



Amendment C29

Southern Grampians Planning Scheme

Statement of expert landscape architecture evidence
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For Southern Grampians Shire Council

September 2013



urban planning | urban design | landscape architecture

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1 Preamble

1. My name is Stephen Schutt and I am a Registered Landscape Architect and a director of design at Hansen Partnership. I have 18 years professional experience in urban design and landscape architectural projects in Australia and overseas. I hold a Bachelor degree in Planning and Design and a Masters degree in Landscape Architecture. Projects that I have managed have received awards from the Australian Institute of Landscape Architects (AILA), The Urban Development Institute of Australia (UDIA) and Cement, Concrete and Aggregates Australia (CCAA). I have been a sessional member of Planning Panels Victoria.
2. I have been engaged by Southern Grampians Shire to undertake an assessment and provide expert commentary on landscape design matters relating to proposed Amendment C29 to the Southern Grampians Planning Scheme. The amendment seeks to translate the recommendations of the Dunkeld Structure Plan and supporting documents (2013) into the Southern Grampians Planning Scheme through a series of Zoning, Overlay and Policy changes.
3. My evidence focuses primarily on land around the Dunkeld township which is presently zoned either Township Zone or Low Density Residential Zone, and is proposed to be rezoned to Rural Living Zone, with a schedule to the zone prescribing a minimum subdivision size of 6 hectares.
4. I have visited the study area, most recently on Tuesday 10th September 2013. In preparing my statement, I have reviewed relevant background material including the following documents:
 - Dunkeld Structure Plan (2013)
 - Dunkeld Structure Plan - Built form and landscape assessment (2013)
 - Dunkeld Structure Plan - Urban design guidelines ('low density residential' and 'creekside' precincts) (2013)
 - C29 Amendment documentation as exhibited
 - Submissions to the exhibited C29 Amendment documentation
 - Other relevant strategic documents
 - Relevant sections of State and Local Planning Policy.
5. In summary, for reasons which are outlined in following sections of this evidence statement, it is my opinion that the proposed changes to the Southern Grampians Planning Scheme relevant to landscape matters as advocated by Amendment C29 are appropriate and warrant approval. The proposed changes reflect the significance of the landscape setting of the town and the importance of ensuring the ongoing protection of this setting in a manner in which will allow the visual appreciation of the spectacular backdrop of the mountain range of the Grampians National Park.

2 The study area

6. The study area, for the purposes of my assessment, is confined to land around the edges of the existing township, which is proposed to be rezoned to Rural Living Zone, with a proposed Schedule to the Zone requiring a minimum subdivision size of 6 hectares. The affected parcels of land include:
 - Land south of Recreation Road, between the alignments of Fairburn and Armitage Streets, north of Sturgeon Lane (presently Farming Zone);
 - Eleven parcels of land to the east of Armitage Street, between the rail line and the alignment of MacArthur Street (presently Farming Zone)
 - 2-20 Taylor Street (Crown Allotment 5) and 54-72 Old Ararat Road (Crown Allotment 5A) (presently Township Zone);
 - Four parcels of land to the east of Victoria Valley Road, south of Cemetery Road and two parcels of land to the west of Victoria Valley Road north of the primary school (presently Low Density Residential Zone);
 - Fifteen parcels of land to the west and north of the Fairburn Street road reserve (presently Low Density Residential Zone);
 - Four parcels of land north of Cemetery Road bounded by the Wannon River reserves (presently Low Density Residential Zone); and
 - Nine parcels of land north of the Glenelg Highway (presently Low Density Residential Zone).
7. It is important to note that whilst my assessment of the proposed changes advocated by Amendment C29 is limited to the land described above, that assessment has been undertaken with due consideration for the broader contextual setting of that land. In that respect, I have undertaken an extensive visual investigation of the entire Dunkeld township and surrounding areas.

3 Dunkeld Structure Plan

8. The Dunkeld Structure Plan (and supporting documents) was prepared for Southern Grampians Shire Council by Hansen Partnership. Prior to my engagement by Southern Grampians Shire to provide this assessment, I have had no involvement in the preparation of the Dunkeld Structure Plan.
9. I have undertaken a detailed review of the Dunkeld Structure Plan, along with the following supporting documents:
 - Dunkeld Structure Plan - Built form and landscape assessment (2013)
 - Dunkeld Structure Plan - Urban design guidelines ('low density residential' and 'creekside' precincts) (2013)
10. I note that the Structure Plan is based on ten key directions, as follows:
 1. Protect key views and vistas to the Grampians National Park and the rural surrounds;
 2. Grow and diversify employment opportunities to support long term economic sustainability;
 3. Develop and improve the image of Dunkeld's main street;
 4. Establish an accessible network of public spaces and community places;
 5. Improve movement networks and protect the pedestrian experience;
 6. Preserve and enhance the Salt Creek corridor and connected waterways;
 7. Retain and advance the informal rural and vegetated character of the township;
 8. Provide for a diversity of accommodation options within the township;
 9. Support a diversification of the tourist offering in and around Dunkeld; and
 10. Acknowledge the potential bushfire and flood risks and ensure land management responds appropriately.
11. I consider that key directions 1, 7 and 10 are most relevant to my assessment.

3.1 Review of relevant key directions of the Dunkeld Structure Plan

12. The following summarises my interpretation of those key directions of the Dunkeld Structure Plan which I consider to be relevant with respect to landscape considerations.
 - 3.1.1 Key direction 1 - Protection of key views and vistas
 13. Key Direction 1 of the Structure Plan describes "*the feeling of proximity that the township has to the magnificent Grampians*", makes specific reference to the "*stunning views of Mount Abrupt and Mount Sturgeon*", and highlights the importance of ensuring that these key views and vistas are not compromised.
 14. The strategies proposed to assist in the achievement of this key direction are summarised as follows:
 - Retain land in the Farming Zone;

- Provide for a transition of development densities towards the Grampians 'threshold';
- Acknowledge the importance of canopy vegetation and make provision for its protection throughout the town;
- Introduce built form design guidelines as a means of ensuring development does not compromise views;
- Encourage lower development densities to avoid a 'hard edge' between the township and its rural surrounds;
- Undergrounding of overhead power lines;
- Encourage single storey heights for new development; and
- Application of Significant Landscape Overlays and Environmental Significance Overlays.

3.1.2 Key direction 7 - Retain and advance the informal rural and vegetated character of the township

15. Key Direction 7 of the Structure Plan describes the "*informal, rural character*" of Dunkeld and identifies a number of contributory elements which should be preserved and enhanced as a means of protecting this character. These contributory elements include the presence of the River Red Gums throughout the township, the lack of 'urban' infrastructure such as concrete kerb and channel edging to roadways, and the retention of informal rural activities such as stock agistment on vacant allotments within the township. Key Direction 7 advocates the protection of this 'informality' as a means of retaining the inherent charm and character of the township.
16. The strategies proposed to assist in the achievement of this key direction are summarised as follows:
- Develop and apply Design & Development Overlays which advocate development which reflects the unique character and landscape setting of the town;
 - Develop guidelines for public realm improvements;
 - Encourage the application of ESD and WSUD principles;
 - Explore alternative methods of waste water treatment to traditional septic systems;
 - Introduce a Vegetation Protection Overlay to provide for retention of River Red Gums throughout the township;
 - Avoid sealing new roads and pedestrian pathways wherever possible;
 - Align new roads in grid format in preference to cul-de-sac arrangements, with sufficient flexibility to ensure road alignment does not impact upon River Red Gums;
 - Encourage single-storey heights for new development, and
 - Encourage architectural styles that reflect the traditional built forms within the town.

