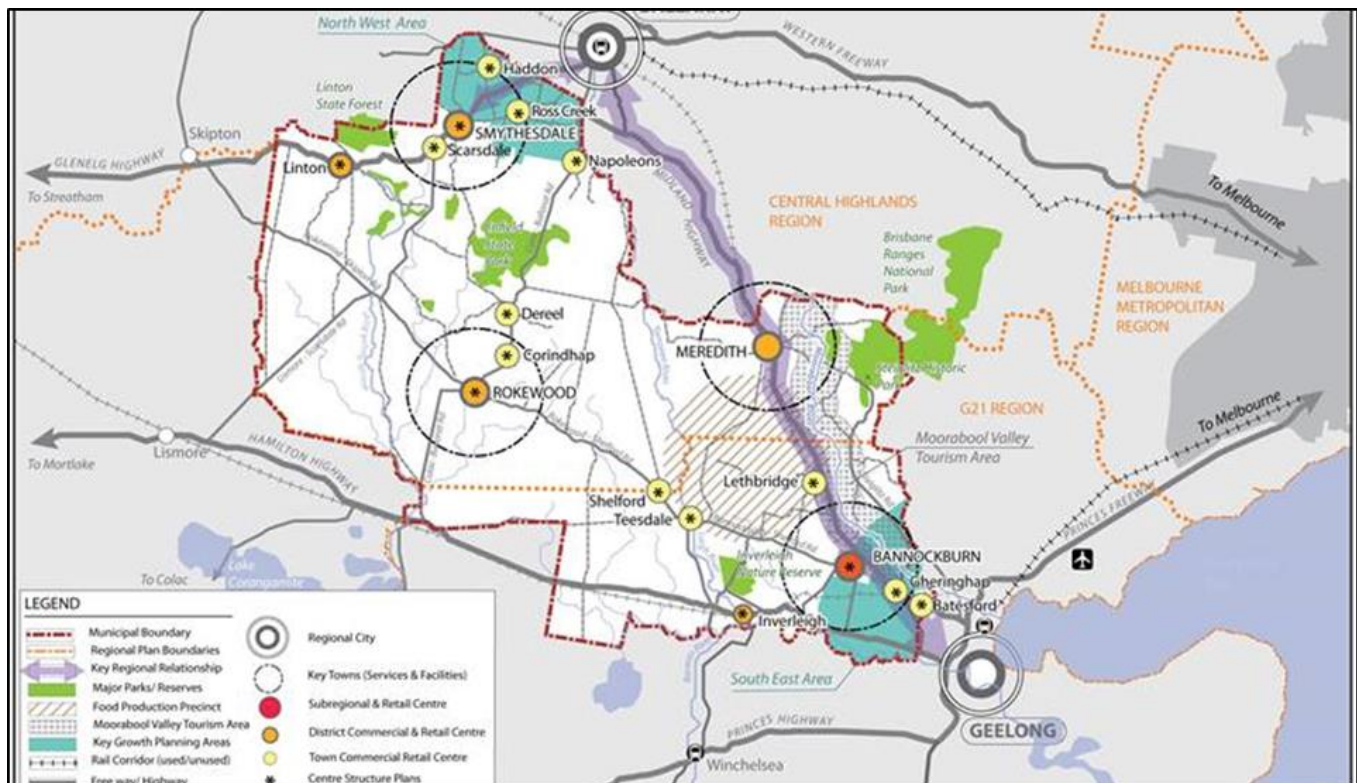
General Changes

Context and Issues	Moved to the relevant theme. Context is now read immediately prior to relevant policy. Minimal duplication between Municipal Profile and Context and Issues.
Implementation	Structure of implementation section has changed: <ul style="list-style-type: none"> Guidelines for decision makers Planning scheme implementation Future work
Reference Documents	General references have been removed. Policy in the LPPF relied upon instead of external documents.

Specific Changes

Clause 21.01 Municipal Profile	Updated Abridged
Clause 21.02 Vision and strategic framework	Updated with current Council Plan Abridged New Strategic Framework Plan Retain township strategic plans

New Strategic Framework Plan





Specific Changes

Clause 21.04 Environment and Natural Resources	<p>More specific biodiversity policy</p> <p>New waterways policy</p> <p>More specific flooding/ floodplain management policy</p> <p>Rationalisation of salinity policy so as not to duplicate the Salinity Overlay</p> <p>New bushfire policy to consider natural assets</p> <p>Deletion of protection of stone resources so as not to duplicate State Planning Policy.</p>
Clause 21.05 Economic Development	<p>Title change from Land Use and Development</p> <p>Move residential land use policy to settlement and urban design and heritage</p> <p>New policy supporting intensive animal industries</p> <p>Identification of Food Precinct</p> <p>Strengthening policy to avoid dwellings on undersized lots</p> <p>New tourism policy.</p>
Clause 21.06 Built form and heritage	<p>Accessibility policy</p> <p>No other significant changes</p>
Clause 21.07 Transport and Infrastructure	<p>Strengthen policy to support infrastructure for grain industries and intensive animal husbandry</p> <p>New policy to encourage sustainable transport</p> <p>New policy to improve stormwater quality.</p>
Clause 21.08 Local areas	<p>Remove policy not specific to place</p> <p>Remove duplicate policy</p> <p>Remove completed projects</p> <p>Remove policy not related to land use planning</p>



Local Policies

Clause 22.02 Animal Keeping	Policy has been deleted. It doesn't guide decision making effectively. Codes of Practice and Standard Operating Procedures provide sufficient tools for decision making
Clause 22.03 Intensive Animal Husbandry	Clarifies the policy relates to animal keeping of species not covered by a Code of Practice
Clause 22.08 Water Supply Catchment	Policy has been deleted. Duplicates the Environmental Significance Overlay Schedule 1 Decision guidelines have been added to ESO1
Clause 22.09 Low Density Residential Subdivision Policy	Minor editing changes
Clause 22.10 Salinity	Policy has been deleted. Duplicates the Salinity Overlay.
Clause 22.11 Floodplain Management	Policy has been edited. Remove reference to S173 agreements. Edited to remove duplications.
Clause 22.12 Heritage	Reference to Burra Charter has been updated.

Environment Significance Overlay Schedule 1

ESO1 Barwon Water Supply Catchment	Decision guidelines amended to incorporate policy that was included in Clause 22.08 – Water Supply Catchment
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Next Steps

Consultation	August – September 2016
Final MSS and LPPF presented to Council for consideration	December 216
Planning Scheme Amendment	Early 2017