

Southern Grampians Shire Council

Planning Scheme Review Report

October 2023

Unofficial



Department
of Transport
and Planning

Planning and Environment Act 1987 (PE Act)

Planning scheme review pursuant to Section 12B of the PE Act

Southern Grampians Planning Scheme

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Acronyms

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
DEECA	Department of Energy, Environment and Climate Action
DoH	Department of Health
DTP	Department of Transport and Planning
GHCMA	Glenelg Hopkins Catchment Management Authority
MDFC	Ministerial Direction on the Form and Content of Planning Schemes
MPS	Municipal Planning Strategy
PE Act	Planning and Environment Act 1987
PPV	Planning Panels Victoria
PPARS	Planning Permit Activity and Report System
PG	Practitioner's Guide to Victoria's Planning Schemes
PPF	Planning Policy Framework
RPH	Regional Planning Hub
RPP	Regional Planning Partnerships
SGSC	Southern Grampians Shire Council
VCAT	Victorian Civil and Administrative Tribunal
VIF	Victoria in Future



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1 Executive summary

1.1 Why is the planning scheme being reviewed?

The Southern Grampians Planning Scheme Review Report (2023) has been prepared in partnership with the Southern Grampians Shire Council (the council) and the Regional Planning Partnerships (RPP) team at the Department of Transport and Planning (DTP), at the request of the council.

The RPP Regional Planning Hub program was established to support rural and regional councils with peak workloads, build land use planning capacity and capability, and assist councils with key strategic planning projects.

The council, as the planning authority for the Southern Grampians Planning Scheme (the scheme), is required to review its scheme every four years under Section 12(B) of the Planning and Environment Act 1987 (the PE Act).

Once adopted by the council, this review will be forwarded to the Minister for Planning as required under section 12(B) of the PE Act.

A planning scheme amendment or amendments to implement the findings of the review will be required. The marked-up ordinance to support two amendment pathways forms Appendix Two of this report.

1.2 Health check and findings

Overall, the Southern Grampians Planning Scheme is operating effectively.

In 2020 the scheme was restructured to insert a new Municipal Planning Strategy (MPS), reformat local planning policies to replace the former Local Policy Planning Framework (LPPF), and update local schedules. These changes were policy neutral and did not result in the introduction of new content.

This planning scheme review has identified a number of opportunities to update and improve the local content of the scheme to ensure the council's vision for land use and development, as expressed in the Council Plan and other relevant adopted strategic documents, is reflected by the policy and planning controls of the scheme.

The council has recently adopted the Rural Land Use Strategy and its implementation into the scheme will provide certainty for council and permit applicants regarding rural housing, small lot subdivision, workers accommodation and tourism development in the rural zones.

The planning unit is finalising the Small Towns Strategy and commencing a suite of small-town structure plans to guide land use, development, environmental management, community infrastructure and service provision.

Numerous small updates and corrections have been identified to bring the planning scheme in line with the Ministerial Direction on the Form and Content of Planning Schemes (MDFC).

It is recommended that the council focus on developing policy and implementing updates to the scheme that will bring the most community benefit, such as settlement planning and improving the drafting of existing planning controls and schedules to reduce the administrative burden on the planning unit and permit applicants.



These matters are further addressed in the following sections.

1.3 Top priorities for Southern Grampians Shire Council

The review has identified the following key land use planning priorities for the council:

- Implementation of the Rural Land Use Strategy to enhance agricultural and rural land use strategic directions in the MPS and local policy in the PPF.
- Prepare small town structure plan for Cavendish, Coleraine and Penshurst based on the issues and opportunities identified in the Small Towns Strategy.
- Improving the drafting of overlay and zone schedules to clarify objectives and strategies, increase permit exemptions, reduce unnecessary permit triggers, correct mapping errors, and align permit and applications requirements with DTP planning directives.
- Finalise the draft Grampians Landscape Assessment and South West Landscape Assessment studies and implement into the scheme as updated SLOs and VPOs (as relevant) to identify and protect significant landscape features and habitat values across the Shire.
- Identify and protect environmental assets, finalise previous strategic work to map wetlands and expand existing controls to include significant linear waterways.
- Develop internal policies and procedures for managing Development Plans and developer and open space contributions.

1.4 Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review. Recommendations are grouped as follows:

- Planning scheme recommendations
- Further strategic work recommendations
- Process improvement recommendations
- Advocacy recommendations
- Minister for Planning recommendation

1.4.1 Planning scheme amendment

It is recommended that a planning scheme amendment is carried out by the council to implement the findings of this review that relate to administrative matters or to incorporate recent council or State adopted strategic planning work into the planning scheme.

The review has identified a small number of policy neutral changes that should be made to the scheme to bring it into alignment with the Ministerial Direction on the Form and Content of Planning Schemes (MDFC) and the Practitioner's Guide to Victoria's Planning Schemes (PG).

These include administrative matters such as corrections to ABS data and removal of individual township population data, and do not change the policy intent of the scheme.



It is also recommended that the MPS refer to the Traditional Owners of the land in which Southern Grampians Shire Council sits – the people and lands of the Bunganditj, Gunditjmara and Tjap Wurrung.

The planning permit activity data audit (Appendix One) and consultation with council staff, referral agencies and external stakeholders identified that local overlay schedules should be reviewed and updated to remove or reduce permit requirements for minor works.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review (Appendix One) has identified new policy that has the strategic justification to be incorporated into the scheme.

These recommended changes are marked up on the supporting draft Ordinance (Appendix Two). The council should liaise with DTP Barwon South West Regional Planning Services team to determine the appropriate amendment pathway to progress the findings of this report.

Recommendation:

To implement the findings of the Southern Grampians Planning Scheme Review Report 2023, it is recommended that the council:

1. **Prepare a planning scheme amendment or amendments using the marked-up ordinance at Appendix Two to:**
 - a) **Incorporate the policy neutral changes identified in Chapter 5 to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.**
 - b) **Incorporate elements from the 2021 – 2025 Council Plan and make other updates to factual data.**
 - c) **Amend the Municipal Planning Strategy at Clause 02.01 to include appropriate reference to Traditional Owners and Country.**
 - d) **Include new policy to implement the:**
 - *Southern Grampians Council Plan 2021-2025 (Southern Grampians Shire Council, 2021)*
 - *Southern Grampians Shire Council Community Public Health and Wellbeing Plan 2021-2025*
 - *Southern Grampians Shire Council Recreation and Leisure Strategic Plan 2019-2029 (Otium Planning Group, 2019)*
 - *Southern Grampians Shire Council Heritage Strategy 2018-2022 (Southern Grampians Shire Council, 2018)*
 - *Southern Grampians Shire Council Economic Development Strategy 2011-2021 (Southern Grampians, 2011)*
 - *Glenelg Hopkins Regional Catchment Strategy, 2021-2027 (Glenelg Hopkins, 2023)*
 - *Hamilton Integrated Water Management Plan (2022).*



- e) **Update Clause 74.02 Further Strategic Work to include the prioritised strategic work program, based on the findings of this review and the prioritisation of the strategic work identified in Appendix Three.**
- f) **Adequately resource the proposed strategic work program to enable the delivery of the highest priority strategic planning projects identified in Appendix Three of the report.**

1.4.2 Further strategic work

Section 8 of this report outlines future strategic planning work that has been identified through an audit of planning permit activity data, feedback from council staff, referral agencies and external consultants, and a review of scheme ordinance.

The list represents a work program that, if implemented, will deliver a positive impact for the community and efficiencies for the council's planning function and users of the scheme.

Only the work that can be completed in the next four years should be listed in Clause 74.02 of the planning scheme. A recommended Clause 74.02 is included in the marked-up ordinance at Appendix Two that contains ten items from the below list.

Appendix Three: Further Strategic Work Prioritisation and the *'A Good Practice Guide to Planning Scheme Reviews'* includes instructions for preparing a prioritised further strategic work list for Clause 74.02 Further Strategic Work.

Recommendations:

2. **Commence the implementation of the Rural Land Use Strategy.**
3. **Commence the implementation of the Small Towns Strategy and prepare structure plans for Penshurst, Cavendish and Coleraine.**
4. **Update, consolidate and finalise the draft Grampians Landscape Assessment and South West Landscape Assessment Study to identify, qualify and quantify (the extent of) the significant landscapes that have been referred to in the Municipal Planning Strategy but are not yet included in a Significant Landscape Overlay.**
5. **Utilise strategic work in carriage (Plan for Nature) to identify, qualify and quantify (the extent of) the environmental assets and values that have been referred to in the Municipal Planning Strategy but not yet included in a Planning Scheme control and previously mapped as part of the 2006 wetland study (such as the Environmental Significance Overlay or Vegetation Protection Overlay).**
6. **Undertake a permit trigger review to:**
 - a) **Examine the local Design and Development Overlay schedules to clarify objectives, strategies and requirements.**
 - b) **Examine land in schedules to the Development Plan Overlay to determine whether use and development has been undertaken in accordance with the endorsed plan and whether the overlay could be removed from any parcels of land.**
 - c) **Review Environment Significance Overlay (ESO1) – Eastern Barred Bandicoot Area in consultation with the Department of Energy, Environment and Climate Action (DEECA)**



to remove permit application referral requirement as conservation values of the Eastern Barred Bandicoot addressed in other legislation (via EPBC and FFG Act)

- d) Expand the application of the Environmental Significance Overlay Schedule 2 – Protection of Waterways over linear waterways that cross into Southern Grampians from Ararat and Glenelg Shires to ensure consistent cross-border protection in respective planning schemes.
 - e) Review the application and any potential overlap of the Environmental Significance Overlay Schedule 2 – Protection of Waterways (ESO2) and the Environmental Significance Overlay Schedule 3 – Wannon River Escarpment Protection (ESO3)
 - f) Review Low Density Residential Zone Schedule 2 and update to increase the minimum floor area for exempted outbuildings.
 - g) Following the disbursement of collected funds, prepare a strategic justification background report and commence a Planning Scheme Amendment to remove the local schedule of the Parking Overlay, based on the findings of the Hamilton Central Business Area Activation Master Plan.
 - h) Review Heritage Overlay mapping to ensure appropriate curtilage for significant buildings and precincts identified in the HO are mapped correctly.
 - i) Review the Rural Activity Zone Schedule 2 mapping to ensure curtilage of properties are mapped correctly.
7. Prepare a Southern Grampians Public Open Space Policy to identify existing open space resources and future open space requirements, including procedures for collecting, recording and allocating funds.
8. Develop Water Sensitive Urban Design directions and policy to improve stormwater quality entering the Grange Burn (in consultation with Wannon Water, the Glenelg Hopkins Catchment Management Authority (GHCMA), Southern Rural Water (SRW)) and insert as a new Clause 19.03-3L (Integrated Water Management) in accordance with the Hamilton Integrated Water Management Plan (2021).
9. Prepare a correction and anomalies amendment to address mapping, zoning and typographical errors for places and ordinance identified in the correction register contained in the 2018 Planning Scheme Review (as relevant) and any other list maintained by the planning unit.
10. Identify priority places of potential local heritage significance via a gap analysis to inform a future Hamilton Gap Heritage Study.
11. Enhance local heritage policy at Clause 15.03-1L to include policy for remote heritage places and groups of heritage buildings in a rural setting.
12. Investigate increased protection of Aboriginal cultural heritage sites in collaboration with Aboriginal Victoria and Gunditj Mirring Registered Aboriginal Party with regard to *'Acknowledgment of Places with Shared Values' (Context, 2015)* guidance document.
13. Investigate the application of the Buffer Area Overlay to identify and protect buffer areas around the Hamilton Regional Livestock Exchange (saleyards), Hamilton Landfill and Waste Transfer Station, declared water storages and water supply and treatment infrastructure.



1.4.3 Process improvements

Process improvement recommendations are drawn from analysis of the planning scheme, permit activity data, consultation with council staff and referral authorities.

Recommendations:

It is recommended that the council:

- 14. Develop a procedure to endorsing, registering and managing development plans and collecting, recording and allocating public open space funds in a Development Plan and Contributions Register. Map the location of endorsed DPs as a layer on the council's internal mapping system.**
- 15. In collaboration with the Environmental Health team, prepare an application requirements fact sheet available on the council's webpage that outlines Minimum Standard for Wastewater Management Reports.**
- 16. Investigate whether additional resources are required to undertake planning enforcement and whether a resource may be shared across local regional councils.**
- 17. Finalise and make available the suite of resource material developed as part of the DTP Better Planning Approvals co-design project.**

1.4.4 Advocacy

The following recommendations are generally beyond the scope of what the council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the PE Act. They are matters that the council may wish to discuss with the Victorian government or regional agencies to highlight the issue and advocate for change.

A key advocacy issue that was identified in the 2018 planning scheme review and has been raised in stakeholder feedback is the strategic planning and coordination of future wastewater provision in growth areas. The council is progressing engagement with Wannon Water to discuss reticulated sewerage provision and it is recommended that consultation continues as part of the proposed small town structure planning program.

Recommendations:

It is recommended that the council:

- 18. Work in collaboration with Wannon Water when planning for subdivisions in townships to ensure water authority and municipal strategic planning aligns to ensure anticipated growth is accessible to water and sewerage infrastructure**
- 19. Seek Department of Energy, Environment and Climate Action support for the review of significant landscapes and vegetation to identify, map and protect nationally significant biodiversity and landscape values in the scheme.**



1.4.5 Minister for Planning

The council, with assistance from the RPP team at DTP, has prepared a planning scheme review as required by section 12B(1) of the PE Act.

In accordance with section 12B(3) of the PE Act this review identifies opportunities to enhance the effectiveness and efficiency of the scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the PE Act.