- 3.1.3 Key direction 10 - Acknowledge the potential bushfire and flood risks and ensure land management responds accordingly
17. Key Direction 10 of the Structure Plan recognises the significant risk of bushfire facing the township, most critically the western and northern interfaces of the township and its surrounding rural and bushland context, and recommends that this risk be given due consideration in the determination of suitable locations for future growth and development of the township. Key Direction 10 similarly acknowledges the risks to the township associated with flooding, in recognition of its location at the confluence of the Wannon River and Salt Creek.
18. The strategies proposed to assist in the achievement of this key direction are summarised as follows:
- Rezoning land to limit further subdivision in areas most vulnerable to bushfire threat;
 - Maintaining a pastoral 'buffer' between the township and the forested slopes to the north and north-west;
 - Require the provision of 'perimeter roads' as part of any development of three or more residential lots on the edges of the township to ensure adequate access for fire-fighting purposes;
 - Relocate overhead power lines underground;
 - Encourage the preparation of detailed flood studies; and
 - Ensure that any and all revegetation within the township gives due consideration to bushfire threat.
- 3.2 Review of Dunkeld Structure Plan Urban Design Guidelines
19. It is my understanding that the Dunkeld Structure Plan Urban Design Guidelines for 'low density residential' areas will apply to land which is proposed to be zoned either Low Density Residential Zone or Rural Living Zone. The primary objectives of these guidelines are outlined as follows:
- To support development of well-conceived low density and rural residential lots at the town periphery that have respect for the aspects to the town on approach and long views across the town towards the Grampians and the pastoral surrounds.
 - To ensure that the design of buildings within low density and rural residential areas is responsive to the visual sensitivity of the setting and the aspect from the adjoining public and private realms.
 - To support highly integrated design within low density and rural residential areas that reflects its role at the transition between the township and rural conditions and provide an appropriate response to agricultural interfaces.
 - To encourage a strong landscape overlay in low density and rural residential areas in order to limit the predominance of built form within the setting.
20. Achievement of these objectives is encouraged through the application of a series of overarching design guidelines, along with specific design guidelines addressing the following:

- Topography - recognising the need to give consideration to the suitability (or otherwise) of sloping land for development;
- Building siting - recognising the potential impact of inappropriate building siting on valued views and vistas;
- Landscape and vegetation - recognising the valuable contribution of indigenous vegetation to landscape character;
- Building height - recognising and seeking to continue the prevalence of single-storey buildings;
- Access - advocating a reduction in the number and extent of private driveways;
- Setbacks - recognising the importance of providing adequate space between buildings;
- Materials and roof forms - advocating consistency in materials and forms with those exhibited in existing buildings which contribute to existing township character;
- Public domain - advocating "informality" in the design and appearance of roadways, drainage and other infrastructure, consistent with existing township character;
- Streetscapes and facades - recognising the importance of high quality presentation of new buildings to their streetscape context; and
- Sustainability - advocating innovative responses in new development to ESD, WSUD and the on-site management of waste water.

4 Existing planning framework

21. In preparing this assessment, I have reviewed relevant State and Local Policy as well as Zoning and Overlay controls on the subject land.

4.1 Local Policy

22. The Dunkeld Township is affected by Clause 21.10 - Local Areas Policy of the Southern Grampians Planning Scheme. The vision for Dunkeld as outlined in that policy is as follows:

Dunkeld will have a high quality sense of place, while accommodating increased demand for recreation and tourism activities. It will retain the highly valued informal feel of the public domain while providing for the necessary degree of amenity, safety and function.

4.2 Zoning and Overlay Controls

23. Land within the area which is the focus of my assessment is currently affected by the following Zoning and Overlay controls within the Southern Grampians Planning Scheme:

- Farming Zone
- Low Density Residential Zone
- Wildfire Management Overlay

4.2.1 Farming Zone (FZ)

24. The purpose of the Farming 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 provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

4.2.2 Low Density Residential Zone (LDRZ)

25. The purpose of the Low Density Residential 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 provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

4.2.3 Wildfire Management Overlay (WMO)

26. The purpose of the Wildfire Management 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 assist to strengthen community resilience to bushfire.
- To identify areas where the bushfire hazard requires specified bushfire protection measures for subdivision and buildings and works to be implemented.
- To ensure that the location, design and construction of development considers the need to implement bushfire protection measures.
- To ensure development does not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

5 The proposed amendment

27. The proposed amendment applies to all land within the township of Dunkeld and to land immediately to the north and west of the township abutting the Wannon River, and to land along the Salt Creek corridor to the east of the township.
28. The proposed changes to the existing planning framework which I consider to be relevant to my assessment are as follows:
 - Amend Clause 21.10 to revise and update specific local content addressing the township vision, and key strategies and objectives for land use and development in Dunkeld.
 - Amend Clause 21.11 to include the Dunkeld Structure Plan and Urban Design Guidelines, 2012 as Reference Documents and to update implementation actions, further strategic work and other actions recommended in the Dunkeld Structure Plan 2012.
 - Rezone land to the south of Recreation Road, between the alignments of Fairburn and Armitage Streets, north of Sturgeon Lane from the Farming Zone to the Rural Living Zone.
 - Rezone eleven parcels of land to the east of Armitage Street, between the rail line and the alignment of MacArthur Street from the Farming Zone to the Rural Living Zone.
 - Rezone 2-20 Taylor Street (Crown Allotment 5) and 54-72 Old Ararat Road (Crown Allotment 5A) Dunkeld from the Township Zone to the Rural Living Zone.
 - Rezone four parcels of land to the east of Victoria Valley Road, south of Cemetery Road and two parcels of land to the west of Victoria Valley Road north of the Primary School from the Low Density Residential Zone to the Rural Living Zone.
 - Rezone fifteen parcels of land to the west and north of the Fairburn Street road reserve from the Low Density Residential Zone to the Rural Living Zone.
 - Rezone four parcels of land north of Cemetery Road bound by the Wannon River reserves from the Low Density Residential Zone to the Rural Living Zone.
 - Rezone nine parcels of land north of the Glenelg Hwy from the Low Density Residential Zone to the Rural Living Zone.
 - Introduce a new Schedule to the Rural Living Zone which specifies "6 hectares" as the minimum lot size for subdivision of Rural Living Zone land in Dunkeld. This new Schedule applies to all land proposed to be rezoned to the Rural Living Zone as outlined in this form.
 - Introduce new schedules to the Design and Development Overlay (DDO) and apply these schedules to the following areas:
 - Land within and land proposed to be rezoned to the Low Density Residential Zone and to land proposed to be rezoned to the Rural Living Zone (Schedule 6 – Dunkeld Low Density Residential Areas).

- Introduce the Vegetation Protection Overlay (VPO) into the Planning Scheme and apply Schedule 1 to the Vegetation Protection Overlay (River Red Gums) to all existing and proposed Township Zone land, existing and proposed Low Density Residential Zone land, to land proposed to be rezoned to the Industrial 3 Zone, to all proposed Rural Living Zoned land, and to land to be rezoned to the Rural Activity Zone on Fairburn Street.
- Introduce and apply two new Schedules to the Environmental Significance Overlay (ESO) to the following areas:
 - Land along the Salt Creek and Wannon River corridors (Schedule 2). The mapping of this Environmental Significance Overlay Schedule extends 30m each side of the Salt Creek and Wannon River watercourses.
 - Land along the Wannon River escarpment to the west of the Dunkeld township (Schedule 3). The mapping of this Environmental Significance Overlay Schedule follows the steepest extents of the escarpment.

