



Planning Committee Minutes

Bannockburn Shire Hall

**Tuesday 12 May 2015
10.00am to 10.52am**

Committee Charter

1. To oversee the effective planning of the Shire in accordance with Council's Municipal Strategic Statement, policies and provisions of the Golden Plains Planning Scheme.
2. To work with the Development Unit to identify opportunities for the development of local planning policies and provide direction in the preparation of such policies and any relevant state policies.
3. To implement the provisions of the Golden Plains Planning Scheme, including the Municipal Strategic Statement, Local Planning Policies, State Planning Policies and Victorian Planning Provisions.
4. To consider the views of written submissions from the public; relevant Government and resource bodies and the Planning Officer's report and recommendations in the assessment of planning applications which attract objection(s) or are recommended for refusal.
5. To make recommendations to Council on planning applications and other planning matters, where appropriate.
6. To take all reasonable steps to improve our knowledge of matters relevant to our planning duties.

Table of Contents

1.	PRESENT	4
2.	APOLOGIES.....	4
3.	DECLARATIONS & MINUTES.....	4
	3.1. DECLARATIONS OF INTEREST	4
	3.2. CONFIRMATION OF MINUTES.....	4
4.	REPORTS.....	5
	4.1. KEY RESULT AREA: ENVIRONMENT & LAND USE PLANNING	5
	4.1.1 Planning Application P15-006 for Use & Development of the Land for a Dwelling & Garage at 85 Weir Road She Oaks, Incorporating the Removal of Native Vegetation	5
	4.1.2 Northern Settlement Strategy	16
5.	OTHER BUSINESS.....	19
6.	ATTACHMENTS	19
7.	DATE OF NEXT MEETING.....	19
8.	CLOSE OF MEETING	19

4. REPORTS

4.1. KEY RESULT AREA: ENVIRONMENT & LAND USE PLANNING

4.1.1 Planning Application P15-006 for Use & Development of the Land for a Dwelling & Garage at 85 Weir Road She Oaks, Incorporating the Removal of Native Vegetation

Directorate	Assets & Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets & Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Leigh Page, Acting Planning Team Leader
Author	Adrian Peggie, Town Planner
File References	Planning Application P15-006
Relevant Policies & Legislative Frameworks	Golden Plains Planning Scheme
Proposal Summary	The use and development of the land for a dwelling and garage, incorporating the removal of native vegetation
Land Address	85 Weir Road, She Oaks, 3331
Applicant	Natural Resources Links
Zone & Overlay Summary	<ul style="list-style-type: none"> • Rural Conservation Zone 3 • Bushfire Management Overlay
Attachments	<ol style="list-style-type: none"> 1. P15-006 application and plans 2. P15-006 locality plan

Declarations of Interest: Councillors & Officers

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Leigh Page: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Adrian Peggie: In providing this advice as the author, I have no disclosable interests in this report.

Purpose

This report relates to a planning permit application for the use and development of a dwelling at the subject site, incorporating the removal of native vegetation. The application has been referred to the Planning Committee for determination as refusal of the proposal is recommended. This report provides a background to the application, a summary of the relevant planning considerations and an officer recommendation.

Proposal

The application proposes to use and develop the land for a dwelling and garage, incorporating the removal of native vegetation to facilitate the proposed use and development. The dwelling is to be setback from Weir Road by a minimum distance of approximately 33m. The garage is to be sited between the dwelling and the road at a setback distance of 21m. The dwelling is to be 11.9m wide and 18.3m deep, with roof height varying between 3m and 5.4m, and of contemporary style. The garage is to be 6m deep by 11.3m wide. Materials and colours of the proposed buildings have not yet been specified.

As part of this proposal, 0.526 hectares of native vegetation is to be cleared to provide defensible space for the proposed buildings. The applicant proposes to provide an offset to make up for this vegetation loss in accordance with the Biodiversity Assessment Guidelines. Some minor earthworks will be required to accommodate the proposed dwelling as the land is sloping at the proposed position. Mitigation measures are proposed on the site to offset the vegetation loss to occur. The applicant proposes to designate a portion of the site as Wildlife Fund land to ensure its continued preservation.