In accordance with section 12B(4) of the PE Act, the review evaluates the scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Recommendation:

- 20. That the Southern Grampians Shire Council accept this Planning Scheme Review and forward it to the Minister for Planning as evidence the Southern Grampians Shire Council, as the planning authority for the Southern Grampians Planning Scheme, has met its obligations in accordance with Section 12B of the Planning and Environment Act 1987 to review the planning scheme every four years.**



2 Introduction

2.1 Purpose

The council, as the planning authority for the scheme, is required to review its scheme every four years under Section 12(B) of the PE Act.

The scope of a planning scheme review is established under Section 12(B) of the PE Act and should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction on the Form and Content of Planning Schemes (MDFC).
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align the council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

The council last prepared a comprehensive review of its planning scheme in 2018.

Recently the scheme was restructured to insert a new MPS and local planning policies to replace the former Local Policy Planning Framework (LPPF). This was done by planning scheme amendment C59sgra as a policy neutral amendment led by the Victorian government in consultation with council. A second project reviewed and updated local schedules as part of the Smart Planning Local Schedules Update. This was done by planning scheme amendment C57sgra as a policy neutral amendment led by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the PE Act once complete. A planning scheme amendment or amendments to implement the findings of the planning scheme review is recommended.

2.2 Methodology

The Southern Grampians Planning Scheme Review Report 2023 has been prepared in partnership with the council and the RPP team at DTP, at the request of the council.

The RPP Regional Planning Hub (RPH) program was established to support rural and regional councils with peak workloads, build land use planning capacity and capability, and assist councils with key strategic planning projects.

Many rural and regional councils have requested assistance under the RPH program to prepare planning scheme reviews.

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To support this, the RPP team partnered with Redink Planning to develop a six-stage methodology to guide the preparation of planning scheme reviews, as shown in **Error! Reference source not found.** below.

This methodology is supported by the 'Good Practice Guide to Planning Scheme Reviews' and templates that have been developed to assist with each stage of the process.

Figure 1: Planning scheme review methodology

1 Initiate	2 Analyse	3 Engage	4 Report	5 Consult	6 Implement
Establish timelines	Audit the planning scheme	Statutory and strategic planners	Planning scheme review report	Test findings with community	Develop a shortlist of priority further strategic work
Collate materials	Review strategic documents and new policy	Internal referrals	Further strategic work plan	Test further strategic work with community	Planning scheme review to Minister for Planning
Survey planners and key staff	VCAT decisions	Councillors and Executive	Marked – up ordinance		Planning Scheme Amendment
Contact referral authorities	Planning panel recommendations	External referrals			Budgeting for further strategic work
Inform DTP	Previous planning scheme review	Registered Aboriginal Parties			Process improvements & advocacy
	Planning permit activity	Other identified stakeholders			
	Survey results				

The planning scheme review project followed this six-step methodology with the following timeline:

Stage	Timing
Initiate	February 2023
Analyse	March – June 2023
Engage	June 2023
Report	August 2023
Consult	TBC by council
Implement	TBC by council



This planning scheme review project has been prepared in accordance with the following directions and guidance provided by DTP:

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes and advice:

- A Practitioner's Guide to Victoria's Planning Schemes.
- PPN 32 Review of planning schemes.
- PPN 46 Strategic Assessment Guidelines.

3 What's driving change

3.1 Population, growth, and economy

The Australian Bureau of Statistics (ABS) Estimated Resident Population (ERP) for the Southern Grampians Shire LGA estimates that in 2021, 16,588 people resided in the municipality, which decreased to 16,374 in 2022. Victoria in Future (VIF), the official State government projection of population and households, predicts a further loss in population, estimating that by 2036 the population will reduce to approximately 15,029.

In 2021, VIF estimated that the Southern Grampians Shire LGA comprised 7,969 individual households, with approximately 2,267 households occupied by a 'couple without children' and 2,413 occupied by a lone person. Comparatively, 1,766 households were occupied by a 'couple with children' or 608 as a 'one parent family'. The dwelling structure in 2021 is recorded as 6,400 separate houses, 304 semi-detached houses, 96 flats or apartments, and 38 other dwellings.

The median age of residents in the Shire is increasing, from 42 years old in 2006 to 47 years old in 2021. The average household size reduced slightly between the 2006 and 2021 Census periods from 2.4 to 2.2 people per household. The high proportion of lone or child-free households is not unique to Southern Grampians, with nearby rural shires recording similar household occupancy and demographic trends.

The *Southern Grampians Economic Development Strategy 2011-2021* identifies that stagnating population growth compounded with an ageing population will become a complex challenge for the Shire in the future. It points to expansion of propulsive industries such as agriculture and tourism, major project development and public investment to achieve 'above trend' amenity driven population growth. This contrasts with the 0.5 percent decline rate p.a between 2016 and 2036 as predicted by VIF data.

Although Southern Grampians Shire has multiple initiatives and projects underway to bolster population growth and attraction, demographic projections are unlikely to change and the need to plan for an ageing population remains a priority.

From a land use planning perspective, a challenge for Southern Grampians is ensuring its ageing population and key workers can access suitable and affordable housing options, including compact housing. In 2021, 79.8 percent of all dwellings in the shire comprised of 3 or 4 bedrooms.



The *2021 – 2025 Council Plan* includes objectives to increase housing diversity, including social and affordable housing, worker housing, and more sustainable housing through pathways such as a Southern Grampians Housing Strategy and a Key Worker Housing Strategy. At present, the scheme lacks sections on housing policy.

Hamilton is the major urban centre in the Shire, accommodating 9,577 residents in 2021. It is supported by a network of smaller towns and settlements, including Balmoral, Branxholme, Byaduk, Cavendish, Coleraine, Dunkeld, Glenthompson, Peshurst and Tarrington.

Agriculture is the key economic driver for the municipality. Broad acre cropping is the predominant land use, with horticulture, wool production and some extractive and rural industries. Growth is expected to continue in agro-forestry, mining and renewable energy. Most industrial land is located in and around the main urban and rural service centres.

In the Southern Grampians Shire LGA agriculture is the largest employer, followed by health care and social assistance, local government administration, and retail (ABS, 2021 Census). The Southern Grampians Shire LGA has an annual economic output of approximately \$1.015 billion.

Tourism is a growing sector and the municipality's natural and recreational features include significant landscapes, waterfalls, trails, National Parks, leisure facilities and heritage attractions draw visitors for recreation, events, and cultural tourism.

3.2 Climate change and other environmental risks

Southern Grampians is situated in the Barwon South West region of Victoria and contains significant natural landscapes such as the Victorian Volcanic Plains, the Dundas Tablelands and Gariwerd / Grampians. Key water systems include the Glenelg River and the Wannon River. Fertile agricultural plains have heavily modified areas of the shire and provide an environmental challenge to protect land from soil decline, dryland salinity and water quality decline.

The *Council Plan 2021 – 2025* and *Community Vision 2041* include several objectives that seek to address climate impacts. From a land use planning perspective, these plans include the following relevant actions:

- Strengthen planning policy and requirements for a more diversified agricultural sector, renewable energy sector and vegetation conservation.
- Investigate a regenerative approach to land management with a focus on enhancing biodiversity via government support and market mechanisms.
- Identify low carbon transportation options, including bicycle infrastructure, flexible local transport options, road and rail adaptation for passenger services and electric vehicle fleets.

It is predicted that Southern Grampians Shire will be subject to increased and extreme temperatures, reduced annual rainfall, and an increase in heavy and damaging rainfall events from the effects of climate change.

Most of the Shire exists in bushfire prone areas and has a history of major bushfire damage, with the towns of Balmoral and Dunkeld having the most significant interfaces with areas at risk. The Grampians represent a significant natural environment particularly prone to bushfire risk due to its vegetation cover and steep slopes. Other natural disasters and environmental hazards include flooding and storms, which are likely to become more severe.



3.3 Victorian government amendments and advice

The Victoria Planning Provisions are constantly being reviewed and updated with numerous VC and GC amendments occurring each year. DTP also provides advice to planners in the form of updates to the Practitioner's Guide to Victoria's Planning Schemes (PG) and new planning practice notes. The full list amendments to the Victoria Planning Provisions that have been gazetted and practice notes that have been released since the last review form Appendix Four.

The way in which the scheme should respond at a local level to these changes to the Victoria Planning Provisions and how they should be applied has been considered in this review and includes:

Applying the Buffer Area Overlay

Amendment VC175 introduced the Buffer Area Overlay (BAO). The BAO is a new amenity buffer that is designed to ensure sensitive land uses like schools, hospitals, and residences, are not affected by off-site impacts such as noise, dust, odour, and hazardous air pollutants from industries operating nearby.

This control may be suitable for application to a range of infrastructure assets located on public land including declared water storages, water supply and treatment infrastructure, transfer stations, landfill sites.

The 2018 Planning Scheme Review also identified the need to establish and protect buffer areas around the Hamilton Regional Livestock Exchange (saleyards), and the Hamilton Landfill and Waste Transfer Station.

It is recommended that the council investigate the application of the BAO over council owned assets and those operated by relevant agencies (such as the water authority) within proximity to townships.

It is also recommended that the council develop local policy for insertion into Clause 13.07-1L-01 Land Use Compatibility to guide siting and interface requirements between sensitive land uses (such as residential, schools and health care) and industry in its small townships as part of future structure planning.

Reduced permit requirements in the Rural Living, Farming and Rural Activity Zones

Amendment VC231 amended planning permit exemption thresholds for dwelling extensions, out-buildings, and buildings used for agriculture in the Rural Living Zone (RLZ), Farming Zone (FZ) and Rural Activity Zone (RAZ). It did so by increasing the floor area for which a planning permit was not required for the following building and work categories; alterations or extensions to existing dwellings, out-buildings associated with a dwelling and alterations or extensions to an existing building used for agriculture. It also introduced the ability to vary the distance by which a planning permit is required for buildings within a setback of a waterway, wetland or designated floodplain through a schedule to a zone.

The new exemption thresholds are designed to reduce unnecessary planning permit triggers, delays, and workloads at rural and regional councils, to make it easier for rural and regional households to make extensions to their households, and to make it easier for farmers to construct low impact buildings that contribute to agricultural productivity.

While the council does not currently utilise schedules to the RLZ, FZ or RAZ to specify localised permit exemptions for dwelling extensions, out-buildings or buildings used for agriculture, it is recommended



that permit activity continue to be monitored and opportunities for a reduction in permit requirements for low impact buildings in rural areas be explored where possible.

Flood mapping assistance for local government

On 30 May 2023, the Victorian government announced \$22.2 million in funding to fast-track more flood studies so that communities are best prepared for future floods.

This funding will help accelerate flood mapping data studies which will be used to update their planning schemes to identify suitable locations for new development and avoid high flood-risk areas.

The Minister has appointed a Flood-related Amendments Standing Advisory Committee to provide advice on the implementation of flood studies and associated proposed planning scheme amendments.

It is recommended that the council take advantage of any opportunity to secure funding and resource support to continue to update its flood mapping in partnership with the relevant catchment management authority.

3.3.1.1 Findings:

A. Investigate the application of the Buffer Area Overlay to identify and protect buffer areas around the Hamilton Regional Livestock Exchange (saleyards), Hamilton Landfill and Waste Transfer Station, declared water storages and water supply and treatment infrastructure.

4 Previous planning scheme review

4.1 Previous planning scheme review

The planning scheme was last reviewed by The Planning Connection in 2018 and was adopted in 2019.

The review contained the following recommendations for improvements to the scheme:

- Prepare township plans for Balmoral, Cavendish, Coleraine, Penshurst and Glenthompson.
- Prepare settlement policy for settlements in bushfire prone areas.
- Implement the Hamilton Flood Study 2012.
- Amend Low Density Residential Zone Schedule 2 'Dunkeld' Areas' to increase the minimum floor area for exempted outbuildings.
- Review Design and Development Overlays and update to introduce permit exemptions for outbuildings associated with single dwellings and to increase the minimum floor area for exempted outbuildings.
- Development Plans and Development Plan Overlay:
 - review the Outline Development Plans in outer Hamilton and insert into planning scheme



- establish a register of approved Development Plans
 - update DPOs to require infrastructure provision.
- Work with Wannon Water and landowners to progress the provision of formal reticulated sewerage within the areas identified for conventional residential growth in DPOs.
- Review the Domestic Waste Water Management Plan and develop a protocol to require Land Capability Assessments to be submitted with Planning Permit applications.
- Progress the preparation of the *South West Landscape Assessment and Grampians Landscape Assessment*.
- Complete biodiversity significance mapping and implement the Vegetation Protection Overlay or Environmental Significance Overlay to protect significant flora and fauna.
- Prepare and apply the Environmental Significance Overlay to protect buffer areas around critical infrastructure including declared water storages, water supply and treatment infrastructure, the Hamilton Regional Livestock Exchange (saleyards), and the Hamilton Landfill and Waste Transfer Station.
- Undertake a Heritage Strategy and review the extent of the Heritage Overlay within Hamilton CBD and development heritage design guidelines.
- Review and amend the schedule to the Parking Overlay.
- Introduce the Infrastructure Design Manual to the scheme, including local conditions and requirements in consultation with the Engineering and Assets Department.
- Undertake a corrections and anomalies planning scheme amendment to correct land zoning and mapping errors identified in the register maintained by the planning unit and in a list supplied as an attachment to the 2018 review.

4.2 Progress since last review

4.2.1 Completed projects

Since the adoption of the 2018 planning scheme review, the most significant change to the scheme was in 2020 to insert a new MPS and local planning policies to replace the former LPPF. This was done by planning scheme amendment C59sgra as a policy neutral amendment led by the Victorian government in consultation with the council.

A second project reviewed and updated local schedules as part of the Smart Planning Local Schedules Update. This was done by planning scheme amendment C57sgra as a policy neutral amendment led by the Victorian government.