6 Submissions to the proposed amendment

29. I have reviewed a total of fourteen submissions to the proposed amendment. The key issues raised in the submissions which are relevant to my assessment are listed as follows:
- The recommendations for land south of Dickie Street, proposed to be rezoned RLZ2 and LDRZ2 are supported, suggesting that these lots are capable of handling on-site waste water at the exhibited minimum subdivision lot sizes;
 - Objection to the rezoning of land west of Fairburn Street from the Low Density Residential Zone to the Rural Living Zone, citing financial impacts caused by the change in zones, including that land in the Low Density Residential Zone can currently be mortgaged against, and that the proposed rezonings affect the value of land and therefore put greater pressure on the borrower.
 - Request that a reference to flooding be included as an objective under Schedule 3 to the Environment Significance Overlay. The submitter suggested that by doing this, the Environmental Significance Overlay would provide for more robust consideration of flood risks for applications to develop land at the base of the escarpment that could well be flood-prone.
 - Objection to the rezoning of land from the Low Density Residential Zone to the Rural Living Zone.
 - The recommendation to apply the Rural Living Zone and a 6 hectare minimum lot size is extremely restrictive and financially devastating, citing impacts on personal funds for retirement. Suggestion that a minimum lot size of 2ha would be appropriate, based on the findings of the revised Hamilton Structure Plan.
 - Suggestion that fire risk will be easier to safeguard on a property of 2 hectares compared to a property of 6 hectares.
 - Suggestion that 2 hectare allotments would not be out of character within the study area, as there is a subdivision of 4-5 blocks comprising lots less than one hectare in size adjacent to land at 6944 Glenelg Hwy.
 - Suggestion that the proposed 6 hectare minimum lot size for subdivision listed in the proposed schedule to the RLZ is too restrictive.
 - Suggestion that allowing land to be subdivided to 1 hectare would still allow for the “protection and enhancement of the natural resources, biodiversity and landscape and heritage values”, and that a minimum lot size of 1 hectare would have less impact on the current owners of land than the proposed 6 hectare minimum lot size for subdivision.
 - Suggestion that the objectives outlined in Schedule 6 to the DDO could be achieved on lots of 1 hectare.
 - Suggestion that the building design, siting, landscaping and access requirements of Schedule 6 to the DDO are too restrictive and will greatly add to the cost of building for very little gain, that the requirements of Schedule 6 to the DDO are weighted in favour of the town, and not enough consideration has been given to the impact that the requirements of Schedule 6 to the DDO have on landowners.

- Advice that the future development of Dunkeld needs to be carefully thought through to ensure it is environmentally sustainable and aesthetically pleasing and appealing to other residents and visitors to the town, but that this needs to be balanced against the rights of the people being most affected by the changes.
- Suggestion that the extent of LDRZ land in Dunkeld be retained and a 1 hectare minimum lot size for subdivision be applied.
- Suggestion that the proposed 6 hectare minimum lot size for subdivision be revised to allow for subdivision of lots down to 2 hectares.
- Request that the land bound by Dickie Street, Victoria Valley Road, Cemetery Road and the Dunkeld Racecourse, as well as existing LDRZ land north of Cemetery Road, be retained in the LDRZ due to the topography of land being suitable for the development of dwellings (subject to a land capability assessment showing the capacity of land to accommodate an on-site effluent disposal system).
- Support for the use of overlays to provide guidance on where future dwellings are to be sited, as well as to ensure appropriate levels of fire protection and protection of existing native vegetation.
- Suggestion that future dwellings could be limited to gently sloping land above the Wannon River escarpment and the Salt Creek valley.
- Suggestion that the purpose of the LDRZ is consistent with the intention to protect the gateway to the Grampians by promoting low-density development, and that if these properties were subdivided into lots smaller than 6 hectares, a non-urban break between the Grampians and the Dunkeld Township would remain, as there is an 8 hectare property between the Wannon River and the property north of the School that would provide the desired 'non-urban break'.
- Suggestion that concerns relating to views can be mitigated by screening on property boundaries.
- Suggestion that the Dunkeld Structure Plan does not include any reports from the CFA identifying the land in question as being at high-risk of bushfire attack, and that the Wannon River and the Wannon River escarpment provide a significant buffer from nearby bushland, and that there have been no incidences of bushfire crossing the Wannon River in the past 50 years.
- Suggestion that concerns regarding building siting and design, visual amenity and landscaping can be addressed by the proposed Schedule 6 to the DDO, without the need for concurrent rezoning.
- Support for the rezoning of land to the west of Fairburn Street road reserve, remaining land along the escarpment and Griffins Hill areas from Low Density Residential Zone to Rural Living Zone, on the basis that this land plays a significant role in the visual amenity and landscape setting of Dunkeld and should be protected so that inappropriate development does not occur.

7 Design assessment

30. My assessment of landscape-specific issues relating to land within and around the Dunkeld township proposed for rezoning to Rural Living Zone as part of Amendment C29 to the Southern Grampians Planning Scheme comprises the following:
- Consideration of the basis upon which relevant 'key directions' of the Dunkeld Structure Plan have been prepared;
 - Consideration of the intent of the Dunkeld Structure Plan Urban Design Guidelines and the degree to which they can assist in the achievement of the key directions of the Structure Plan.
 - Consideration of the appropriateness of the relevant proposed controls contained within Amendment C29, specifically the Rural Living Zone (RLZ2), the Design and Development Overlay (DD06), the Environmental Significance Overlays (ES02 and ESO3) and the Vegetation Protection Overlay (VPO1);
 - Consideration of relevant issues raised in submissions, and whether any of the issues raised warrant re-drafting of any components of Amendment C29.

7.1 Dunkeld Structure Plan - Key directions

31. The key directions of the Dunkeld Structure Plan which I consider to be relevant to my assessment are:
1. Protect key views and vistas to the Grampians National Park and the rural surrounds;
 7. Retain and advance the informal rural and vegetated character of the township;
 10. Acknowledge the potential bushfire and flood risks and ensure land management responds appropriately.

7.1.1 Key views and vistas

32. It is my interpretation that these (and other) key directions of the Structure Plan have been prepared as a means of advocating protection of the valued landscape attributes of the township and its surrounds. Those 'valued attributes' were identified in the *Dunkeld Structure Plan Background Report*, which describes the landscape of the township as follows:

The landscape setting of Dunkeld has played a key role in the township's establishment and image; indeed it is the landscape character of the town and its southern Grampians context that is a defining feature and the very attraction that invites residents and visitors alike. The high levels of visual amenity offered by the setting also offer enormous potential in the attraction of new residents and tourism. It is important to recognise the role of the town's environment and the associated need to protect the character of the township's streetscape and landscape.

33. I am aware that Planisphere Consultants are currently undertaking an assessment of significant landscapes across the entire municipality, and that the *Draft Southern Grampians Significant Landscape Assessment*

document is currently on public exhibition. The landscape of Dunkeld and its surrounds has been assessed as part of the work (within *Character Area 1 - Grampians (Gariwerd) and Surrounds*). The document includes the following description of the key features of the landscape:

The Grampians (Gariwerd) & Surrounds Character Area is defined by the visually dramatic and nationally significant Grampians Ranges that form a spectacular backdrop to the surrounding pastoral landscape. Remnant River Red Gums scattered throughout the paddocks and occasionally in large stands are a significant feature of this area, diminishing markedly further south. the flat topography of the pastoral land exacerbates the visual presence of the rugged mountain ranges that rise sharply from it.