The dwelling is to be positioned so that views are available to the east. Consequently, the defensible space requirement is lengthened to the north-east due to the slope of the land.

Site Description

The subject site is located at 85 Weir Road, She Oaks. It is formally known as Crown Allotment 55h, of the Parish of Durdidwarrah. The existing lot has an irregular shape and has an area of approximately 20.5 hectares. Remnant vegetation covers the entire site. The land is relatively flat at the southwest, while it falls away sharply towards Sutherland Creek on the northern and eastern sides.

The land to the east, and part of the land to the north, forms the Steiglitz Historical Park, which is steep and heavily wooded. There are two other parcels of land to the north and north-west, although they appear to be used as one contiguous piece of land, containing a dwelling and associated buildings. That site has been partly cleared. There are two blocks of land to the south of Weir Road, one of which is vacant and has not been cleared, the other of which contains a dwelling around which some vegetation has been removed.

The wider area features a mixture of bush and cleared blocks of land. The cleared blocks are typically used for agricultural purposes, while the bush blocks are either vacant or contain dwellings.

History

The application was received on 7 January 2015. The application was referred to the Country Fire Authority and the Department of Environment, Land, Water and Planning. Neither authority has objected to the proposal, on the proviso that a number of conditions are applied to any permit granted. The proposal was also referred to the Works and Natural Resources Departments. The Works Department did not object to the proposal on the proviso that conditions be applied to any permit granted. The Natural Resources Department objected to the proposal on the basis that the proposal did not accord with the conservation objectives for the area. Furthermore, the proposed siting of the house is considered to have potentially detrimental impacts on the environment in terms of possible erosion and the spread of cinnamon fungus.

Community Communication

Notice of the application was not given to neighbours pursuant to Section 51 (1)(a) of the *Planning and Environment Act 1987* ("the Act") in that the Council was satisfied that the proposal would not cause material detriment to any person.

Golden Plains Planning Scheme

State Planning Policy Framework (SPPF)

Clause 12 Environmental and Landscape Values

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

12.01-2 – Native Vegetation Management

The objective of this policy is to ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity. The strategies appurtenant to this objective are:

Apply the risk based approach to managing native vegetation as set out in Permitted clearing of native vegetation – Biodiversity assessment guidelines. These are:

- Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
- Minimise impacts on Victoria's biodiversity.
- Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.

Clause 16.02-1 – Housing – Rural Residential Development

The objective of this policy is to identify land suitable for rural living and rural residential development. The strategies appurtenant to this objective are:

- Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.
- Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.
- Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.
- Ensure planning for rural living avoids or significantly reduces adverse economic, social and environmental impacts by:
 - Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
 - Protect existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
 - Discouraging development of isolated small lots in rural zones from use for rural living or other incompatible uses.
 - Encouraging consolidation of existing isolated small lots in rural zones.
 - Maintaining an adequate buffer distance between rural residential development and intensive animal husbandry.
- Ensure land is not zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.
- Ensure land is only zoned for rural living or rural residential development where it:
 - Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
 - Can be supplied with electricity and water and good quality road access.

Local Planning Policy Framework

Clause 21.01-7 – Natural and Built Environment

Apart from the Brisbane Ranges National Park and the Enfield State Forest, most of the shire has been cleared of native vegetation. There are, however, areas of remnant vegetation which occur throughout the shire and which require protection.

Zone & Overlay Provisions

Clause 35.06 – Rural Conservation Zone 3

The purpose of the Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.

- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

Schedule 3 of the Zone defines that values that this zoning seeks to conserve:

- Natural heritage and biodiversity values of the Sheoaks-Steiglitz area including remnant native vegetation on private land;
- The rural landscape is characterised by undulating plains, steeply sloped valleys, the Moorabool River and Sutherlands Creek and significant remnant native vegetation;
- Agriculture is an integral part of the local rural economy and character of the greater region;
- Limited rural living and small scale rural based tourism that is integrated with agricultural and/or natural heritage which protects and enhances the conservation values of the area.

Pursuant to Clause 35.016-1, a dwelling is a Section 2 Use. It must be the only dwelling on the lot and meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

The responsible authority must consider the following, as appropriate:

General Issues

- The State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- How the use or development conserves the values identified for the land in a schedule.
- Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

Rural Issues

- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

Environmental Issues

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.

- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Dwelling Issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.

Clause 44.06 Bushfire Management Overlay

The purpose of the Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The decision guidelines are:

Before deciding on an application, in addition to the decision guidelines in Clause 52.47 and Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any other matters specified in a schedule to this overlay.

General Provisions

The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines contained in Clause 65 of the planning scheme. Before deciding on an application the responsible authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State and Local Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

Particular Provisions

Clause 52.17 – Native Vegetation

The responsible authority must consider:

- The contribution that native vegetation to be removed makes to Victoria's biodiversity. This is determined by:
 - The extent and condition of the native vegetation.
 - The biodiversity value of the native vegetation, including whether the native vegetation is important habitat for rare or threatened species.
- Whether the removal of native vegetation is defined as being in the low, moderate or high risk-based pathway, as defined in the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) and apply the decision guidelines accordingly.
- The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to the other available bushfire risk mitigation measures.
- The role of native vegetation in:
 - Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway and in special water supply catchment areas listed in the Catchment and Land Protection Act 1994.
 - Preventing land degradation, including soil erosion, salination, acidity, instability, and water logging, particularly:
 - Where ground slopes are more than 20 per cent.
 - On land which is subject to soil erosion or slippage.
 - In harsh environments, such as coastal or alpine area.
 - Preventing adverse effects on groundwater quality on land:
 - Where groundwater recharge to saline waterbodies occurs.
 - That is in proximity to a discharge area.
 - Which is a known recharge area.
- In the case of timber production, the benefits of including a condition requiring operations to be carried out in accordance with any relevant code of practice under Part 5 of the Conservation, Forests and Land Act 1987.
- Managing native vegetation to preserve identified landscape values.
- The conservation of native vegetation protected under the Aboriginal Heritage Act 2006.

Clause 52.47 – Planning for Bushfire

The purpose of the provision is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

As the proposal is located within the Rural Conservation Zone, the proposal must respond to the following decision guidelines:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.
- The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.
- Whether the proposed development meets the objectives of Clause 52.47-2 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.
- Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.
- Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.
- If one or more of the objectives in Clause 52.47-2 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.
- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.

Discussion

Planning Scheme

The proposed development is considered to fail to meet the objectives of the State Planning Policy Framework, the purpose of the zone, and the provisions relating to native vegetation removal.

State Planning Policy Framework

The general intent of the framework is to conserve those areas with identified environmental value. Furthermore, the general intent of policies relating to rural residential development is to direct that development towards settlements and away from productive agricultural areas or areas with environmental value. The land is not zoned for rural living. There does not appear to be any encouragement for residential development to occur within Rural Conservation Zones.

Local Planning Policy Framework

The LPPF identifies that remnant native vegetation requires protection. There is no encouragement within the LPPF for dwellings within Rural Conservation Zones.

Rural Conservation Zone 3

The zone seeks to conserve the values of the Sheoaks-Steiglitz area. This site is private land with significant remnant native vegetation with natural heritage and biodiversity values. 0.526 hectares of native vegetation is to be removed as part of this proposal. The removal of so much remnant vegetation is not considered to meet the definition of "conserve", regardless of the protection which the applicant intends to afford to the remainder of the site. A degree of precedent would be set enabling similar proposals to take place should the Council agree to such a removal.