The council has also completed the following further strategic work and scheme amendments based on the recommendations of the 2018 planning scheme review:

- Heritage Strategy (2018)
- Domestic Wastewater Management Plan (2019)



- Hamilton Central Business Area Activation Master Plan (Jensen Plus, 2020)
- Hamilton Integrated Water Management Plan (2021)
- Adaptive Wastewater Solutions for Small Towns (2020)
- Southern Grampians Rural Land Use Strategy (2022)
- C54 to implement the Hamilton Flood Study (2012) and apply the Land Subject to Inundation Overlay, Floodway Overlay and insert the Hamilton and Coleraine Local Floodplain Development Plan (2020) into the scheme.
- C56 to map and transfer existing incorporated documents specified in the schedule to 'Specific Sites and Exclusions' (Clause 51.01) into the new Specific Controls Overlay (Clause 45.12).

Other strategic work and scheme amendments prepared by the council in the review period include:

- C55 to apply the Public Acquisition Overlay (PAO) to part 178 Victoria Valley Road, Dunkeld to facilitate the construction of a pedestrian link from the Dunkeld Visitor Information Centre to the Mount Sturgeon car park.
- C51 rezones parts of the Hamilton Golf Course, 170 Rippon Road, Hamilton from Special Use Zone Schedule 2 to General Residential Zone Schedule 1 to facilitate the residential subdivision of land that is surplus to the Golf Club's requirements.
- C036 applies a permanent Significant Landscape Overlay (SLO) Schedule 6 to Harmans Valley to replace an interim SLO introduced by the Minister for Planning by Amendment C50 in October 2016, to recognise the landscape significance of the feature, as identified by the South West Landscape Assessment Study 2013.

4.2.2 Projects underway

The planning unit has commenced a strategic work program to update the policy settings for settlement, housing, and rural land use in the scheme.

The *Rural Land Use Strategy (2022)* was adopted by the council in May 2023. The preparation of a planning scheme amendment is in progress to implement the following study actions:

- Introduce local policy to the MPS and PPS to support the assessment of use and development permits for subdivision, housing excision, small lot subdivision, rural workers accommodation and tourism development in the rural zones.
- Introduce and apply the Restructure Overlay to small allotments in the Farming Zone (located at the edge of township boundaries) to encourage the consolidation of land that cannot be developed due to size constraints for managing wastewater on site.
- Delete the Bushfire Management Overlay Schedule 1 to Clause 44.06 Bushfire Management Overlay.

The planning unit is also finalising the *Small Towns Strategy (2023)*, which is discussed in Section 9 and 10.



At a broader, organisation level, the council is preparing the *Plan for Nature* (Environmental Asset Strategy) and has recently completed a Community Infrastructure Framework. These documents are likely to include policy or actions for translation into the scheme.

The council is also progressing engagement with Wannon Water to discuss reticulated sewerage provision in growth areas identified in the Development Plan Overlay and new strategic work, including the *Small Towns Strategy (2023)*.

5 Audit and assessment of current scheme

5.1 Methodology

An audit of each local provision (policies and schedules) in the scheme has been undertaken. This audit has compared the drafting and application of each local provision against the Ministerial Direction on the Form and Content of Planning Schemes (MDFC), Practitioners' Guide to Victorian Planning Schemes (Version 1.5, April 2022) and relevant planning practice notes.

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme amendment based on the findings in this report and are included in the marked-up ordinance at Appendix Two. Others require further strategic work to justify the change and are instead listed as findings.

5.2 Municipal Planning Strategy

As well as the assessment outlined above, the MPS was cross referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS.

Clause no. and name	Changes required	Action
02.01 Context	Amend to update language used for recognition of traditional owners, update population statistics and context for Shire's transport linkages.	PSR policy neutral amendment
02.02 Vision	Update to implement and give effect to: Southern Grampians Council Plan 2021-2025 (Southern Grampians Shire Council, 2021).	PSR policy neutral amendment
02.03-1 Settlement	Remove population statistics as data becomes outdated quickly	PSR policy neutral amendment
	Recommendation to undertake an overarching settlement strategy and updated economic development strategy that defines how growth should be managed in an updated hierarchy of settlements.	PSR further strategic work
02.03-2 Environmental values and landscapes	Opportunity to review the VPO, ESO and SLO to ensure all natural features are considered within the planning scheme and consistent with environmental and landscape values identified in the MPS.	PSR further strategic work
02.03-3 Environmental risks and amenity	Opportunity to undertake further strategic work to focus on strategic directions relating to climate change, soil degradation and to a lesser extent noise, air quality and amenity.	PSR further strategic work



02.03-4 Natural resource management		PSR complies
02.03-5 Built environment and heritage		PSR complies
02.03 Housing	The MPS does not contain a section on Housing. Recommendation to prepare a series of structure plans (as identified in the Small Towns Strategy) to implement strategic directions relating to housing.	PSR further strategic work
02.03-6 Economic development		PSR complies
02.03-7 Transport		PSR complies
02.03-8 Infrastructure	Amend title of background document to be consistent with Clause 72.08.	PSR policy neutral amendment
	Opportunity to undertake further strategic work to investigate strategic directions relating to community infrastructure (i.e., health, education and cultural).	PSR further strategic work
02.04 Strategic framework plans	Opportunity to update strategic framework plan to provide strategic direction with information from the maps in the Southern Grampians Economic Development Strategy, the Rural Land Use Strategy and the Small Towns Strategy.	PSR further strategic work

5.3 Planning Policy Framework

All the Local PPF policies that are included in the scheme are included in the table below. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required	Action
11.02-1L Supply of urban land		PSR complies
11.03-6L Hamilton	Amend 1 strategy for clarity. Amend 1 policy guideline to commence with a PG approved verb.	PSR policy neutral amendment:
11.03-6L Dunkeld	Amend 1 policy document to be consistent with Clause 72.08. Relocate 1 strategy from Settlement to Access and infrastructure. Amend 2 strategies for clarity and to ensure they commence with an approved verb. Update Clause number to be different from above.	PSR policy neutral amendment:
12.05-2L Southern Grampian's significant landscapes	Introduce SLO's to ensure that the Victorian Volcanic Plains, the Dundas Tablelands and the Grampians can be adequately protected through planning scheme controls. Introduce new directions from the RLUS relating to Environment and Landscape.	PSR further strategic work.
13.07-1L Land surrounding industrial zones		PSR complies

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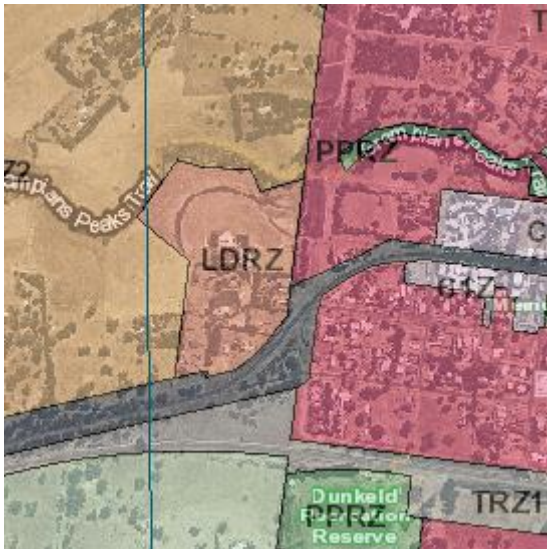


14.01-1L Small lot subdivisions, house lot excisions and dwellings	Amend 2 strategies to commence with a PG approved verb. Amend policy to ensure it applies an application for both use and development of accommodation.	PSR policy neutral amendment
14.01-1L Industrial uses in the Farming Zone	Amend policy to ensure it applies an application for both use and development of industry. Update Clause number to be different from above.	PSR policy neutral amendment
14.01-1L Protection of agricultural land	Opportunity to Introduce new Local Policy Clause with directions from the RLUS relating to Food and Fibre. Update Clause number to be different from above.	PSR further strategic work.
14.01-2L Sustainable agricultural land use	Complies. Could introduce new directions from the RLUS relating to Rural Industry.	PSR complies PSR further strategic work
14.01-3L Forestry, timber production and processing	Amend policy to ensure it applies a specific type of use or development.	PSR policy neutral amendment
15.01-1L Sign design	Amend the policy application in accordance with the PG.	PSR policy neutral amendment
15.01-1L Industrial design	Amend the policy application in accordance with the PG. Amend 2 strategies to commence with a PG approved verb. Amend 1 direction for clarity.	PSR policy neutral amendment
15.01-3L Subdivision design in Coleraine	Amend the policy application in accordance with the PG. Amend 2 strategies to commence with a PG approved verb. Amend 1 strategy for clarity. Consider relocating 1 strategy.	PSR policy neutral amendment
15.03-1L Heritage conservation		PSR complies
15.03-1L Shopfronts and verandahs	Amend policy to ensure it applies a specific type of development. Amend 2 strategies to commence with a PG approved verb. Update Clause number to be different from above.	PSR policy neutral amendment
17.02-1L Business in small and large towns		PSR complies
17.02-2L Out-of-centre development	Revise strategy (further to recommendations in 02.03-1) to clearly define activity centre typologies.	PSR further strategic work
17.03-2L Industrial development and servicing		PSR complies
17.04-1L Facilitating tourism	Introduce new directions from the RLUS relating to Rural Tourism.	PSR further strategic work
18.02-5L Heavy vehicle routes		PSR complies
18.02-7L Hamilton airport	Amend policy to ensure it applies a specific type of development. Include map of the Land Use Precincts Plan from the Hamilton Airport Master Plan (background document) and amend references accordingly.	PSR policy neutral amendment
19.02-6L Location and design of open space	Amend 1 policy document to be consistent with Clause 72.08. Amend policy to delete expiry date of background document.	PSR policy neutral amendment
19.03-2L Infrastructure design and provision		PSR complies
19.03-3L Sewage treatment		PSR complies



5.4 Zones

All the zone schedules that are included in the scheme are in the table below, alongside a notation about whether they comply or require changing due to recommendations of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required	Action
32.03s1 Low Density Residential Zone	Separate map into 3 new schedules in accordance with PG. Keep remaining LDRZ/LDRZ1 schedule for land in LDRZ that does not have specific subdivision requirements.	PSR policy neutral amendment
32.03s2 Low Density Residential Zone	Apply Schedule 2 of the LDRZ to the land identified as LDRZ below. Land affected by schedule 2 is “all land in Dunkeld”, however, one parcel of land on the western side of the settlement has not been included. 	PSR further strategic work.
32.04s Mixed Use Zone		PSR complies
32.05s Township Zone		PSR complies
32.07s1 Residential Growth Zone	The schedule to this zone must contain up to 5 design objectives to be achieved for the area, as directed in PPN91 – none have been specified. Explore possibility to use existing Urban Design Framework, Urban Design Guidelines or Masterplans.	PSR further strategic work.
32.08s1 General Residential Zone		PSR complies
32.09s1 Neighbourhood Residential Zone	The schedule to this zone must contain up to 5 neighbourhood, heritage, environment or landscape character objectives to be achieved for the area, as directed in PPN91 – none have been specified.	PSR further strategic work.
33.01s1 Industrial 1 Zone		PSR complies
33.02s1 Industrial 2 Zone		PSR complies
33.03s1 Industrial 3 Zone		PSR complies



34.01s1 Commercial 1 Zone	Improve description and ensure it is consistent with the application of the zone.	PSR further strategic work
35.03s1 Rural Living Zone	Update Table 1 to meet MDFC.	PSR policy neutral amendment.
35.03s2 Rural Living Zone	Update Table 1 to meet MDFC.	PSR policy neutral amendment.
	Improve description and ensure it is consistent with the application of the zone.	PSR further strategic work
35.06s1 Rural Conservation Zone	Update Table 1 to meet MDFC Amend objectives to meet MDFC	PSR policy neutral amendment.
35.07s1 Farming Zone	Update Table 1 to meet MDFC.	PSR policy neutral amendment.
35.08s1 Rural Activity Zone	Update Table 1 to meet MDFC.	PSR policy neutral amendment.
	Separate map into 3 new schedules in accordance with PG (A, C, B/D).	PSR policy neutral amendment.
35.08s2 Rural Activity Zone	Update Table 1 to meet MDFC.	PSR policy neutral amendment.
	Separate map into 2 new schedules in accordance with PG (A, B)	PSR further strategic work
36.01s1 Public Use Zone		PSR complies
36.02s1 Public Park and Recreation Zone		PSR complies
36.03 Public Conservation and Resource Zone		PSR complies
37.01s1 Special Use Zone		PSR complies
37.01s2 Special Use Zone		PSR complies
37.01s3 Special Use Zone		PSR complies
37.01s4 Special Use Zone		PSR complies
37.01s5 Special Use Zone		PSR complies
37.01s6 Special Use Zone	Amend title of background document to be consistent with Clause 72.08. Amend application requirements over 3 sections for clarity.	PSR policy neutral amendment
37.01s7 Special Use Zone	Amend 1 application requirements for clarity.	PSR policy neutral amendment
37.03s1 Urban Floodway Zone		PSR complies

5.5 Overlays

All the overlay schedules that are included in the scheme are in the table below, alongside a notation about whether they comply or require changing due to recommendations of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required	Action
42.01s1 Environment Significance Overlay	Rationalise 2 objectives into 1 to comply with MD. Remove repeated permit requirement that is covered in Clause 66.04s. Amend 1 decision guideline to be neutral.	PSR policy neutral amendment
42.01s2 Environment Significance Overlay	Rationalise 9 objectives into 1 to comply with MD.	PSR further strategic work
	Remove repeated referral requirement that is covered in Clause 66.04s.	PSR policy neutral amendment