34. Landscape management objectives contained within the document include:
 - *To protect and enhance remnant indigenous vegetation as an important character element.*
 - *To protect the scenic backdrop created by the Grampians Ranges National Park.*
 - *To minimise the visual impact of buildings and structures within the natural landscape.*
 - *To maintain an overall sense of spaciousness within the landscape.*
 - *To recognise the ongoing agricultural use of the land as an important character element.*
 - *To ensure buildings and structures demonstrate a high standard of design and respond to the character of the surrounding environment.*
 - *To incorporate best practice environmental sustainability principles.*
35. My own observations of the landscape character of the township and its surrounds are consistent with the descriptions contained in both the Dunkeld Structure Plan and the Draft Southern Grampians Significant Landscape Assessment. The southernmost peaks of the Grampians Ranges, namely Mount Sturgeon and Mount Abrupt, are the single-most visually dominant and visually spectacular elements of the landscape, and are visible from most parts of the township and its surrounds.
36. It is however the northern and western flanks of the township which provide the most visually-spectacular views of these peaks, by virtue of both proximity and by the lack of existing built infrastructure and foreground vegetation, which enables the ranges to be viewed as the "*spectacular backdrop to the surrounding pastoral landscape*", referred to in the Draft Southern Grampians Significant Landscape Assessment. With reference to the key directions of the Structure Plan, it is my opinion that it is these views toward the ranges from the northern and western flanks of the township which represent those "key views and vistas" for which protection is primarily advocated.

7.1.2 Township landscape character

37. Key Direction 7 of the Dunkeld Structure Plan advocates the 'retention and advancement' of the existing character of the township, which is described as "informal rural and vegetated". I expect that what is intended here is "retention and enhancement".

38. From my own observations, the existing character of the Dunkeld township is indeed informal, rural and vegetated. The dominant visual elements contributing the existing character of the town are - in my view - the following:
- Existing vegetation, and in particular the scattered River Red Gums;
 - Regular street grid with wide road reserves, grassed verges and a general absence of typical 'urban' infrastructure;
 - Built form which is typically single-storey, well set back from front and side boundaries and - with the exception of some newer development on the northern edge of the township - visually subservient to vegetation;
 - Juxtaposition of 'developed' lots with vacant lots, resulting in a high level of visual permeability throughout the township; and
 - The overwhelming visual presence of the Grampians Ranges immediately north of the township, in particular the spectacular form of Mount Sturgeon and Mount Abrupt.

39. The Draft Southern Grampians Significant Landscape Assessment notes:

Dunkeld sits nestled at the base of Mount Sturgeon, and is highly valued for the scenic qualities provided by its proximity to the Grampian Ranges.

40. This description is backed up by similar descriptions of the township and its prevailing character in Council's Local Areas Policy (Clause 22.10) and in both the Dunkeld Structure Plan and the Dunkeld Urban Design Framework (2002). Given the contribution that Dunkeld's existing township character provides to its attractiveness as both a tourist destination and a highly desirable place to live, it is my opinion that the intent of Key Direction 7 of the Structure Plan is well justified.

7.1.3 Bushfire and flood risks

41. Given its proximity to the forested areas of the Grampians National Park, the township of Dunkeld is subject to a relatively high bushfire risk. It is my understanding that Dunkeld was identified through the 2009 Victorian Bushfires Royal Commission as one of a number of towns within Victoria which are have a high risk exposure to bushfire.
42. Similarly, by virtue of its location at the confluence of Salt Creek and the Wannon River, parts of the township are subject to the risk of flooding.
43. Whilst neither bushfire issues or flooding issues are within my breadth of expertise, I am aware that both represent a risk with respect to life and to property, and on that basis I am comfortable that Key Direction 10 of the Dunkeld Structure Plan is both warranted and well-intended. I agree with the intent of that Key Direction.

7.2 Dunkeld Structure Plan - Urban design guidelines

44. I have reviewed the suite of 'urban design guidelines' which have been prepared as part of the Dunkeld Structure Plan. Of the four sets of guidelines which accompany the Structure Plan, it is the 'Low Density Residential' Guidelines which are most relevant to my assessment.
45. The objectives of the guidelines, and the guidelines themselves, appear to be fundamentally concerned with issues of visual amenity and township character, and are written in such a way as to provide clear and detailed guidance on the design requirements for new buildings, as a means of ensuring that the visual amenity and character of the township are recognised, respected and protected.
46. I am comfortable with the level of detail to which the guidelines extend, and note that the elements addressed in them are of a similar extent and nature to many other sets of 'built form guidelines' which I have either reviewed or been involved in the preparation of. It is my opinion that there is a clear connection between the Key Directions of the Dunkeld Structure Plan and the Urban Design Guidelines, and that the latter has been prepared as a tool to assist in the achievement of the former.

7.3 Amendment C29 - Proposed controls

47. In summary, the proposed controls to be implemented through Amendment C29 which I consider to be relevant to my assessment are as follows:
 - Rezoning of land from the Farming Zone to the Rural Living Zone;
 - Rezoning of land from the Township Zone to the Rural Living Zone;
 - Rezoning of land from the Low Density Residential Zone to the Rural Living Zone;
 - Introduction of a new Schedule to the Rural Living Zone;
 - Introduction of new Schedules to the Design and Development Overlay;
 - Introduction of the Vegetation Protection Overlay; and
 - Introduction of new Schedules to the Environmental Significance Overlay.
48. Following is my assessment of the appropriateness of these proposed controls, with due consideration for the intent of the Dunkeld Structure Plan and its Urban Design Guidelines, consideration of the context and character of those parcels of land to which the new controls will apply, and my own interpretation of whether the proposed controls are an appropriate reflection of 'best practice' in planning with respect for township and landscape character and amenity considerations.

7.3.1 Rezoning of land from the Farming Zone to the Rural Living Zone

49. The following table identifies those areas proposed to be rezoned from the Farming Zone to the Rural Living Zone, and transcribes the justification for the proposed rezoning of this land, as outlined in the Amendment C29 Explanatory Report prepared by Council:

<i>Land in question</i>	<i>Justification for rezoning</i>
Land to the south of Recreation Road, between the alignments of the Fairburn Street and Armitage Street road reserves, north of Sturgeon Lane	Much of the land is used for residential purposes on larger lots. Sturgeon Lane provides a clear 'boundary' to the township. The rezoning will allow for limited additional supply of rural-residential land in Dunkeld and assist in diversifying the current residential offering. The minimum lot size is reflective of the existing pattern of development of the land south of Dunkeld and does not allow for further subdivision of these lots.
Eleven parcels of land to the east of Armitage Street, between the rail line and the alignment of MacArthur Street	This land is currently being used as 'de facto' rural living allotments. This land is proposed to be rezoned to a zone which better reflects the existing use of the land and. The rezoning will allow for limited additional supply of rural residential land in Dunkeld and assist in diversifying the current residential offering.

50. I note that the purpose of the Rural Living Zone is as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

51. I have observed the land in question and have formed the view that the character of this land is consistent with the character of the township in general. Some of the existing land parcels have been developed for residential purposes, whereas others remain undeveloped, and are used for agricultural purposes, primarily appearing to comprise either grazing or agistment. The size of land parcels varies, however most appear to be in the range of three to seven hectares. A number of the land parcels, particularly along Sturgeon Lane, are well vegetated.

52. On the basis of the above, I am comfortable that the proposed rezoning is appropriate, noting that the current use of the land is consistent with the purpose of the Rural Living Zone, and that when considered in conjunction with the requirements of the Schedule to the zone, and with the requirements of DDO6 and VPO1, I am of the view that further development on these land parcels can be accommodated without detrimental impact upon the visual amenity and character of the Dunkeld township, nor on the existing River Red Gum vegetation present on the land.

7.3.2 Rezoning of land from the Township Zone to the Rural Living Zone

53. The following table identifies those areas proposed to be rezoned from the Township Zone to the Rural Living Zone, and transcribes the justification for the proposed rezoning of this land, as outlined in the Amendment C29 Explanatory Report prepared by Council:

<i>Land in question</i>	<i>Justification for rezoning</i>
2-20 Taylor Street (Crown Allotment 5) and 54-72 Old Ararat Road (Crown Allotment 5A)	These parcels of land are located on the outskirts of Dunkeld on a key gateway entry to the town. These lots are currently vacant and abut clear grazing land to the north and land developed at low-densities for residential development to the west. The proposed amendment seeks to retain the potential for the establishment of a dwelling on these parcels whilst reflecting existing servicing constraints, the current use of the land, and providing for a sensitive level development which does not compromise this key rural gateway entry to the town.