The Council has issued permits for development of nearby lots in the last 10 years. It is considered, however, that these permits were issued prior to more demanding fire restrictions being imposed. The result of these more demanding fire restrictions is that more native vegetation now needs to be removed to safely facilitate the construction of accommodation on a bush block. Given the protection which is sought for remnant native vegetation, and the shortage of remnant vegetation in the shire, it is considered that such removal does not meet the objectives of the Scheme.

Biodiversity and flora and fauna ought to be able to be protected should the development proceed and appropriate offsets be put in place.

The siting of the building means that the defensible space distances are higher on the northern and eastern sides than they might be were the dwelling sited further to the west of the site, where the land is flatter and the defensible space requirement would be lessened.

Furthermore, the dwelling would be obscured from the road by the proposed garage, as the proposed layout shows the garage in front of the dwelling. This particular configuration would result in the dwelling not being presented properly to the road.

General Issues

- The State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

The use of the land for a dwelling does not receive any encouragement from the above frameworks.

- Any Regional Catchment Strategy and associated plan applying to the land.

N/A

- The capability of the land to accommodate the proposed use or development.

The land ought to be able to accommodate the proposed use and development.

- How the use or development conserves the values identified for the land in a schedule.

It is considered that the use and development fail to conserve the values identified by the schedule.

- Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.

The proposal will not protect the environment, but may result in the enhancement of those parts of the site not affected by the development.

- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

The site does not appear to be suitable for the use and development. The use is not incompatible with adjoining uses.

Rural Issues

- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

No comments.

Environmental Issues

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.

The biodiversity of the site and its flora and fauna, should not be affected by the proposal, provided that enhanced protection of the remainder of the site occur.

- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.

Over half a hectare of remnant vegetation will not be conserved as a result of the development, the remainder of the site should benefit from enhanced protection.

- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.

Detailed site management measures have not been defined, although the gist of the measures is to protect an area of the site with higher biodiversity values to enhance protection of that specified area.

- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

It is proposed to site the effluent disposal area within the area of defensible space so as to minimise any potential impacts.

Dwelling Issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.

It is considered that the dwelling and garage are not suitably sited. The location of the dwelling and garage result in a need for greater defensible space than would be required were they sited in a flatter part of the site. Furthermore, the garage is to be sited in front of the dwelling, which would result in poor presentation to the road.

- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.

No details of means of connection to mains power have been submitted. Any connection would be best placed underground to minimise visual amenity impacts and to minimise the risk of fire.

- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.

No adverse impacts.

- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.

Accessways to the dwelling would be relatively short and minimise visual impacts on the landscape.

Clause 44.06 – Bushfire Management Overlay

A bushfire management statement has been prepared. The proposal has been assessed to comply with the requirements of the Overlay to ensure development is only permitted where the risk to life can be reduced to an acceptable level. The CFA do not object to the proposal provided that appropriate conditions be applied to any permit granted.

Clause 52.17 – Native Vegetation Removal

It is worth noting that many zones exempt applications for dwellings from the requirements of this clause. The Rural Conservation Zone does not offer such an exemption. DELWP has not objected to the removal of the native vegetation on the basis that offsets can be provided to ensure that no net loss in biodiversity occurs. On this score, the proposal meets the requirements of the clause. Furthermore, the removal of native vegetation is required to create defensible space for a dwelling. It is agreed that the proposal can be implemented without net loss to the biodiversity values of the area.

The proposal will not, however, preserve the entirety of the native vegetation on the site and the identified landscape values of the area. Furthermore, the proposal may lead to soil erosion on slopes leading down to Sutherlands Creek.

Clause 52.47 – Planning for Bushfire

A bushfire management statement has been prepared. The proposal has been assessed to comply with the requirements of the Overlay to ensure development is only permitted where the risk to life can be reduced to an acceptable level. The CFA do not object to the proposal provided that appropriate conditions be applied to any permit granted.