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42.01s3 Environment Significance Overlay	Review the application and any potential overlap of the ESO3 and ESO2.	PSR further strategic work
42.02s1 Vegetation Protection Overlay	Amend 1 application requirement for clarity. Move 1 decision guideline to application requirements. Amend 5 decision guidelines to be neutral. Review the application and potential expansion of the VPO1 as part of the Plan for Nature work to address the loss or death of mature trees.	PSR policy neutral amendment Further strategic work
42.03s1 Significant Landscape Overlay	Amend 3 decision guidelines to remove repetition and improve clarity. Review the application and potential expansion of the SLO1 as part of future landscape assessment work to consider surrounding features such as Points Reserve, Bryan Creek and Northern Escarpment.	PSR policy neutral amendment Further strategic work
42.03s2 Significant Landscape Overlay	Update permit requirement. Update 3 decision guidelines to remove repetition and improve clarity. Remove background document to comply with MD. Review the application and requirements of the schedule to ensure that development does not impact the landscape qualities of surrounding reserves and take into consideration the recommendations of the South West Landscape Assessment Study and previous panel reports relating to landscape character.	PSR policy neutral amendment Further strategic work
42.03s3 Significant Landscape Overlay	Update permit requirements. Update 3 decision guidelines to remove repetition and improve clarity. Remove background document to comply with MD. Review the application and requirements of the schedule to ensure that development does not impact the landscape qualities of surrounding reserves and take into consideration the recommendations of the South West Landscape Assessment Study and previous panel reports relating to landscape character.	PSR policy neutral amendment Further strategic work
42.03s4 Significant Landscape Overlay	Update permit requirements. Update 3 decision guidelines to remove repetition and improve clarity. Remove background document to comply with MD. Review the application and requirements of the schedule to ensure that development does not impact the landscape qualities of surrounding reserves and take into consideration the recommendations of the South West Landscape Assessment Study and previous panel reports relating to landscape character.	PSR policy neutral amendment Further strategic work
42.03s5 Significant Landscape Overlay	Update permit requirements. Update 3 decision guidelines to remove repetition and improve clarity. Remove background document to comply with MD. Review the application and requirements of the schedule to ensure that development does not impact the landscape qualities of surrounding reserves and take into consideration the recommendations of the South West Landscape Assessment Study and previous panel reports relating to landscape character.	PSR policy neutral amendment Further strategic work

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42.03s6 Significant Landscape Overlay	Review the application and requirements of the schedule to ensure that development does not impact the landscape qualities of surrounding reserves and take into consideration the recommendations of the South West Landscape Assessment Study and previous panel reports relating to landscape character.	Further strategic work
43.01s1 Heritage Overlay	Amend 4 application requirements for clarity. Remove italicised notes below heritage places table.	PSR policy neutral amendment
43.02s1 Design and Development Overlay	Amend Design and Development Overlay Schedule 1 'Industrial Areas Fronting Key Entry Roads into Hamilton' to require a permit for all buildings and works.	PSR further strategic work
43.02s2 Design and Development Overlay	Further strategic work is required to review and update DDO2 to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
	Rationalise 9 objectives into 5 to comply with MD. Remove background documents to comply with MD. Remove diagrams to comply with MD	PSR policy neutral amendment
43.02s3 Design and Development Overlay	Further strategic work is required to review and update DDO3 to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
	Rationalise 8 objectives into 5 to comply with MD. Remove background documents to comply with MD. Remove diagrams to comply with MD	PSR policy neutral amendment
43.02s4 Design and Development Overlay		PSR complies
43.02s5 Design and Development Overlay	Implement 2018 planning scheme review recommendations to increase minimum floor area's and reduce permit triggers that are overly burdensome to the council.	PSR further strategic work
	Rationalise 8 objectives into 5 to comply with MD. Remove background documents to comply with MD. Remove diagrams to comply with MD	PSR policy neutral amendment
43.02s6 Design and Development Overlay	Implement 2018 planning scheme review recommendations to amend permit requirements.	PSR further strategic work
	Rationalise 7 objectives into 5 to comply with MD. Remove background documents to comply with MD. Remove diagrams to comply with MD	PSR policy neutral amendment
43.02s7 Design and Development Overlay	Further strategic work is required to review and update DDO7 to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
	Rationalise 9 objectives into 5 to comply with MD. Remove background documents to comply with MD. Remove diagrams to comply with MD	PSR policy neutral amendment
43.02s8 Design and Development Overlay	Further strategic work is required to review and update DDO8 to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
	Remove background documents to comply with MD. Remove diagrams to comply with MD	PSR policy neutral amendment
43.02s9 Design and Development Overlay	Further strategic work is required to review and update DDO9 to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
	Rationalise 7 objectives into 5 to comply with MD. Remove background document to comply with MD.	PSR policy neutral amendment

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43.02s10 Design and Development Overlay	Further strategic work is required to review and update DDO10 to improve clarity, permit requirements and decision guidelines.	PSR Further Strategic Work
	Rationalise 6 objectives into 5 to comply with MD. Remove background document to comply with MD.	PSR policy neutral amendment
43.02s11 Design and Development Overlay	Further strategic work is required to review and update DDO11 to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
	Remove background document to comply with MD.	PSR policy neutral amendment
43.04s1 Development Plan Overlay	Implement 2018 planning scheme review recommendations.	PSR further strategic work
43.04s2 Development Plan Overlay	Implement 2018 planning scheme review recommendations.	PSR further strategic work
43.04s3 Development Plan Overlay	Implement 2018 planning scheme review recommendations. Amend Clause 1.0 to identify Coleraine LDZ1 land. Alternatively, create a new schedule to the DPO specifically for Coleraine as part of the Coleraine Structure Plan project.	PSR further strategic work
43.04s4 Development Plan Overlay	Implement 2018 planning scheme review recommendations.	PSR further strategic work
43.04s5 Development Plan Overlay	Implement 2018 planning scheme review recommendations. Increase the minimum floor area for exempted outbuildings from 10 square metres to 40 square metres and require exempted outbuildings to be located at minimum setback in-line with the dwelling or to the rear.	PSR further strategic work
43.04s6 Development Plan Overlay	Implement 2018 planning scheme review recommendations. Exempt all buildings and works associated with single dwellings, with the exception of buildings and works associated with large outbuildings, houses over 6 metres in height and high fence (fence height TBC).	PSR further strategic work
	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
43.04s7 Development Plan Overlay	Remove map to schedule 7	PSR policy neutral amendment
	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
43.04s8 Development Plan Overlay	Remove map to schedule 8.	PSR policy neutral amendment
	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
43.04s9 Development Plan Overlay	Remove map to schedule 9.	PSR policy neutral amendment
	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
43.04s10 Development Plan Overlay	Remove map to schedule 10.	PSR policy neutral amendment
	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
43.04s11 Development Plan Overlay	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines.	PSR further strategic work
43.04s12 Development Plan Overlay	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines.	PSR further strategic work



43.04s13 Development Plan Overlay	Further strategic work is required to review and update to improve clarity, permit requirements and decision guidelines. Remove maps to schedule 13.	PSR further strategic work PSR policy neutral amendment
44.03s Floodway Overlay	Update mapping to reference schedule number.	PSR policy neutral amendment
44.04s1 Land Subject to Inundation Overlay		PSR complies
44.04s2 Land Subject to Inundation Overlay		PSR complies
44.06s1 Bushfire Management Overlay		PSR complies
45.01s1 Public Acquisition Overlay		PSR complies
45.02s1 Airport Environs Overlay		PSR complies
45.02s2 Airport Environs Overlay		PSR complies
45.09s1 Parking Overlay	Prepare a strategic justification background report to remove PO1, based on the findings of the Hamilton Central Business Area Activation Master Plan.	PSR further strategic work
45.12s1 Specific Controls Overlay		PSR complies

5.6 Particular provisions

All the particular provision schedules that are available to be applied in the scheme are included in the table below, alongside a notation about whether they comply or require changing due to recommendations of this review. Changes may be required to align with the MDFC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
51.01s Specific sites and inclusions	No content – however, an amendment will be required in the future to transfer and map these sites into the schedule of Clause 45.12 <i>Specific Controls Overlay</i> .	PSR policy neutral amendment.
52.02s Easements, restrictions, and reserves		PSR complies
52.05s Signs		PSR complies
52.16s Native vegetation precinct plan		PSR complies
52.17s Native vegetation		PSR complies
52.27s Licenced premises		PSR complies
52.28s Gaming	Update Table 1 to comply with MD	PSR policy neutral amendment.
52.32s Wind energy facility	Update Table 1 to comply with MD	PSR policy neutral amendment.
52.33 Post boxes and drystone walls		PSR complies
53.06s Live music entertainment venues		PSR complies



53.15s Statement of underlying provisions		PSR complies
59.15s Local VicSmart applications		PSR complies
Clause 59.16s1 Information requirements and decision guidelines for local VicSmart applications		PSR complies

5.7 General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing due to recommendations of this review. Changes may be required to align with the MDfC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
66.04s Referral of permit applications under local provisions.	Update with new details	PSR policy neutral amendment
66.06s Notice of permit applications under local provisions	No content	PSR complies

5.8 Operational provisions

All the operational provision schedules that are available to be applied in the scheme are included in the table below, alongside a notation about whether they comply or require changing due to recommendations of this review. Changes may be required to align with MDfC, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no.	Name	Considerations Changes required (if relevant)	Action
72.01s	Schedule to Responsible Authority for this Planning Scheme		PSR complies
72.02s	Schedule to What Area is Covered by this Planning Scheme?	Update Municipal District name.	PSR policy neutral amendment
72.03s	Schedule to What Does this Scheme Consist of?	Update the Environmental Audit Overlay with 2 maps.	PSR policy neutral amendment
72.04s	Schedule to Documents Incorporated in this Planning Scheme	Update title of 1 incorporated document.	PSR policy neutral amendment



72.08s	Schedule to Background Documents	Update Table 1 with 5 changes.	PSR policy neutral amendment
74.01s	Schedule to Application of Zones, Overlays and Provisions	Update to insert missing provisions.	PSR policy neutral amendment
74.02s	Schedule to further strategic work	Update with recommendations from this review	PSR policy neutral amendment

Summary

The review of local provisions has identified minor updates to ensure the local content of the scheme is consistent with the MDFC, the PC (Version 1.5, April 2022) and relevant planning practice notes.

The main areas of focus for further strategic work include:

- Review and update of overlay schedules.
- Implementation of the *Rural Land Use Strategy* to enhance agricultural and rural land use strategic directions in the MPS and local policy in the PPF.
- Review and update zone schedules including the Rural Activity Zone and Rural Living Zone.
- Finalisation of the draft *Grampians Landscape Assessment* and *South West Landscape Assessment* studies and implementation into the scheme as updated Significant Landscape Overlays and Vegetation Protection Overlays (as relevant) to identify and protection of significant landscape features and habitat values across the Shire.

The review and update to overlay schedules is considered a priority task as this work was identified in the 2018 review. It was also raised in discussions with the council staff and identified in feedback from external agencies and stakeholders.

5.8.1.1 Findings:

B. Amend the MPS, local PPF policies and schedules to include changes identified in the audit of the planning scheme review and shown on the marked up ordinance at Appendix Two.

6 Planning scheme performance

This section contains an analysis of planning permit activity data obtained from DTP's Planning Permit Activity and Reporting System (PPARs) and data provided by the council over the 2018 – 2022 review period has been undertaken.

This has considered the number of permits received and processed each financial year, the average number of days to assess and process applications, and most the common permit trigger types.

A review of outcomes from recent VCAT hearings and Planning Panel recommendations has also been undertaken to consider and document any policy or planning control issues that have emerged from a third-party decision-making process that could addressed through updates to local content.



6.1 Planning permit activity

6.1.1 Number of permits assessed

6.1.1.1 Evidence

Table 1 below indicates the number of permit applications received between the 2018/2019 financial year and the 2021/2022 financial year. A total of 589 permit applications were received, comprising 541 new permit applications, 12 combined applications and 36 amended permit applications in this period.

Permits (including refusals)	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
Received	136	119	163	171
Processed	141	126	155	172
Issued	122	114	148	160
Refused	0	2	1	0
Withdrawn, lapsed, not required	19	10	6	12

Table 1: PPARs report for permits issued between the 2018 / 2019 and 2021 / 2022 financial years. Source: [www.public.tableau.com/app/profile/planning.victoria/viz/PlanningPermit ActivityReport/Activityoutcomes](http://www.public.tableau.com/app/profile/planning.victoria/viz/PlanningPermit%20ActivityReport/Activityoutcomes)

6.1.1.2 Discussion

Permit activity was generally steady from mid-2016 to mid-2020, with an average of 128.5 permit applications received per year.

PPARS data for the 2019 – 2022 calendar years shows that 396 standard permit applications and 179 Vicsmart applications were received in this period. In 2021/2022 160 permits were issued, which reflects the general trend across the State of increased development activity in regional areas, attributed to the COVID-19 pandemic.

During the review period, there were 594 permits processed, 544 were issued, 3 permits were refused and 10 permits were recorded as either withdrawn, lapsed or no permit issued.

Planning staff have indicated that they have participated in the DTP Better Planning Approvals program and co-designed a suite of resource material to provide greater certainty to applicants regarding planning controls and application requirements. Making this material publicly available on the council's webpage or in hard copy should result in greater certainty about statutory processes and permit requirements.

1.1.1. Service performance

Data shows that the planning unit has consistently decided planning permit applications within the required statutory timeframes for standard permit applications.

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The data shows that the council has consistently decided planning permit applications within the required statutory timeframes for standard permit applications.

PPARS data supports this and over the review period the average processing days to determine a permit was 60.15 days, with 95.79 percent of 'Vicsmart' and 88.86 percent of 'standard' permit applications meeting the statutory assessment timeframe of 10 and 60 days respectively.