54. I have observed the land in question and agree with Council that it comprises a key gateway to the township, albeit one that I expect would carry significantly lower volumes of traffic than the township gateways which are located along either the Glenelg Highway or the Victoria Valley Road. The open nature of the land parcels, particularly 2-20 Taylor Street, allows the enjoyment of expansive views across open pasture toward Mount Sturgeon and Mount Abrupt.
55. I am comfortable that the proposed rezoning is appropriate, noting that it will allow future development of the land for residential purposes, in a form which will allow due consideration and protection of the vista toward the Grampians Range at this identified gateway to the township.

7.3.3 Rezoning of land from the Low Density Residential Zone to the Rural Living Zone

56. The following table identifies those areas proposed to be rezoned from the Low Density Residential Zone to the Rural Living Zone, and transcribes the justification for the proposed rezoning of this land, as outlined in the Amendment C29 Explanatory Report prepared by Council:

<i>Land in question</i>	<i>Justification for rezoning</i>
Four parcels of land to the east of Victoria Valley Road, south of Cemetery Road and two parcels to the west of Victoria Valley Road north of the primary school.	This land is considered unsuitable for the density of residential development that is possible under the current zoning due to its position in the important 'nonurban' break between Dunkeld and the Grampians. Rezoning these parcels to the Rural Living Zone and applying a 6ha minimum subdivision area will allow the land to develop at appropriate densities which do not inappropriately compromise the land's existing character.
15 parcels of land to the west and to the north of the Fairburn Street road reserve.	The escarpment between Dunkeld and the Wannon River contains significant constraints for development, including difficulties in servicing the land and accommodating on-site effluent disposal due to slope and water catchment sensitivity. This area also contains significant environmental and landscape values. The area also plays a significant role in the visual amenity and landscape setting of Dunkeld which could be compromised through inappropriate densities of residential development. In addition to these servicing constraints and environmental and landscape values, some of this land is also

	contained within the Bushfire Management Overlay. The application of the Rural Living Zone more accurately reflects the rural character and uses evident within this area of Dunkeld and allows for continued development in this area at appropriate densities. The 6ha minimum subdivision area allows for very limited additional subdivision of land between the Dunkeld Township and the Wannon River.
Remaining land along the Wannon River escarpment, and Griffins Hill area currently zoned LDRZ.	The escarpment between Dunkeld and the Wannon River contains significant constraints for development, including difficulties in servicing the land and accommodating on-site effluent disposal due to slope and water catchment sensitivity. This area also contains significant environmental and landscape values. The area also plays a significant role in the visual amenity and landscape setting of Dunkeld which could be compromised through inappropriate densities of residential development. In addition to these servicing constraints and environmental and landscape values, some of this land is also contained within the Bushfire Management Overlay. The application of the Rural Living Zone more accurately reflects the rural character and uses evident within this area of Dunkeld and allows for continued development in this area at appropriate densities. The 6ha minimum subdivision area allows for very limited additional subdivision of land between the Dunkeld Township and the Wannon River.

57. I note that one of the purposes of the Rural Living Zone is to protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. There is no reference to landscape values in the purposes of the Low Density Residential Zone.
58. The land in question here is all located either north or west of the existing Dunkeld township, and by virtue of that location there are spectacular and expansive views of the Grampians available from and across the land. For the most part these vistas are unencumbered by any visible buildings, and hence they demonstrate the highly valued composition of the dramatic forested ranges rising sharply from - and contrasting with - the flatter pastoral landscape in the foreground. As undeveloped land, the parcels in question also form part of what is referred to in the Dunkeld Structure Plan as the "non-urban break" between the township and the Grampians.
59. By virtue of their location on both sides of the Victoria Valley Road, a key touring route connecting Dunkeld to Halls Gap and the Grampians National Park, and adjacent to the Dunkeld Racecourse, itself a tourist attraction for its Country Race Meetings, the four parcels to the east of Victoria Valley Road and the two parcels to the west are particularly visually sensitive, for the following reasons:
- They form part of a highly significant vista;
 - They are seen by a relatively high number of people (travelling on the Victoria Valley Road);
 - A higher than normal proportion of the people who see the view are tourists, for whom the views and vistas of the Grampians are often their primary reason for visiting; and
 - The land is presently undeveloped pastoral land, and hence any introduction of buildings and associated landscaping will significantly alter the views.

60. It is my opinion that development of those land parcels around Victoria Valley Road at the density able to be considered under the Low Density Residential Zone would result in an unacceptable visual impact, as it would completely alter the context within which the Grampians are viewed from the Victoria Valley Road when travelling north from Dunkeld. The four parcels east of the Victoria Valley Road have a combined area of 17 hectares, and given the availability of existing road frontages on all four sides of the combined parcel, it is conceivable that this land could be subdivided into up to 40 new allotments. The visual presence of 40 dwellings, associated garages, outbuildings and garden landscaping in the foreground of the Grampians vista would in my view overwhelmingly detract from the quality and significance of that vista. For this reason I am supportive of the proposed rezoning to the Rural Living Zone.
61. Similarly to the Victoria Valley Road land parcels, much of the land along the Wannon River escarpment is undeveloped pastoral land, save for a cluster of existing houses along Mereweather Lane and along the Glenelg Highway to the west of the Dunkeld Township. Views of the escarpment are available when approaching Dunkeld either from the north (on Victoria Valley Road) or the west (on the Glenelg Highway) and as such contribute to the visual experience of arrival into Dunkeld.
62. Whilst much of the land is steeply sloping (the escarpment itself), with gradients typically in the order of 1 in 5, there is flatter land along the frontages to both Fairburn Street and the Glenelg Highway. Whilst the steeper parts of the land are less suited for development, they are not in my opinion 'undevlopable', however if development was to occur on the escarpment it would invariably involve extensive excavations, cutting into the hillside to establish level pads for building upon. The resultant batter slopes, likely to be required along access ways as well as in association with houses, would result in a permanent visual scar on the landscape.
63. It is therefore my opinion that development of land along the Wannon River escarpment at the density able to be considered under the Low Density Residential Zone would result in an unacceptable visual impact, as it would completely alter visual experience of arrival into Dunkeld, as well as having the potential to impact on views toward the Grampians from within the township, notably from Fairburn Street, MacArthur Street and Mereweather Lane. For this reason I am supportive of the proposed rezoning.

7.3.4 Introduction of a new Schedule to the Rural Living Zone

64. Amendment C29 proposes the introduction of a new Schedule to the Rural Living Zone, specifying 6 hectares as the minimum lot size for subdivision. It is my understanding that the 'default' minimum lot size under the Rural Living Zone is 2 hectares.
65. It is my understanding that the introduction of this Schedule will effectively prohibit the subdivision of many of the existing land parcels to which the Rural Living Zone is proposed to be applied. It will not however prohibit the ability of the owners of these land parcels to develop a single dwelling on those parcels where one does not presently exist. I do note that the design of any such dwelling would be subject to the requirements of the proposed new Design and Development Overlay (DDO6), which I will address in the following section of this report.

66. On the basis of the previously-described visual qualities of this land, its contribution to the visual setting of the Dunkeld township and it's visual presence (or visibility) from key tourist roads such as the Victoria Valley Road and the Glenelg Highway, it is my opinion that the proposed Schedule to the Rural Living Zone will assist in ensuring that future development of this land does not result in an unacceptable visual impact.