General Provisions – Clause 65

It is considered that the proposal fails to find support in the State or Local Planning Policy Frameworks, or the zoning of the land. The proposal will result in the loss of native vegetation and potential soil erosion.

Financial & Risk Management Implications

It is considered that there are no financial or risk management implications.

Economic, Social & Environmental Implications

It is considered that the application does not present any economic, social or environmental implications.

Conclusion

The application fails to satisfy the provisions of the State and Local Planning Policy Frameworks, the Rural Conservation Zone nor the provisions relating to native vegetation removal. The use and development is therefore considered unacceptable.

Moved Crs Vaughan/ Hansford***That the Planning Committee suspend Standing Orders to hear from speakers.******Carried***

It is recorded that the Planning Committee suspended Standing Orders at 10.14am.

It is recorded that Julie Lee addressed the Committee between 10.15am and 10.19am.

Moved Crs Hansford/ Vaughan***That the Planning Committee resume Standing Orders.******Carried***

It is recorded that the Planning Committee resumed standing orders at 10.20am.

Moved Crs Vaughan/ Hansford***That the Planning Committee resolves to issue a Notice of Decision to Refuse to Grant a Permit for the use and development of the land for a dwelling and garage, incorporating the removal of native vegetation, at 85 Weir Road She Oaks, for the following reasons:***

- 1. The use and development fails to satisfy the provisions, objectives and requirements of the State Planning Policy Framework and Local Planning Policy Framework of the Golden Plains Planning Scheme.***
- 2. The proposed use and development is not consistent with the purpose or decision guidelines of the Rural Conservation Zone.***
- 3. The loss of vegetation may contribute to a significant alteration in the landscape character of the area.***

Carried

4.1.2 Northern Settlement Strategy

Directorate	Assets & Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets and Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Leigh Page, Acting Planning Team Leader
Authors	Angela Vary and Gareth Pottinger
File References	BluePoint File :60-06-030
Council Plan Link	N/A
Relevant Council Strategies	Golden Plains Planning Scheme
Overlays	N/A
Relevant Legislation	Planning and Environment Act 1987
Attachments	3. Northern Settlement Strategy powerpoint presentation

Declarations of Interest: Councillors & Officers

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Leigh Page: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Angela Vary: In providing this advice as the author, I have no disclosable interests in this report.

Gareth Pottinger: In providing this advice as the author, I have no disclosable interests in this report.

Purpose

This report introduces the Northern Settlement Strategy, a document to guide future strategic land use planning decisions in the north of the Golden Plains Shire. The decision to embark on the development of a plan followed the adoption of the Central Highlands Regional Growth Plan and a range of significant planning policy reforms. It is envisaged that once complete the strategy will provide a link between the State Planning Policy Framework, the Central Highlands Regional Growth Plan, Local Planning Policies and Structure Plans.

This report will provide a background to the commencement of the strategy, a summary of project actions to date and a proposed project methodology. This report also seeks the nomination of two Council representatives to participate in the Northern Settlement Strategy Project Steering Committee. It is anticipated that the Steering Committee will assist with the development of a detailed consultation plan, the review and interpretation of relevant demographic and land supply data, and important decision making in the development of the Strategy.

Background

In 2008 Council adopted the Rural Land Use Strategy. This strategy was prepared in response to the introduction of new rural zones created by the Victorian State Government. The preparation of the strategy involved a review of Council's strategic land use objectives for rural areas located between townships and communities. One of the key strategy findings resulted in an amendment to the Golden Plains Planning Scheme to rezone land into the Rural Activity

Zone. Since 2008 Council has also participated in the development and adoption of the Central Highlands Regional Growth Plan. This plan, which will be built into the Golden Plains Planning Scheme identifies nine (9) policy principles and directions for regional growth. The Plan also identifies the town of Smythesdale as a key locality where future residential growth in the north of the Shire should be strongly supported.