Measure description	Council	2018-2019	2019-2020	2020-2021	2021-2022
Time taken to decide planning applications	Southern Grampians	35 days	33.5 days	38 days	43 days
	Horsham	55 days	42 days	63 days	47 days
	Pyrenees	50 days	77 days	100 days	129 days
Standard applications decided within required time frames (%)	Southern Grampians	71.74%	97.73%	92.52%	92.31%
	Horsham	76.27%	82.64%	80.50%	94.85%
	Pyrenees	97.12%	84.16%	95%	92.25%
Cost of statutory planning service per application	Southern Grampians	\$1805	\$1514	\$482	\$588
	Horsham	\$2770	\$2898	\$2328	\$2378
	Pyrenees	\$3143	\$3123	\$2601	\$2293
Council planning decisions upheld at VCAT	Southern Grampians	N/A	N/A	.5%	100%
	Horsham	.5%	N/A	N/A	N/A
	Pyrenees	N/A	N/A	N/A	N/A

Table 2 Comparison of performance against comparable councils and PPARS data. Source: DTP Local Government Performance Reporting

6.1.2 Nature of permits assessed

Until the 2021/2022 financial year, the most common permit application lodged with the council was for 'other buildings and works' which accounted for 83 permits in 2018/2019, 72 in 2019/2020 and 65 in 2020/2021, but dropped to 23 in 2021/2022.

Permit data supplied by the council indicates that this class of permit was typically for:



- Agricultural sheds, shelters and outbuildings within rural zones
- Warehouses, sheds and stores located in industrial and commercial zones
- Extractive industries such as stone and gravel quarries
- Service stations

The second highest number of permits issued was for 'change or extension of use', accounting for a total of 94 permits in the review period.

From 2020/2021 there has been an increase in the diversity of permit classes, with a notable increase in one or more new buildings, single dwellings, signage, subdivision.

Planning unit staff have indicated that applications for alterations, extensions, additions to buildings in the Heritage Overlay remain high.

	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
Application type				
Other buildings and works (including septic tanks, dams, earthworks)	83	72	65	23
One or more new buildings	2	4	9	42
Change or extension of use	20	18	27	29
Subdivision of land	9	15	15	21
Single dwelling	4	1	4	18
Other	12	3	8	16
Signage	1	2	9	13
Extension to an existing dwelling or structure associated with a dwelling	3	1	6	9
Extension to an existing building of structure (other than a dwelling)	0	7	6	4
Demolition	1	3	4	6

Table 3: PPARs report for application type issued between the 2018/2019 financial year and the 2021/2022 financial years.

6.1.3 Geographic spread of applications

Planning permit activity is not distributed evenly across the municipality. Table 5 below shows that Hamilton has experienced the highest number of permit applications, accounting for 51.04% of all applications received in the review period.

This is expected, as Hamilton is the municipality's major urban centre and provides a broader regional focus of for housing, retail, commercial, health and education and industrial activities.

Dunkeld is nominated to accommodate medium growth and received the second highest percentage of permit applications in the review period.



As previously discussed, Schedules 5 and 6 to the DDO applies to a large portion of residential land in Dunkeld and numerous sources and analysis has identified the need to update these controls to clarify permit requirements and introduce exemptions for low value works, such as outbuildings.

Locality	Number of applications between 2019 and 2022	Percentage (%)
Hamilton	294	51.04%
Dunkeld	86	14.93
Penshurst	32	5.56%
Coleraine	30	5.21%
Cavendish	20	3.47%
Yulecart	8	1.39%
Tarrington	8	1.39%
Branxholme	7	1.22%
Glenthompson	7	1.22%
Balmoral	6	1.04%

Table 4 Geographic distribution of permits received between the 2019 to 2022 calendar years. Source: PPARS data

6.1.4 Decision Making

6.1.4.1 By the council

The council's Section 6 Instrument of Delegation and 2023 Planning Committee Terms of Reference requires that an application that receives between three – five objections must be considered and determined by the Planning Committee. For application that attract more than five objections, the application must be considered and determined at a full Council Meeting.

Consultation with council staff also indicated that applications where an officer is recommending refusal, with a value of \$1 million or for use prohibited by the scheme are required to be considered and determined by its Planning Committee.

6.1.4.2 By VCAT

Eight permit applications were subject to a review by the Victorian Civil and Administrative Tribunal (VCAT) in the 2018-2021 review period.



As 171 permit applications were lodged in the review period, it is a positive outcome that only 8 (of 13 percent) were challenged through VCAT.

Upheld	Varied	Set aside	Withdrawn	Enforcement of conditions
3	2	1	1	1

Table 5 – VCAT Outcome from 2018-2021 calendar years

6.2 Planning Panels Victoria

6.2.1 Summary of planning scheme amendments

The council has undertaken eight 'C' planning scheme amendments since the last planning scheme review. A detailed analysis of these has been provided to the planning unit.

Of these amendments, two attracted submissions that were reviewed by Planning Panels Victoria:

- Amendment C58 - Coleraine Flood Investigation - implements the findings of the Coleraine Flood Investigation 2018, modifies the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO), inserts new schedules to the FO and LSIO and incorporates the Hamilton and Coleraine Local Floodplain Development Plan 2020 into the planning scheme.

Three submissions were received during the exhibition of Amendment C58, one identified the negative impacts on land value for a private property. The council proposed deleting this property from the FO which the Panel agreed with. No other areas for further strategic work were identified.

- Amendment C36 - Significant Landscape Overlay (SLO) to the Harmans Valley area - applies a permanent Significant Landscape Overlay (SLO) Schedule 6 to the Harmans Valley lava flow landscape feature to replace the interim SLO introduced by the Minister for Planning by Amendment C50 in October 2016.

Seventy-five (75) submissions were received during the exhibition of Amendment C36, with many in favour of the proposed changes to protect the Harmans Valley lava flow landscape. Submissions received against the amendment argued that the area covered by the SLO included an extensive area of farmland that is distant from the lava flow and that the permit requirements were an unnecessary impediment to farming in the area. The Panel supported the SLO but also shared the view that it was applied too widely and recommended contracting the SLO. The recommended changes were accepted by the council. While the Panel raised no other recommendations for further strategic work, they did recommend that the council create a planning permit application guide within the SLO area for further guidance, which has yet to be completed.

6.3 Victorian Civil and Administrative Tribunal



6.3.1 VCAT cases reviewed

The following list of VCAT cases were reviewed:

- Myers v Southern Grampians SC (Red Dot) [2022] VCAT 695
- BB Family Pty Ltd v Southern Grampians SC [2021] VCAT 252
- Wilson v Southern Grampians SC [2021] VCAT 149
- Gooden v Southern Grampians SC [2021] VCAT 877 [2021] VCAT 877
- Southern Grampians SC v Superior Selection Pty Ltd [2020] VCAT 1208
- Monika Perks and others v Southern Grampians SC [2020] VCAT P425/2020

6.3.2 Policy issues raised at VCAT

No issues were raised with regards to policy implications for the above referenced VCAT cases.

7 Stakeholder engagement

This section contains an overview and analysis of stakeholder engagement that has informed the Planning Scheme Review. It includes data collected as part of the council planner survey, responses from key referral agencies and external stakeholders as well as feedback provided by planning staff.

7.1 Planners' feedback

Statutory and strategic planners from the council's planning unit were asked to respond to a survey about the use and performance of the scheme. Survey questions ranged from common permit triggers and timelines for assessing applications, to the role and relevance of policy, controls and the identification of policy gaps.

Survey feedback provided the basis for a workshop with the planning unit held on 27 April 2023. The workshop expanded on the issues raised in the planners' survey and analysed planning scheme performance more broadly.

Key issues discussed at the meeting included:

Rural Land Use Strategy and agricultural zones

- Planning Unit in process of implementing the findings of Rural Land Use Strategy (2022) to insert new policy into the MPS, PPF and introduce the Restructure Overlay.

Small town settlement planning

- Small Towns Strategy (STS) is being finalised. The strategy identifies issues and opportunities for coordinating the future land use and development of Dunkeld, Tarrington, Penshurst, Cavendish, Coleraine, Byaduk and Branhholme. The strategy provides the basis for future structure planning and housing framework plans.



- The preparation of structure plans for Penshurst, Coleraine and Cavendish is due to commence in late 2023.

Development Plan Overlay

- DPO schedules require review to confirm if the permit requirements are relevant, location of DPO mapping is accurate and content of associated plans are relevant and appropriate to guide future development.
- Council lacks internal policy to guide the assessment, approval and amendment of development plans required under the Development Plan Overlay, and the general management and review of existing plans.

Design and Development Overlay

- Local schedules require updating to clarify permit requirements, introduce exemptions for 'low value' or 'low risk' works such as outbuildings to streamline permit triggers.

Infrastructure provision

- Ongoing discussion between the council and Wannon Water to align future infrastructure provision (reticulated services) with growth area planning.

Open Space Strategy and development contribution

- Internal policy and procedures required for collecting, managing and allocating public open space contributions as a 'whole of organisation' process.

Significant landscapes and biodiversity protection

- Draft Grampians Landscape Assessment and South West Landscape Assessment Study has not been finalised and there is an opportunity to consolidate this work as part of the Plan for Nature (environmental assets strategy).

Resource material to support applicants

- Planning unit has worked with the Better Planning Approvals team from DTP to co-design permit application resource material to support applicants and planning scheme users. The council is currently upgrading its website and once complete will host this resource material.

Enforcement of works without a permit – signage

- Over the review period there has been an increase in signage applications, but also an increase in the installation and display of signage without permit approval.

Permit decisions and delegations

- Permit applications that receive between three – five objections, where an officer is recommending refusal, with a value of \$1 million or for use prohibited by the scheme are required to be considered and determined by the council's Planning Committee.
- Permit applications that attract more than five objections must be considered and determined at a full Council Meeting.



7.2 Referral and notice agencies

Input to the Planning Scheme Review process was sought from the referral authorities listed under the Schedule to Clause 66.04 to ensure that any necessary changes to the local policy setting for the scheme are identified.

The substantive issues raised by agency or authorities are summarised below:

7.2.1.1 DEECA

- Amend Clause 66.04 to remove ‘*Secretary to Department of Environment, Land, Water and Planning*’ as a Determining Referral Authority under Clause 3.0 of schedule 1 to 42.01 (ESO1) based on the advice of DEECA that the *Flora and Fauna Guarantee (FFG) Act 1988* and *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* provide sufficient protections for the conservation of the Eastern Barred Bandicoot within the ESO1 area.

7.2.1.2 Glenelg Hopkins Catchment Management Authority

- Expand ESO2 to ensure a consistent level of protection for linear waterways that cross into Southern Grampians from Ararat and Glenelg Shires (which are afforded protection in these scheme via ESO2).
- Apply the ESO to linear waterways mapped in the councils Hy Watercourse layer or Hydro 25 layer GIS mapping layers to protect significant water catchments.
- Review mapping prepared in 2006 to identify local, regional and nationally significant wetlands in the municipality and progress a planning scheme amendment to apply the ESO to protect these features, in consultation with the GHCA.

7.2.1.3 Wannon Water

- At the time of writing Wannon Water did not provide a formal response to the review process, however it is understood that discussions are underway between the council and Wannon Water.

Refer to Appendix Five for a copy of Referral Agency feedback.

7.3 External stakeholders

Input into the planning scheme review process was sought from external planning consultants identified as frequent users of the scheme. Stakeholders were asked a range of questions to seek feedback on the content and format of the current scheme and opportunities to improve policy, controls or supporting information that sits outside of the scheme.

Key issues and opportunities raised by external consultants include:

- Revision of schedules to the DDO
- Revision of schedules and mapping to the DPO and audit of existing development plans.



- Small lot land titles (legacy lots) located on township boundaries require restructure, as existing small lot sizes are too small to accommodate contemporary effluent treatment systems.
- Rural Living or LDRZ land required to increase housing diversity.
- Opportunity to improve heritage policy in scheme to provide direction for broader heritage place types (eg. rural homestead complex, heritage streetscapes and precincts, and individual places of local heritage).
- Correction of discrepancy between HO mapping and extent of registration of places listed in schedule.
- Opportunity to update tourism policy in scheme to identify appropriate rural locations / areas for accommodation, activities and services to support emerging tourism sector.

7.3.1 Summary of issues raised through engagement

Issue	Planners	External stakeholders	Referral Agencies
Review and update schedules to Design and Development Overlay	✓	✓	
Audit existing Development Plans and remove from schedule to Development Plan Overlay if approved works complete.	✓	✓	
Review and update schedules to Development Plan Overlay and confirm accuracy of mapping.			
Update Heritage Overlay mapping, prepare new local policy that distinguishes between urban places and rural farming complexes.		✓	
Review and update the ESOs and investigate applying SLOs and VPOs to identify and protect significant natural and environmental assets	✓		✓
Policy required to guide use and development of tourism accommodation and activities in rural zones	✓	✓	
Apply the Restructure Overlay to small legacy lots that require consolidation due to their inability to manage wastewater on site.	✓	✓	
Identify and protect significant landscapes and environmental assets	✓		✓



Issue	Planners	External stakeholders	Referral Agencies
Prepare structure plans for Penshurst, Cavendish and Coleraine and update existing settlement planning for Dunkeld and Tarrington.	✓	✓	
Strategic planning for infrastructure and service provision	✓		

7.3.1.1 Findings:

C. Review Environment Significance Overlay (ESO1) – Eastern Barred Bandicoot Area in consultation with the Department of Energy, Environment and Climate Action (DEECA) to remove permit application referral requirement as conservation values of the Eastern Barred Bandicoot addressed in other legislation (via EPBC and FFG Act)

D. Expand the application of Schedule 2 to the Environmental Significance Overlay over linear waterways that cross into Southern Grampians from Ararat and Glenelg Shires to ensure consistent cross-border protection in respective planning schemes.

E. Review Heritage Overlay mapping to ensure appropriate curtilage for significant buildings and precincts identified in the HO are mapped correctly.