7.3.5 Introduction of new Schedules to the Design and Development Overlay

67. Amendment C29 proposes the introduction of five new Schedules to the Design and Development Overlay. My evidence only deals with one of these; DDO6 - Dunkeld Larger Lot Residential Areas.
68. It is my understanding that DDO6 has been prepared as a means of implementing the Dunkeld Structure Plan Urban Design Guidelines - Low Density Residential. It is intended to be applied over land which will be zoned either Rural Living Zone or Low Density Residential Zone.
69. It is my observation that whilst DDO6 is intended to be applied to land which will be zoned Rural Living Zone with a minimum subdivision size of 6 hectares, the vast majority of existing land parcels to be affected are significantly smaller than 6 hectares, with the average allotment size being in the order of 3.5 hectares. On that basis I am comfortable that the level of 'design scrutiny' encapsulated within DDO6 is appropriate to ensure that development of these land parcels can be facilitated without detrimental impact on visual quality and landscape values.
70. I am comfortable with the proposal to apply DDO6 to land zoned Low Density Residential Zone, as the comparatively smaller size of anticipated allotments on that land do in my view necessitate relatively stringent controls to ensure that visual quality and landscape values are protected

7.3.6 Introduction of the Vegetation Protection Overlay

71. Amendment C29 proposes the introduction of the Vegetation Protection Overlay (VPO) and the application of Schedule 1 to the VPO (River Red Gums) to all existing and proposed Township Zone land, Low Density Residential Zone land, Industrial 3 Zone land, Rural Living Zone land and Rural Activity Zone land.
72. The purpose of the proposed Vegetation Protection Overlay is as follows:
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
 - To protect areas of significant vegetation.
 - To ensure that development minimises loss of vegetation.
 - To preserve existing trees and other vegetation.
 - To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
 - To maintain and enhance habitat and habitat corridors for indigenous fauna.

- To encourage the regeneration of native vegetation.
73. The scattered River Red Gums of the Dunkeld area are one of the fundamental contributors to the landscape character of the region and specifically to the township character of Dunkeld. Their presence throughout the township ensures that they are prominent in many vistas, both toward the Grampians and along the axis of streets within the township. By virtue of their size and age, many of these trees are highly valued by locals and by visitors. It is my opinion that these trees, both within the township and scattered across the pastoral landscape beyond, have an 'iconic' status as one of the primary landscape elements of Victoria's Western District. Many are in excess of 100 years old, and as a slow-growing species their protection is critical for the maintenance of the valued character of the township and its rural surrounds.

7.3.7 Introduction of new Schedules to the Environmental Significance Overlay

74. Amendment C29 proposes the introduction of two new Schedules to the Environmental Significance Overlay; Schedule 2 - Protection of Waterways and Schedule 3 - Wannon River Escarpment Protection.
75. In my experience Environmental Significance Overlays are typically applied for reasons associated with issues such as water quality, erosion, habitat, salinity and other environmental hazards. They are not typically applied as a response to issues of landscape character or landscape value, which are in my experience typically dealt with through the application of Significant Landscape Overlays.
76. It is beyond my expertise to comment on the appropriateness of the proposed ESOs to address the existence or potential for some or all of the environmental issues and/or hazards described above. However, I will make the observation that where sensitive landscapes are afforded protection from such issues or hazards, they are more likely to retain their visual appearance and amenity, and hence the value or significance attached to the land by virtue of its character or appearance is also likely to be maintained. For this reason I am supportive of the proposed ESO controls.
77. As to the question of whether the landscape values of the Salt Creek Corridor, the Wannon River Escarpment or any other areas in and around the Dunkeld township are worthy of protection through the application of a Significant Landscape Overlay, I understand that the Draft Southern Grampians Significant Landscape Assessment currently on exhibition will consider such matters. In consideration of the visual quality and significance of landscapes in and around the Dunkeld township, I would support the introduction of a Significant Landscape Overlay as a primary means of protection for the landscape values associated with this land.

7.4 Amendment C29 - Submissions

78. I have reviewed a total of fourteen submissions. The key concerns or objections raised in these, relevant to my assessment, are as follows:
- Concerns with the proposed 6 hectare minimum lot size for land proposed to be rezoned to the Rural Living Zone, and that a minimum lot size of 1 or 2 hectares would not be out of character and that subdivision to

that density would still allow for the "protection and enhancement of natural resources, biodiversity and landscape and heritage values".

- Suggestion that the objectives of Schedule 6 to the DDO could be achieved on lots of 1 hectare.
 - Suggestion that land parcels to the north of the township straddling the Victoria Valley Road could be subdivided into lots smaller than 6 hectares, as there is a larger undeveloped land parcel between these land parcels and the Wannon River, which would remain as the 'non-urban' break between the township and the Grampians; and
 - Suggestion that concerns around visual impact resulting from new development can be mitigated by vegetative screening along property boundaries;.
79. With respect to concerns raised over the proposed 6 hectare minimum lot size, I am satisfied that this is an appropriate control to ensure the protection of key views and vistas which are both a defining feature of the Dunkeld township and one of the primary attractors of visitors to the region. By limiting future development to no more than a single dwelling on each of the existing affected pastoral allotments, Council will be able to have confidence in the ability of this development to occur without detrimental impact upon the scenic qualities of the landscape.
80. With respect to suggestions that the objectives of Schedule 6 to the DDO could be achieved on lots of 1 hectare, I note that this is the situation which will apply to land between Dickie Street and Woodburn Street, which is proposed to be rezoned to the Low Density Residential Zone, for which a 1 hectare minimum lot size is proposed to apply.
81. With respect to the suggestion that land straddling the Victoria Valley Road could be subdivided into lots smaller than 6 hectares, as there is a larger undeveloped land parcel between these land parcels and the Wannon River, which would remain as the 'non-urban' break between the township and the Grampians, I am of the opinion that this is an overly-simplistic interpretation of the purpose of the non-urban break. Whilst it is true that retention of the larger parcel to the north as undeveloped pastoral land would be non-urban, that land is not highly visible from the Victoria Valley Road, as the road is contained within a cutting in the vicinity of that land, effectively removing that land from view. The land parcels further south however are clearly visible as the road leaves the cutting. It is my opinion that the value of the 'non-urban' break is not merely as a 'buffer zone' measured on a map, but rather it is a landscape which is viewed and experienced by travellers (both local and tourist-related) upon arrival or departure from Dunkeld. Subdivision and development of those land parcels adjoining the Victoria Valley Road would in my view have a significant and detrimental visual impact on the non-urban break.
82. Finally, with respect to the suggestion that concerns around visual impact resulting from new development can be mitigated by vegetative screening along property boundaries, this is in my view a 'blunt instrument' approach to addressing visual impact. Whilst it may be true that future development can be screened through the planting of vegetation along property boundaries, such screening is not discretionary, and rather than

simply screening the new development, it is likely to screen all views, including those valued views towards the Grampians.