More recent zoning reforms by the Victorian State Government have led to a change in the potential uses and development opportunities within each zone. These reforms now provide an opportunity for the Shire to review land supply potential within townships and communities in the north of the Shire and to provide a updated strategic directions.

A report was prepared in February 2014 in response to a request from Planning Committee to provide Councillors with a detailed briefing on the 2013 rural zoning reforms. More specifically the report explored the potential impact of zone reforms on future subdivision and development in the Shire's Rural living Zone (RLZ) areas.

The report concluded that a comprehensive review of the RLZ schedule, and its related North-West Area policy, was required to address a broad range of issues including the relative cost to Council of servicing different forms of residential development. Furthermore the report recommended further strategic work to better understand the complex relationship between the existing northern townships and the adjoining regional city of Ballarat. In conclusion the report provided a recommendation that Council develop a long term strategic approach which considers a comprehensive review of the Rural Living Zone land supply and demand.

Proposal

The strategy document will complement the existing planning policies within the Golden Plains Planning Scheme. The strategy will provide a policy document to link the key directions of the Central Highlands Regional Growth Plan to our local policy and inform future strategic work in the northern area of the Shire. The strategy will result in the following outcomes:

- Northern Settlement Strategy
- A summary of the function and typology of existing settlements
- A review of Residential Land Supply Figures
- Case Study of Employment Opportunities
- Investigation of Ballarat Grow West area and interface implications for GPS

Discussion

Before commencing the project, an internal Technical Reference Group (TRG) was formed. The TRG is comprised of the Development Manager, Planning Team Leader and Strategic Planners. The Strategic Planners have undertaken a preliminary desktop demographic study. The desktop study incorporated a literature review of newly adopted settlement strategies from across the State and has started the process of considering basic land supply and demand trends.

The TRG has held meetings with other project managers of recent settlement strategies. These include the Department of Environment, Land, Water & Planning and the Macedon Ranges Shire Council. These meetings provided an opportunity to gain an insight into the preparation of settlement strategies in other regions.

Community Engagement

A formal consultation process is not required.

Financial & Risk Management Implications

It is considered there are no financial or risk management implications.

Economic, Social & Environmental Implications

It is considered that there are no economic, environmental or social implications.

Communications

It is considered that a communication plan is not required at the current point in time. A comprehensive communications and engagement plan will be developed as the project progresses.

Conclusion

The TRG has begun the process of developing a long term strategic policy project which among other things will consider a comprehensive review of land supply and demand within the north of the Shire. The recently adopted regional growth plans have acknowledged the importance of future strategic work to ensure the long term sustainability of our communities. Before seeking to apply the various residential zones our Council must understand the long terms financial cost of various settlement patterns and the likely expectations of their future residents. The development of a Northern Settlement Strategy will ultimately provide a suite of recommendations to direct and influence future structure plan work.

Recommendation

That the Planning Committee nominate two representatives to participate in the Northern Settlement Strategy Project Steering Committee.

Cr Des Phelan nominated Cr Bill McArthur who accepted the nomination. Cr Andrew Cameron nominated Cr Des Phelan who accepted the nomination. Cr Nathan Hansford nominated Cr Greg Vaughan who accepted the nomination.

Moved Crs Hansford/ Cameron

That the Planning Committee nominate Crs McArthur, Phelan and Vaughan to the Northern Settlement Strategy Project Steering Committee.

Carried

5. OTHER BUSINESS

Nil

6. ATTACHMENTS

Attachment 1	Item 4.1.1	P15-006 application and plans
Attachment 2	Item 4.1.1	P15-006 locality plan
Attachment 3	Item 4.1.2	Northern Settlement Strategy powerpoint presentation

Attachments are available upon request.

7. DATE OF NEXT MEETING

To be advised.

8. CLOSE OF MEETING

The meeting closed at 10.52am.

Minutes (total printed).....8
Councillors.....7
Minutes file1
Soft copy (website, intranet, portal, box)1