F. Enhance local heritage policy at Clause 15.03-1L to include policy for remote heritage places and groups of heritage buildings in a rural setting.

8 New strategic work

New strategic work that has been adopted by the council and prepared for the Southern Grampians Region was reviewed to identify whether any policy should be incorporated into the planning scheme.

The intention of this part of the review process is to incorporate policy that may have been developed by another part of the council (for example, Economic Development, Sustainability, Community Planning etc.) and that is unlikely to be incorporated into the scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as Structure Plans for Activity Centres, or Housing Strategies, which should go through a separate, dedicated planning scheme review process.

Regional documents, such as Catchment Management Plans, are also reviewed, to identify if there are any land use planning proposals that should be reflected in the planning scheme (for example, the construction of a new wetland).



8.1 Council projects and documents

The planning unit provided fifteen (15) documents that have been developed and adopted since the last planning scheme review. A detailed assessment of documents and strategies adopted since the last review is included in Appendix One.

There is strategic justification for the objectives and policies outlined in the Council Plan and Health and Wellbeing Plan to be translated and inserted in the planning scheme.

Further strategic work is required to prepare strategic justification assessment work to implement the strategic directions or to draft applicable local policy for insertion into the scheme for other documents set out in the list below.

8.1.1 Documents reviewed

- *Southern Grampians Council Plan 2021-2025 (Southern Grampians Shire Council, 2021)*
- *Southern Grampians Shire Council Community Public Health and Wellbeing Plan 2021-2025*
- *Southern Grampians 2041 Community Vision Framework (Southern Grampians Shire Council, 2021)*
- *Southern Grampians Shire Council Community Investment Plan (Southern Grampians, 2022)*
- *Hamilton Central Business Area Activation Master Plan (Jensen Plus, 2020)*
- *Southern Grampians Shire Council Communications and Engagement Strategy 2019-2024 (Southern Grampians, 2019)*
- *Volcanic Trail Masterplan (Cooper Scaife Architects and Look Ear, 2022)*
- *Southern Grampians Shire Council Recreation and Leisure Strategic Plan 2019-2029 (Otium Planning Group, 2019)*
- *Southern Grampians Shire Council Heritage Strategy 2018-2022 (Southern Grampians Shire Council, 2018)*
- *Southern Grampians Shire Council Economic Development Strategy 2011-2021 (Southern Grampians, 2011)*
- *Hamilton Integrated Water Management Plan (2021)*
- *Adaptive Wastewater Solutions for Small Towns (2020)*
- *Domestic Wastewater Management Plan (2019)*
- *Small Towns Strategy (Niche Planning Studio (2023)*
- *Southern Grampians Rural Land Use Strategy (July, 2022)*

8.2 Regional projects and documents

The following regional documents were reviewed:

- *Glenelg Hopkins Regional Catchment Strategy, 2021-2027 (Glenelg Hopkins, 2023)*
- *Growing what is Good Country Plan (Barengi Gajin Land Council, 2017)*



- *Eastern Maar Meerreengeeye Ngakeepoorryeeyt (Eastern Maar Aboriginal Corporation, July 2015)*

8.2.1.1 Findings

G. Prepare a planning scheme amendment or amendments using the marked-up ordinance at Appendix Two to:

- a) Incorporate elements from the 2021 – 2025 Council Plan and make other updates to factual data.
- b) Amend the Municipal Strategic Statement at Clause 02.01 to include appropriate reference to Traditional Owners and Country.
- c) Include new policy to implement the:
 - *Southern Grampians Council Plan 2021-2025 (Southern Grampians Shire Council, 2021)*
 - *Southern Grampians Shire Council Community Public Health and Wellbeing Plan 2021-2025*
 - *Southern Grampians Shire Council Recreation and Leisure Strategic Plan 2019-2029 (Otium Planning Group, 2019)*
 - *Southern Grampians Shire Council Heritage Strategy 2018-2022 (Southern Grampians Shire Council, 2018)*
 - *Southern Grampians Shire Council Economic Development Strategy 2011-2021 (Southern Grampians, 2011)*
 - *Glenelg Hopkins Regional Catchment Strategy, 2021-2027 (Glenelg Hopkins, 2023)*
 - *Hamilton Integrated Water Management Plan (2022).*

9 Work underway

The council is currently preparing the following strategic planning projects:

9.1 Implementation of the Small Towns Strategy

The Small Towns Strategy commenced in 2022 and is due to be finalised in late 2023. The strategy brings together extensive strategic planning work focusing on the Shire's network of small towns: Balmoral, Byaduk, Branhholme, Cavendish, Coleraine, Dunkeld, Glenthompson, Penshurst and Tarrington.

The strategy establishes a settlement hierarchy and strategic directions for housing and settlement planning, as well as the identification of key issues and opportunities to be further explored in individual township structure plans. The strategy recommendations are underpinned by technical analysis documents including a Rural Housing Assessment, Environmental Assessment and extensive community consultation.



A review of the draft strategy is provided in Appendix One, including recommendations for implementing the strategy finding into the scheme. These include, updating settlement policy in the MPS and including a settlement hierarchy at Clause 02.03-1 to reflect the hierarchy established in the Small Towns Strategy and updating housing policy in the PPF.

10 Key issues

This section expands on the key issues that have emerged from the Planning Scheme Review, as well as other less significant matters that have emerged and require discussion.

10.1 Settlement Planning

10.1.1 Issue

While the council has undertaken extensive strategic planning work to guide the growth of each of its local towns, there is no overarching strategy or policy directions for settlement planning in the Southern Grampians Planning Scheme.

10.1.2 Discussion

The scheme provides the council with an opportunity to appropriately manage urban growth. While Clause 02.03-1 and Clause 02.04 of the scheme set out a hierarchy of towns and settlements, there is no corresponding policy for how those identified are to be managed in a settlement planning sense. This is largely due to the fact that the hierarchy was established based on the *Southern Grampians Retail Development Strategy 2011-2021* which identified the retail role of each activity centre in the municipality rather than their growth role.

The recent preparation of the Small Towns Strategy provides an opportunity to include a settlement hierarchy in the MPS to identify growth capacity for each local town.

This document should also provide an impetus for further settlement planning work (ie. structure plans) to be undertaken for five of the priority towns (being Penshurst, Cavendish and Coleraine and an update to the existing plans for Dunkeld and Tarrington) to identify preferred locations for housing intensification and/or change.

10.1.3 Recommendation

H. Commence the implementation of the Small Towns Strategy and prepare structure plans for Penshurst, Cavendish and Coleraine.

10.2 Landscape Character



10.2.1 Issue

While significant strategic planning work has occurred in the past to identify significant landscapes and investigate appropriate protection of them through the scheme, these have never fully eventuated into local planning scheme policies or controls.

10.2.2 Discussion

The scheme currently contains six schedules to the Significant Landscape Overlay that identify significant landscapes and seek to conserve and enhance their character.

Schedule 1 of the Significant Landscape Overlay applies to the Coleraine Landscape Area and was applied prior to the introduction of new format planning schemes.

Schedules 2-5 of the Significant Landscape Overlay apply to Mount Rouse and Crater Reserve, Nigretta Falls Reserve, Wannon Falls Reserve, Koroite Homestead, Buvelot Tree and Waterpool and were introduced via Amendment C6 to implement the recommendations of the Southern Grampians Heritage Study (Heritage Study). For the most part, this amendment applied the Heritage Overlay to places identified in the Heritage Study as being of heritage or cultural significance. There were, however, four places where built fabric and demolition were not of principal concern and where the Significant Landscape Overlay was instead the preferred statutory planning tool to be applied.

Schedule 6 of the Significant Landscape Overlay applies to Harmans Valley, it was introduced into the scheme on an interim basis via Amendment C50 and permanently via Amendment C36 to implement part of the recommendations of the South West Landscape Assessment Study 2013. The Schedule protects a geologically and visually significant lava flow associated with the eruption of Mount Napier which was under threat due to rock crushing in the Harman's Valley that resulted in destruction of a section of the State significant lava flow.

Further landscapes have been identified as being significant through the South West Landscape Assessment Study 2013 and a draft Grampians Landscape Assessment, however, following the introduction of Schedule 6 to the Significant Landscape Overlay, no further progress has been made on implementing planning scheme controls for the remaining landscapes.

The scheme recognises through its MPS that the municipality is characterised by three significant natural landscapes; the Victorian Volcanic Plains, the Dundas Tablelands and the Grampians, however, these are not recognised through any planning scheme control and hence there are no mechanisms in place to ensure that development is not impacting the character of significant landscapes or surround reserves.

With growing development pressures, it has been recognised across a number of adopted council strategies that finalisation and implementation of the existing draft Grampians Landscape Assessment and South West Landscape Assessment Study should occur as a priority.

Given the time that has lapsed since the preparation of these assessments, it is recommended that a holistic review is undertaken of the existing draft Grampians Landscape Assessment and South West Landscape Assessment Study to ensure that best practice has been applied to identify and protect significant landscapes and that priority be given to the preparation of relevant planning scheme policy and planning scheme controls to assist in the implementation of this work once complete.



10.2.3 Recommendation

I. Undertake further strategic work to review, consolidate and finalise the draft Grampians Landscape Assessment and South West Landscape Assessment Study to identify, qualify and quantify (the extent of) the significant landscapes that have been referred to in the Municipal Planning Strategy but are not yet included in a Significant Landscape Overlay.

10.3 Environmental Values

10.3.1 Issue

The scheme recognises through its MPS that the municipality contains outstanding natural assets, however, these are not all recognised through planning scheme controls and hence there are limited mechanisms in place to ensure that development is not impacting on environmental values.

10.3.2 Discussion

The scheme currently contains three schedules to the Environmental Significance Overlay that identify where development of land may be affected by environmental constraints and where development needs to be compatible with identified environmental values, and one schedule to the Vegetation Protection Overlay that identifies areas of significant vegetation that need to be protected, areas where development needs to minimise the loss of vegetation and areas where habitat and habitat corridors need to be maintained.

Schedule 1 of the Environmental Significance Overlay applies to the Eastern Barred Bandicoot Area (Hamilton) and was applied prior to the introduction of new format planning schemes.

Schedule 2 of the Environmental Significance Overlay applies for the protection of waterways (specifically the Wannon River and Salt Creek corridors) and was introduced via Amendment C29 to implement the recommendations of the Dunkeld Structure Plan.

Schedule 3 of the Environmental Significance Overlay applies for Wannon River Escarpment Protection and was introduced via Amendment C29 to implement the recommendations of the Dunkeld Structure Plan.

Schedule 1 of the Vegetation Protection Overlay applies for the Dunkeld River Red Gums and was introduced via Amendment C29 to implement the recommendations of the Dunkeld Structure Plan.

These planning scheme controls are limited to protecting environmental values in the localities of Hamilton and Dunkeld. The scheme recognises through its MPS that the municipality more broadly contains outstanding natural features, remnant vegetation, woodlands and grasslands requiring protection and a number of threatened species including the Eastern Barred Bandicoot, Brolga, Red-tailed Black Cockatoo, Southern Bent-wing Bat and striped Legless Lizard. Without planning scheme controls in place across more of the municipality, there are limited mechanisms to ensure that development is not impacting on environmental values and not contributing to loss of vegetation.

There is an opportunity to undertake a review of the existing Environmental Significant Overlay schedules and Vegetation Protection Overlay schedules through strategic work that is currently in carriage (Plan for Nature Strategy) to ensure that all natural assets are appropriately protected.



The Glenelg Hopkins Catchment Management Strategy also identifies an opportunity to investigate the introduction of new Environmental Significance Overlays for habitat and wetlands.

This is supported by a submission to the planning scheme review by the CMA that recommends further work to identify and protect wetlands and linear waterways. Including:

- Expand ESO2 to ensure a consistent level of protection for linear waterways that cross into Southern Grampians from Ararat and Glenelg Shires (which are afforded protection in these scheme via ESO2).
- Apply the ESO to linear waterways mapped in the councils Hy Watercourse layer or Hydro 25 layer GIS mapping layers to protect significant water catchments.
- Review mapping prepared in 2006 to identify local, regional and nationally significant wetlands in the municipality and progress a planning scheme amendment to apply the ESO to protect these features, in consultation with the GHCMA.

The planning unit has also identified that Schedule 3 to the ESO should be removed as it duplicates ESO2.

10.3.3 Recommendations:

J. Utilise strategic work in carriage (Plan for Nature) to identify, qualify and quantify (the extent of) the environmental assets and values that have been referred to in the Municipal Planning Strategy but not yet included in a Planning Scheme control and previously mapped as part of the 2006 wetland study (such as the Environmental Significance Overlay or Vegetation Protection Overlay).

K. Review the application and any potential overlap of the Environment Significance Overlay Schedule 2 – Protection of Waterways (ESO2) and the Environmental Significance Overlay Schedule 3 – Wannon River Escarpment Protection (ESO3)

10.4 Public Open Space contributions

10.4.1 Issue

Public open space contributions collected under either the *Subdivision Act 1988* or a schedule to Clause 53.01 in the scheme must be spent on either the purchase or improvement of land for open space purposes. While the council has utilised the schedule to Clause 53.01 to facilitate the collection of contributions for public open space, it is unclear what key projects these contributions are being put towards. Expenditure of these contributions should ideally occur in line with a local policy and/or public open space strategy.

10.4.2 Discussion

A draft *Southern Grampians Public Open Space Policy* has recently been prepared that provides for a governance framework for managing the collection and spending of public open space contributions and to ensure adequate provision of high standard public open spaces that contribute to the Southern



Grampians municipality. While this sets a high level procedure for the collection of contributions, for the purposes of transparency (and to identified projects of priority), it is important that a Public Open Space Strategy be prepared to support the policy, that details and quantifies the following:

- Existing open space resources and future open space requirements that funds collected under Clause 53.01 of the Planning Scheme and section 18 of the *Subdivision Act 1988* could be allocated to.
- Whether any additional land would benefit from inclusion in the local Schedule to Clause 53.01 and reasons why.