8 Conclusion

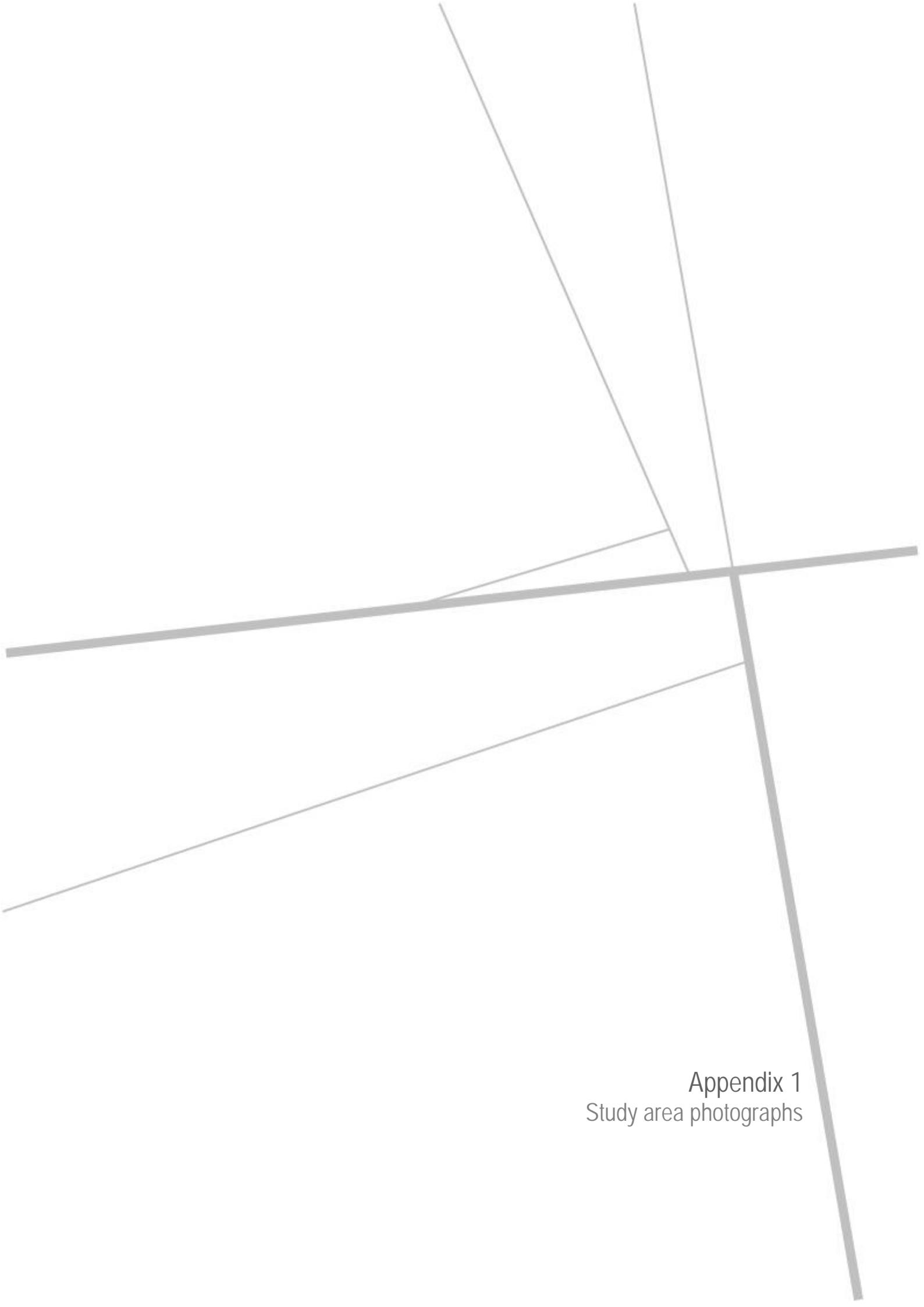
83. In summary, I am of the opinion that the proposed changes to the Southern Grampians Planning Scheme advocated by Amendment C29 are generally appropriate and will assist in implementing the key recommendations of the Dunkeld Structure Plan.
84. The key points raised in my evidence are summarised as follows:
 - The key views and vistas identified in the Dunkeld Structure Plan as being worthy of protection are in my opinion highly significant and should be protected from detrimental impact;
 - The existing township character of Dunkeld is well-defined and contributes to its attractiveness as a tourist destination and a desirable place to live;
 - The proposed rezoning of land to the Rural Living Zone, with a Schedule applied to the Zone setting a 6 hectare minimum lot size, is an appropriate way to ensure that the existing landscape character and visual amenity of this land is maintained, such that its contribution to identified key views and vistas is similarly maintained;
 - The proposed application of DD06 is warranted on land to be zoned Rural Living Zone and Low Density Residential Zone, as many of the existing land parcels affected by these zones are significantly smaller in area than the 6 hectare minimum subdivision size advocated by the Schedule to the RLZ;
 - The proposed introduction of a Vegetation Protection Overlay specifically aimed at ensuring the ongoing protection of the 'iconic' River Red Gums is appropriate; and
 - The proposed introduction of new Schedules to the Environmental Significance Overlay will achieve a range of environmental protection objectives, including the ongoing protection of valued landscapes and visual amenity.
85. I declare that I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Stephen Schutt, BPD (Hons) M L Arch Grad Dip Proj Mgt

Registered Landscape Architect (No. 988)

16th September 2013



Appendix 1
Study area photographs

Amendment C29

Southern Grampians
Planning Scheme

Study Area
Photographs



View 1 - Western gateway to Dunkeld, on the Glenelg Highway.



View 2 - Wannon River escarpment looking south.

Amendment C29

Southern Grampians
Planning SchemeStudy Area
Photographs

View 3 - Mt. Sturgeon, the Piccaninnie and Mt. Abrupt, viewed from Dickie Street.



View 4 - Wannon River escarpment, the Piccaninnie and Mt. Abrupt, viewed from Mereweather Lane.

Project Ref: 13.418
Dwg No.: LCD-002
Scale -
Date: 16.09.13
Revision: A

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View 5 - Mt. Sturgeon, viewed from Victoria Valley Road.



View 6 - The Piccaninnie and Mt. Abrupt, viewed from Griffins Hill Lane.