The preparation of the strategy should follow the structure and guidance provided in Planning Practice Note 70: Open Space Strategies. For example, it should:

- Provide an overview of existing open space resources and future needs
- Provide a basis for decision making about future open space provision and development
- Assist financial and resource planning and asset management
- Identify areas of under-provision of open space and articulate strategies for how land could be acquired or disposed of for the purpose of open space
- Facilitate a co-ordinated approach to open space planning
- Articulate community and local government aspirations in relation to open space provision and development

This project could be led by an internal working group, with officers across the assets, rates/finance, planning and recreation teams.

10.4.3 Recommendation

- L. Undertake further strategic work to prepare a Public Open Space Strategy.

10.5 Review of Design and Development Overlays (DDO) and Development Plan Overlays (DPO)

10.5.1 Issue

Analysis work, feedback from the planning unit and external stakeholders, and the 2018 planning scheme review all identify the need to update the local schedules to the DDO and DPO. This work is required to ensure the schedules contain relevant objectives, decision guidelines and up-to-date requirements to guide the design and built form of new development.

10.5.2 Discussion

Design and Development Overlays Schedules 1, 2, 5 - 11 were introduced into the scheme to guide design and built form outcomes for residential, commercial and industrial development in Hamilton,



Dunkeld and Tarrington. The schedules are based on a suite of urban design guidelines prepared in 2014 and masterplans prepared in 2011.

DDO3 has been applied to a recreation and sporting precinct to implement the *Melville Oval / Lonsdale Street Precinct Masterplan*, 2011 in Hamilton and DDO4 applies to the Obstacle Surface Limitation area around the Hamilton Airport.

It is recommended that a review of all DDO schedules is carried out to determine if the content of the objectives, strategies and requirements is up-to-date, if the area affected by the DDO is mapped appropriately and if any permit requirements can be reduced, such as buildings and works associated with the construction of outbuildings.

A review of permit activity data and feedback from external stakeholders identify a high number of permits triggered under existing DDOs for permits that have little or no planning consequence due to the minor nature of the work and compatibility with the existing use of the land. These include permits for outbuildings and garages triggers by Schedule 5 Dunkeld Township Residential Areas and Schedule 6 Dunkeld Larger Lot Residential Areas.

The Development Plan Overlays map the location and coordinate development outcomes for future growth areas and/or strategically significant sites. There are 13 schedules to the DPO in the scheme and many of the schedules have approved Development Plans.

Both the 2018 planning scheme review and the analysis undertaken for this review identified the need to examine the existing schedules to the DPO to determine whether the overlay could be removed from any parcels of land due to the completion of works in accordance with the endorsed plans. In particular this review is to focus on Schedule 7 of the DPO 'Southeast Residential Precinct, Hamilton' and Schedule 3 of the DPO 'Rural Living', (including the opportunity to update Clause 1 to include in Coleraine). A planning scheme amendment would be required to make any changes to the schedules and/or to remove redundant DPOs.

It is also recommended that an internal procedure is developed to endorse, register, and manage outstanding requirements associated with development plans, and map the location of development plans (both adopted and outstanding) as a layer on the council's internal mapping system.

The 2018 review report also recommends the updating of the schedules to the DPO to require the shared infrastructure contributions to be considered as part of future development plans. It is recommended that this work be conducted as part of the preparation of the Public Open Space Strategy (see recommendation L above).

Recommendation

M. Examine the local Design and Development Overlay schedules to clarify objectives, strategies and requirements.

N. Examine land in schedules to the Development Plan Overlay to determine whether use and development has been undertaken in accordance with the endorsed plan and whether the overlay could be removed from any parcels of land.



11 Further strategic work

Appendix Three of this report outlines the strategic planning work that has been identified through this planning scheme review based on:

- Council planning strategies that have been recently adopted.
- The previous planning scheme review in 2018.
- Further work already listed within the planning scheme.
- The audit of the planning scheme outlined in Section 5 of this report and included in Appendix One.
- Key stakeholder engagement.

Through the review process, the highest priority tasks for the council to undertake over the next four years to improve the planning scheme has been identified and is included in the recommendations below.

Only work that can be completed in the next four years should be included in Clause 72.04 of the planning scheme. A recommended Clause 72.04 is included in the marked-up ordinance at Appendix Two. This should be considered by the council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in Clause 74.02.

Recommendations:

It is recommended that the council prioritise the following further strategic work over the next four years:

Recommendations:

1. **Commence the implementation of the Rural Land Use Strategy.**
2. **Commence the implementation of the Small Towns Strategy and prepare structure plans for Penshurst, Cavendish and Coleraine.**
3. **Update, consolidate and finalise the draft Grampians Landscape Assessment and South West Landscape Assessment Study to identify, qualify and quantify (the extent of) the significant landscapes that have been referred to in the Municipal Planning Strategy but are not yet included in a Significant Landscape Overlay.**
4. **Utilise strategic work in carriage (Plan for Nature) to identify, qualify and quantify (the extent of) the environmental assets and values that have been referred to in the Municipal Planning Strategy but not yet included in a Planning Scheme control and previously mapped as part of the 2006 wetland study (such as the Environmental Significance Overlay or Vegetation Protection Overlay).**
5. **Undertake a permit trigger review to:**
 - a) **Examine the local Design and Development Overlay schedules to clarify objectives, strategies and requirements.**



- b) Examine land in schedules to the Development Plan Overlay to determine whether use and development has been undertaken in accordance with the endorsed plan and whether the overlay could be removed from any parcels of land.
 - c) Review Environment Significance Overlay (ESO1) – Eastern Barred Bandicoot Area in consultation with the Department of Energy, Environment and Climate Action (DEECA) to remove permit application referral requirement as conservation values of the Eastern Barred Bandicoot addressed in other legislation (via EPBC and FFG Act)
 - d) Expand the application of Schedule 2 to the Environmental Significance Overlay over linear waterways that cross into Southern Grampians from Ararat and Glenelg Shires to ensure consistent cross-border protection in respective planning schemes.
 - e) Review the application and any potential overlap of the Environment Significance Overlay Schedule 2 – Protection of Waterways (ESO2) and the Environmental Significance Overlay Schedule 3 – Wannon River Escarpment Protection (ESO3)
 - f) Review Low Density Residential Zone Schedule 2 and update to increase the minimum floor area for exempted outbuildings.
 - g) Following the disbursement of collected funds, prepare a strategic justification background report and commence a Planning Scheme Amendment to remove the local schedule of the Parking Overlay, based on the findings of the Hamilton Central Business Area Activation Master Plan.
 - h) Review Heritage Overlay mapping to ensure appropriate curtilage for significant buildings and precincts identified in the HO are mapped correctly.
 - i) Review the Rural Activity Zone Schedule 2 mapping to ensure curtilage of properties are mapped correctly.
6. Prepare a Southern Grampians Public Open Space Policy to identify existing open space resources and future open space requirements, including procedures for collecting, recording and allocating funds.
7. Develop Water Sensitive Urban Design directions and policy to improve stormwater quality entering the Grange Burn (in consultation with Wannon Water, the Glenelg Hopkins Catchment Management Authority (GHCMA), Southern Rural Water (SRW)) and insert as a new Clause 19.03-3L (Integrated Water Management) in accordance with the Hamilton Integrated Water Management Plan (2021).
8. Prepare a correction and anomalies amendment to address mapping, zoning and typographical errors for places and ordinance identified in the correction register contained in the 2018 Planning Scheme Review (as relevant) and any other list maintained by the planning unit.
9. Identify priority places of potential local heritage significance via a gap analysis to inform a future Hamilton Gap Heritage Study.
10. Enhance local heritage policy at Clause 15.03-1L to include policy for remote heritage places and groups of heritage buildings in a rural setting.



11. Investigate increased protection of Aboriginal cultural heritage sites in collaboration with Aboriginal Victoria and Gunditj Mirring Registered Aboriginal Party with regard to 'Acknowledgment of Places with Shared Values' (Context, 2015) guidance document.
12. Investigate the application of the Buffer Area Overlay to identify and protect buffer areas around the Hamilton Regional Livestock Exchange (saleyards), Hamilton Landfill and Waste Transfer Station, declared water storages and water supply and treatment infrastructure.



Appendix One

A1 – A5 analysis documents



Appendix Two

Marked up ordinance with policy neutral and strategically justified changes to the planning scheme.



Appendix Three

Comprehensive list of further strategic work

The following list of work is a comprehensive list of all the further strategic work that has been identified through this planning scheme review.

The highest priorities have been identified and included in Chapter 9 and 10 of the report. The remaining projects on this list need to be prioritised by council.

Refer to project documents **R3: Further Strategic Work Prioritisation** and the '**A Good Practice Guide to Planning Scheme Reviews, August 2022**' for instructions for preparing a prioritised further strategic work list for Clause 74.02 Further Strategic Work schedule.

	Project Name	Project Source
1	Commence the implementation of the Rural Land Use Strategy.	Clause 74.02 RLUSS 2018 PSR 2023 PSR
2	Commence the implementation of the Small Towns Strategy and prepare structure plans for Penshurst, Cavendish and Coleraine, followed by updated plans for Dunkeld and Tarrington.	Clause 74.02 2018 PSR 2023 PSR
3	Update, consolidate and finalise the draft Grampians Landscape Assessment and South West Landscape Assessment Study to identify, qualify and quantify (the extent of) the significant landscapes that have been referred to in the Municipal Planning Strategy but are not yet included in a Significant Landscape Overlay.	Clause 74.02 2018 PSR 2023 PSR
4	Utilise strategic work in carriage (Plan for Nature) to identify, qualify and quantify (the extent of) the environmental assets and values that have been referred to in the Municipal Planning Strategy but not yet included in a Planning Scheme control and previously mapped as part of the 2006 wetland study (such as the Environmental Significance Overlay or Vegetation Protection Overlay).	Referral feedback 2018 PSR 2023 PSR
5	Undertake a permit trigger review to:	Referral feedback



	Examine the local Design and Development Overlay schedules to clarify objectives, strategies and requirements. Examine land in schedules to the Development Plan Overlay to determine whether use and development has been undertaken in accordance with the endorsed plan and whether the overlay could be removed from any parcels of land through a Planning Scheme Amendment process. Review Environment Significance Overlay (ESO1) – Eastern Barred Bandicoot Area in consultation with the Department of Energy, Environment and Climate Action (DEECA) to remove permit application referral requirement as conservation values of the Eastern Barred Bandicoot addressed in other legislation (via EPBC and FFG Act). Expand the application of Schedule 2 to the Environmental Significance Overlay over linear waterways that cross into Southern Grampians from Ararat and Glenelg Shires to ensure consistent cross-border protection in respective planning schemes. Review the application and any potential overlap of the Environment Significance Overlay Schedule 2 – Protection of Waterways (ESO2) and the Environmental Significance Overlay Schedule 3 – Wannon River Escarpment Protection (ESO3) Review Low Density Residential Zone Schedule 2 and update to increase the minimum floor area for exempted outbuildings. Following the disbursement of collected funds, prepare a strategic justification background report and commence a Planning Scheme Amendment to remove the local schedule of the Parking Overlay, based on the findings of the Hamilton Central Business Area Activation Master Plan. Review Heritage Overlay mapping to ensure appropriate curtilage for significant buildings and precincts identified in the HO are mapped correctly. Review the Rural Activity Zone Schedule 2 mapping to ensure curtilage of properties are mapped correctly.	External feedback Clause 74.02 2018 PSR 2023 PSR
6	Prepare a Southern Grampians Public Open Space Policy to identify existing open space resources and future open space requirements, including procedures for collecting, recording and allocating funds.	2023 PSR Clause 74.02



7	Using the mapping prepared as part of the Domestic Wastewater Management Plan, identify allotments that would benefit from consolidation due to their inability to manage wastewater on site, prepare a restructure plan and apply the Restructure Overlay.	2023 PSR 2018 PSR Clause 74.02
8	Develop Water Sensitive Urban Design directions and policy to improve stormwater quality entering the Grange Burn (in consultation with Wannon Water, the Glenelg Hopkins Catchment Management Authority (GHCMA), Southern Rural Water (SRW)) and insert as a new Clause 19.03-3L (Integrated Water Management) in accordance with the Hamilton Integrated Water Management Plan (2021).	2023 PSR
9	Prepare a correction and anomalies amendment to address mapping, zoning and typographical errors for places and ordinance identified in the correction register contained in the 2018 Planning Scheme Review (as relevant) and any other list maintained by the planning unit	2023 PSR 2018 PSR
10	Identify priority places of potential local heritage significance via a gap analysis to inform a future Hamilton Gap Heritage Study.	2023 PSR
	Enhance local heritage policy at Clause 15.03-1L to include policy for remote heritage places and groups of heritage buildings in a rural setting.	External feedback
11	Investigate increased protection of Aboriginal cultural heritage sites in collaboration with Aboriginal Victoria and Gunditj Mirring Registered Aboriginal Party with regard to 'Acknowledgment of Places with Shared Values' (Context, 2015) guidance document.	2023 PSR
12	Investigate the application of the Buffer Area Overlay to identify and protect buffer areas around the Hamilton Regional Livestock Exchange (saleyards), Hamilton Landfill and Waste Transfer Station, declared water storages and water supply and treatment infrastructure.	2023 PSR



Appendix Four

State and regional planning scheme amendments and planning practice notes issued since last planning scheme review

VC (Victorian) and GC (group of council) amendments.