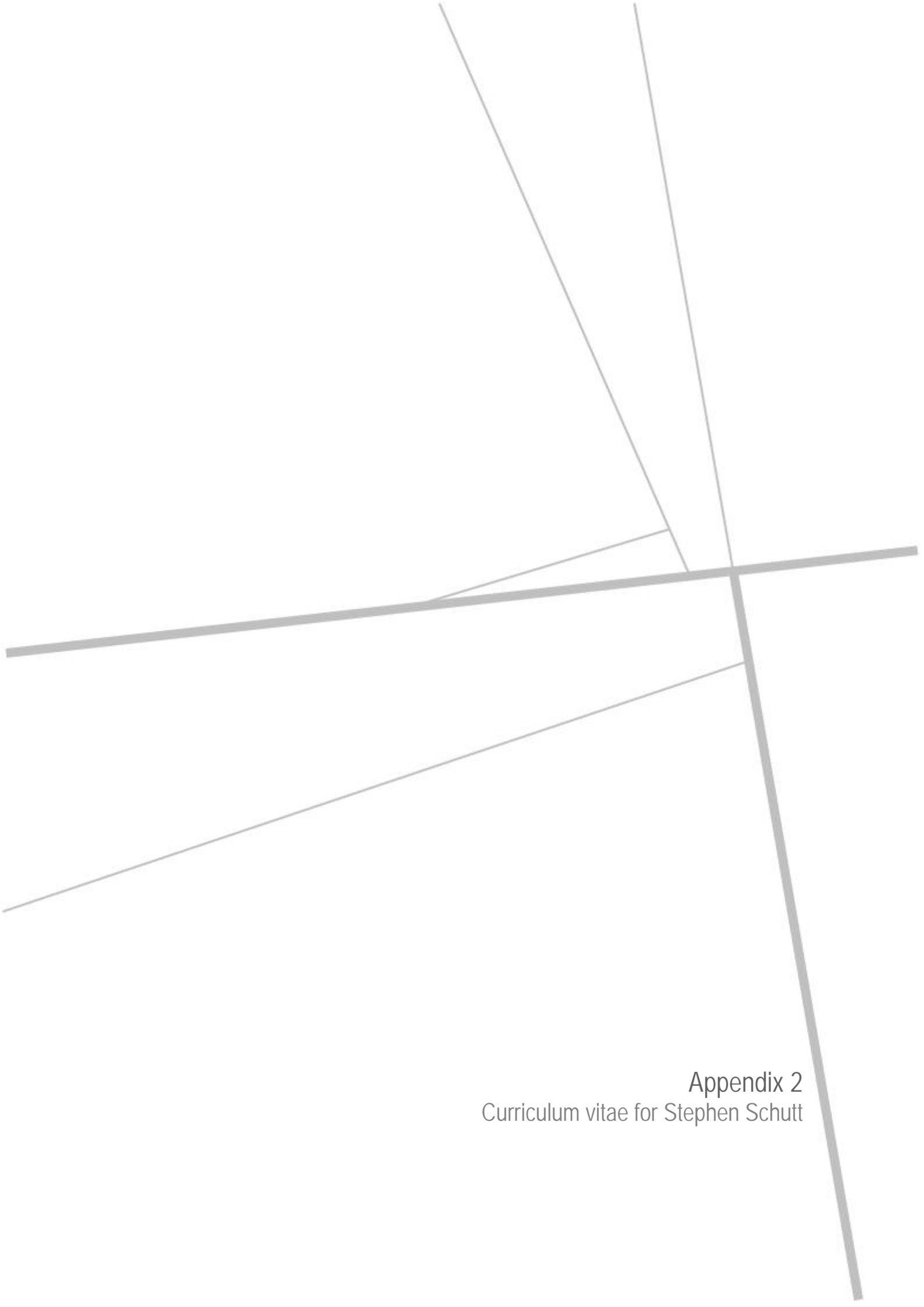
Amendment C29

Southern Grampians
Planning SchemeStudy Area
Photographs

View 7 - Victoria Valley Road and the Wannon River escarpment.



View 8 - Mt. Sturgeon and the Piccaninnie, viewed from the Dunkeld Racecourse Road.



Appendix 2
Curriculum vitae for Stephen Schutt



steve schutt

director

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current position

director

hansen partnership pty ltd

july 2002 – present

qualifications

master of landscape architecture

the university of melbourne (1994)

bachelor of planning & design (hons)

the university of melbourne (1992)

graduate diploma in project management

RMIT university (2004)

professional experience

context landscape design

associate (january 1997 – june 2002)

GBLA

landscape architect (june 1995 – november 1996)

melbourne parks & waterways

landscape architect (june 1994 – november 1995)

professional affiliations

australian institute of landscape architects (AILA)

victorian planning & environmental law association (VPELA)

specialist fields of expertise

- public domain design
- master planning
- landscape design
- strategic planning & design
- visual assessment

summary of experience

Steve is a Registered Landscape Architect with extensive experience in Australia and internationally in the delivery of a broad array of projects across the fields of public domain design, residential landscapes, educational institutions, recreational facilities, natural and rehabilitated landscapes, commercial developments and large-scale infrastructure projects. His skills and experience embrace the full spectrum of landscape architecture, from conceptual design to design development, documentation, contract administration, master planning, visual assessment, community consultation and the provision of expert evidence to planning tribunals.

Steve has extensive experience in the management of multi-disciplinary project teams and has managed the design and implementation of a number of major landscape projects, including the University of New South Wales Mall, Walsh Bay Redevelopment, Sydney Olympic Velodrome, Frankston CAD Urban Renewal, Langtree Mall redevelopment in Mildura and the Devonport Foreshore redevelopment in Tasmania.

As a Director of **hansen partnership**, Steve is able to apply his skills and experience across a broad range of projects, from landscape master planning to urban design studies and the detailed implementation of landscape designs in both urban and non-urban environments. In this regard, Steve is able to operate effectively as a multi-disciplinary professional, offering skills in urban planning, urban design and landscape architecture.

key project experience:**public domain design**

- Sherbrook Park, Ringwood, Maroondah City Council (2012)
- Langtree Mall Redevelopment, Mildura, Mildura Rural City Council (2011)
- Devonport Foreshore Plaza, Devonport City Council (2011)
- Nunawading Village Urban Realm Vision, Whitehorse City Council (2009)
- Alfrieda Street Improvements, St Albans, Brimbank City Council (2009)
- Lakes Reserve, Taylors Lakes, Brimbank City Council (2008)
- Montrose Linear Garden, Shire of Yarra Ranges (2007)
- Frankston CAD Urban Renewal, Frankston City Council (2004)
- Frankston Waterfront Entry, Frankston City Council (2004)
- Hastings Anzac Plaza, Mornington Peninsula Shire (2001)
- University of New South Wales Mall, UNSW (2001)
- St Mary's Cathedral, Sydney, Catholic Archdiocese (2000)
- Sydney Olympic Velodrome, Bankstown, Sydney Olympic Coordination Authority (1999)
- Wollongong Entertainment Centre Foreshore Plaza, Wollongong City Council (1998)
- Toukley Village Green, Wyong Shire Council (1997)

master planning

- Bridport Central Foreshore Precinct Plan, Dorset Council (2012)
- Traralgon Railway Station Precinct Master Plan, Latrobe City Council (2011)
- Warragul Town Centre Master Plan, Baw Baw Shire (2011)
- Gaskin Park Master Plan, Churchill, Latrobe City Council (2010)
- Eastern Park and Geelong Botanic Gardens Strategic Plan, City of Greater Geelong (2008)
- Ted Summerton Reserve Master Plan, Moe, Latrobe City Council (2008)
- Saigon Golf and Country Club Master Plan, Norfolk Group Vietnam (2005)
- Cathedral Range Golf Resort Master Plan, Golf Club Properties (2004)
- Sandridge Beach Foreshore Reserve Master Plan, City of Port Phillip (2002)

landscape design

- Zumsteins & MacKenzie Falls Precinct Plan, Grampians National Park, Parks Victoria (2012)
- Devonport Maritime Museum, Devonport City Council (2011)
- Riverside Park Concept Plan, Mildura, Mildura Rural City Council (2011)
- Morningside Estate, Gisborne, Dennis Family Corporation (2010)
- Whitehorse Civic Centre Forecourt, Whitehorse City Council (2008)
- Mildura Council Offices Forecourt, Mildura Rural City Council (2011)
- Walsh Bay Redevelopment, Sydney, Mirvac (2000)

strategic planning & design

- Haiphong Transit Oriented Design Study, Haiphong People's Committee, Vietnam (2012)
- Werribee River Shared Trail Strategy, Melton Shire Council (2012)
- New Gisborne Development Plan, Macedon Ranges Shire (2011)
- Ballarat Avenue of Honour Urban Design Guidelines, Ballarat City Council (2010)
- Warragul Town Centre Urban Design Framework and Railway Station Master Plan (2009)
- Mersey Bluff Precinct Urban Design Framework, Devonport City Council (2008)
- Spring Creek Growth Framework Plan, Torquay, Surf Coast Shire (2009)
- Jackass Flat New Development Area Structure Plan, City of Greater Bendigo (2005)
- San Remo, Newhaven & Cape Woolamai Structure Plan, Bass Coast Shire (2005)
- Dalat Walking Centre Urban Design Framework, Dalat People's Committee, Vietnam (2004)
- Geelong Western Wedge Urban Design Framework, City of Greater Geelong (2002)
- Point Lonsdale Village Urban Design Framework, Borough of Queenscliffe (2002)
- Victoria Street Urban Design Framework, Richmond, City of Yarra (2002)

**landscape & visual
impact assessment**

- Western Water Storage Facility, Mount Cottrell, Western Water (2012)
- Visual Assessment of Ridgelines in Banyule, Banyule City Council (2011)
- Vodafone Telco Facility Visual Impact Assessment, Warrandyte, Vodafone (2011)
- Bells Boulevard Landscape Assessment, Jan Juc, (2009)
- Victorian Desalination Plant EES Enquiry Visual Impact Assessment, Cardinia Shire Council, (2008)
- Stockyard Hill Wind Energy Facility, Beaufort, (2008)
- Martha Cove, Safety Beach (2007)
- Devon North Wind Energy Facility, Yarram, (2007)
- Oaklands Hill Wind Energy Facility, Glenthompson (2007)