Since the last planning scheme review in 2010, several VC and GC amendments have introduced new policy into the Buloke Planning Scheme and are directly relevant to this review:

- VC083: Introduced a raft of changes to bushfire policy and provisions to implement the recommendations of the 2009 Victorian Bushfires Royal Commission.
- VC103: Introduced the reformed rural zones.
- VC105: Implemented reforms to Victoria's native vegetation and biodiversity provisions.
- VC134: Introduced the Municipal Planning Strategy (MPS).
- VC138: Updates to the Native Vegetation Framework
- VC140: Provisions for the Planning Policy Framework transition
- VC142: Update to the Ministerial Direction on Form and Content and clean-up of permit triggers.
- VC144: Introduced VicSmart provisions.
- VC147: Enabled the online publishing of planning schemes through the DTP Amendment Tracking System (ATS).
- VC148: Planning Policy Framework introduction
- VC150: Implemented actions outlined in the Victorian Government's Planning for Sustainable Animal Industries Report.
- VC154: Implemented of the integrated water management reforms.
- VC169: Updated State policy to direct balanced outcomes for housing growth and built form, while also clarifying and consolidating housing policy.
- VC175: Buffer Area Overlay introduction
- VC200, VC 204 and VC205: Transport planning reforms
- VC203: Introduced the new environment protection framework into the Victoria Planning Provisions
- VC216: Changed the Planning Policy Framework (PPF) to support Environmentally Sustainable Development (ESD).
- VC231: Reduced permit requirements in the Rural Living, Farming and Rural Activity Zones in rural and regional municipalities.

New Planning Practice Notes

Since the last planning scheme review in 2010, Several Planning Practice Notes (PPNs) have been introduced which may impact on the future development of the Buloke Planning Scheme.

- PPN03 - Applying the Special Use Zone
- PPN23 - Applying the Incorporate Plan and Development Plan Overlays
- PPN24 - Shipping Container Storage
- PPN30 - Potentially Contaminated Land
- PPN58 - Structure Planning for Activity Centres
- PPN59 - The Role of Mandatory Provisions in Planning Schemes



- PPN60 - Height and Setback Controls for Activity Centres
- PPN61 - Licensed Premises – Assessing Cumulative Impact
- PPN63 - Applying for a Planning Permit to Farm Chickens
- PPN74 - Making Planning Documents Available to the Public
- PPN81 - Live Music and Entertainment Noise
- PPN84 - Applying the Minimum Garden Area Requirement
- PPN85 - Applying the Commercial 3 Zone
- PPN86 - Applying for a Planning Permit for a Pig Farm
- PPN87 - Preparing a Planning Permit Application for Animal Production
- PPN88 - Planning for Domestic Rooftop Solar Energy Systems
- PPN89 - Extractive Industry and Resources
- PPN90 - Planning for Housing
- PPN91 - Using the Residential Zones
- PPN92 - Managing Buffers and Land Use Compatibility
- PPN94 - Land Use and Transport Integration
- PPN95 - Local Heritage Provisions
- PPN96- Glint and reflectivity



Appendix Five

Responses from referral authorities and other stakeholders



Template A1: Planning scheme analysis

Use this template to prepare your analysis of each section of the Planning Scheme.

You will need:

- The Ministerial Direction on the Form and Content of Planning Schemes (MDFC).
- The Practitioners Guide to Victorian Planning Schemes (Practitioners Guide).
- Other Practice Notes that relate to the local provisions in your scheme.
- An understanding of the VC and GC amendments that have happened since your last review, so you can identify whether changes need to be made to your local provisions.

Turn on the style guide so that you can insert the right styles for each comment in the last column.

This table will identify where the local provisions need improving and will form the basis of engagement with other people in the organisation.

This table will also be a guide for marking up changes that should be made to the planning scheme ordinance, and further strategic work that is required as a result of the findings of the review.

To make this process as simple as possible, recommendations should be marked up using the following coding using the styles that are built into this template.

Where the provision or schedule complies make text green. The name of this style is PSR complies.

Where the provision or schedule requires further strategic work to inform a future amendment, make text red. The name of this style is PSR further strategic work.

Where the provision or schedule does not comply and can be fixed up as part of a Ministerial amendment make text orange. The name of this style is PSR policy neutral amendment.

Where the provision or schedule does not comply and needs a full, advertised amendment make text blue. The name of this style is PSR full amendment.

Tables in this template will be cut and pasted into the R1 report when you are finished (removing the columns that aren't required).



Municipal Planning Strategy (MPS)

Instructions

- Review each clause of the MPS against the Practitioners Guide requirements which are included in the table:
- Ensure the drafting and format complies with the MDFC and other relevant Practice Notes.
- The word count should be 5000 words or less.
- Consider whether any VC or GC amendments mean that changes are required to the MPS
- Ensure you are looking at linkages across the whole scheme, not just the PPF. The MPS should provide a strategic link to all the parts of the scheme.
 - For example, when you are looking at Build Environment and Heritage, consider the Heritage Overlay, Design and Development Overlays, Development Plan Overlays as well as any Clause 15 policy in the PPF and make sure that there is a link. Sometimes there will be links to the scheme that are not explicit in the PPF (for example Special Water Catchments might be covered by an ESO, but not mentioned in Clause 14 Natural Resource Management as that policy is already covered at the state PPF level)
- Add additional rows as required for each 02.04 Strategic Framework Plan (do a separate assessment for each plan).

Section	What it should include
2.01 Context	Brief description of the geographic, economic and demographic features. Reference to the latest economic and demographic data (for example Remplan data, ABS data). Recognition of traditional owners.
2.02 Vision	Vision that links to the Council vision in the Council Plan. Vision that is focused on land use and planning issues only (e.g. not governance or financial management).
2.03 Strategic directions	Themes are grouped and in the same order as the PPF themes. Each theme or subtheme includes a brief context and separate strategic directions. Context and strategic directions are evidence-based, supported by adopted by Council strategy. Context and strategic directions articulate most important land use and development issues for municipality. Strategic directions consistent with and build on State policy. Strategic directions articulate how State and Regional Planning Policy will be implemented at a local level. Strategic directions articulate how the Vision (Clause 02.02) will be implemented.
2.04 Strategic Framework Plans	Name of plan. Clear reproduction.

Southern Grampians Planning Scheme



Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Word count (5000 or less)	The Municipal Planning Strategy is 3421 words.	Complies
02.01 Context	While there is an existing reference to traditional custodians in the context section of the MPS, there is an opportunity to refine the language that has been used, and to also update the spelling of the owner groups which are referred to differently on the Council website and in the Council Plan. It is recommended to make minor amendments to the recognition of Traditional Owners as follows: The Traditional custodians of the Southern Grampians area are the Bunganditj, Gunditjmara and Tjap Wurrung Aboriginal people who have occupied the land for at least 40,000 years [SGSCCP, SGHS]. In the time that has passed since the last review, new Census data has been released. It is recommended that the population statistic be updated to be 16,588 people, and that a reference to the 2021 Census, Australian Bureau of Statistics be included as follows: The Shire is in the Glenelg Hopkins catchment and has a population of around 16,588 people (2021 Census, Australian Bureau of Statistics). To provide more context for where the Shire is located, minor amendments could be made as follows: The Shire is well positioned on the junction of major highways, including the Glenelg Highway, the Hamilton Highway and the Henty Highway, and has direct road and rail links to the Portland deep water port. It is well connected to the south-east of South Australia, and to the agricultural regions of the Wimmera and Mallee.	PSR policy neutral amendment: • Update language for recognition of traditional owners. • Update population statistics. • Provide context for Shire's transport linkages.

Southern Grampians Planning Scheme



Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
02.02 Vision	Council adopted a new Council Plan on 13 October 2021. It is recommended that the Vision be updated to reflect the 2021-2025 Council Plan in the following manner: The Shire's vision is to be a growing, inclusive and connected community that fosters sustainability, diversity and innovation. The Council Plan (2021-2025) identifies four priority areas to support the Council's vision for land use planning and development: • Empower the community to be healthy, inclusive and connected. • Grow and diversify local and regional economy to supports local businesses. • Provide access to a high-quality built environment and infrastructure that meets community needs. • Promote and enhance a clean, green and sustainable environment.	PSR policy neutral amendment: • Update vision to reflect 2021-2025 Council Plan
02.03 Strategic directions		

Southern Grampians Planning Scheme



Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
02.03-1 Settlement	In addition to the shire-wide population statistic included in Clause 02.01 <i>Context</i>, individual population statistics have been included for each settlement listed in Clause 02.03-1 <i>Managing growth</i>. As this data can become outdated quickly, it is recommended that this information is removed from Clause 02.03-1. Clause 02.03-1 (both <i>Managing growth</i> and <i>Activity centres</i>) refers to the hierarchy of towns and settlements included in the Strategic Framework Plan at Clause 02.04, however, this hierarchy is based on the <i>Southern Grampians Retail Development Strategy 2011-2021</i> which identified the retail role of each activity centre in the municipality rather than their growth role. While the preparation of individual structure plans has begun for the larger activity centres across the Shire, there is no overarching settlement strategy that defines how growth should be managed in a hierarchy of settlements. The settlement hierarchy in the Small Towns Strategy should be included in this clause. Further to this, the typologies for the different activity centres listed in the Strategic Framework Plan (ie. "regional centre", "neighbourhood centre", and "local centre"), which are then referenced in Clause 02.03-1 <i>Activity centres</i> and again in Clause 17.02, are not clearly defined anywhere in the scheme. While there is a clearly defined hierarchy, it is not obvious what the role of each activity centre type is. It is recommended that that Council further define both the typology and prepare corresponding strategic directions for each of these centres when an updated Economic Development Strategy is next prepared for the Shire given the importance of retailing on the local economy. Tarrington and Wannon are both identified as Local Centres on the Strategic Framework Plan at Clause 02.04, however, they are not referred to in the hierarchy of activity centres listed in Clause 02.03-1 <i>Activity centres</i>. It is recommended that these two settlements be included in the written policy.	PSR further strategic work

Southern Grampians Planning Scheme



Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
02.03-2 Environmental values and landscapes	Complies, although there is a disconnect between the environmental and landscape values that are identified in the MPS and those that are actually protected via planning scheme controls in Clause 40 of the Planning Scheme. Recommend reviewing the extent of the VPO, ESO and SLO to ensure all identified (and potentially new) natural features are covered.	PSR further Strategic Work
02.03-3 Environmental risks and amenity	Complies. Focus is on bushfire and flooding. There is an opportunity for further strategic work to focus on strategic directions relating to climate change, soil degradation and to a lesser extent noise, air quality and amenity.	PSR further Strategic Work
02.03-4 Natural resource management	Complies. Focus is on agriculture and water, although earth resources is covered under "industry".	PSR complies
02.03-5 Built environment and heritage	Complies.	PSR complies
02.03 Housing	The MPS does not include a section on Housing. Recommend preparing a series of structure plans (as identified in the Small Towns Strategy) that provides strategic directions relating to housing.	Further Strategic Work
02.03-6 Economic development	Complies. Focus is on industry and tourism, although activity centres and general retailing is covered under "settlement".	
02.03-7 Transport	Complies.	
02.03-8 Infrastructure	Update title of background document for consistency with Clause 72.08: <i>Infrastructure Design Manual</i> (2019, Local Government Infrastructure Design Association) There is an opportunity for further strategic work to investigate strategic directions relating to community infrastructure (i.e., health, education and cultural).	PSR policy neutral amendment PSR further strategic work

Clause no and name	Compliance or changes required	Action
		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
02.04 Strategic framework plans	Clause 02.04 contains a strategic framework plan that covers the entire municipality. It is clearly titled and produced. While the plan identifies a hierarchy of local centres, neighbourhood centres and regional centres, it provides limited direction for other matters such as growth and development, housing, industrial and commercial land supply, redevelopment sites, significant infrastructure, areas of environmental significance or areas where environmental risk must be managed or any other matter that the MPS identifies. There is an opportunity to superimpose information from the maps in the Southern Grampians Economic Development Strategy and the Rural Land Use Strategy onto the existing strategic framework plan, as well as update the map with growth capacity as identified in the Small Towns Strategy settlement hierarchy.	PSR complies. PSR further strategic work

Planning Policy Framework

Instructions

- Use the MDFC, Practitioners Guide and relevant Practice Notes.
- List each local policy in the PPF in the left hand column.
- For each policy consider the following questions:
 - Does the name of the policy clearly explain what the policy does?
 - Is there a better location in the planning scheme for this policy (MPS, schedule, another part of the PPF)? Please specify.
 - If there is no policy application, under Clause 72.01 it means the policy applies to all land. Is a policy application required?
 - Is there an objective? If not, is it clear what State objective is trying to be achieved? If not identify a suitable objective. Objective's always start with 'To (verb)'. The verb should be selected from the approved verbs in the Practitioners Guide.
 - Do any recent VC or GC amendments mean that changes are required? Identify.
 - Do any strategies duplicate State or Regional policy? Identify.
 - Are the strategies drafted to have one idea each strategy?
 - Are the strategies drafted with an approved verb from the Practitioners Guide to commence the sentence? (Two verbs should be avoided if possible – for example, don't start a



strategy with “Support and facilitate...., chose one verb to be clear about the action the planner should be encouraging).

- Are the policy guidelines drafted to aid a planner in deciding how to achieve a strategy or objective?
- Would the policy guidelines be better as strategies?
- Are all the policy documents listed in either Clause 72.04 (Incorporated documents) or 72.08 (Background documents). If not, please flag.
- Has cross referencing to plans been done correctly in the text? Are any plans clear and helpful.
- Specify the changes required in column two, and the action required in column three.
- Add additional lines as required under each PPF theme.
- The first four lines are examples.

Changes required		Action
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
SETTLEMENT		
11.02-1L Supply of urban land		PSR complies
11.03-6L Hamilton	Update the following direction under Housing for clarity as follows: <i>Support infill residential development in areas with distinctive character in a manner that respects that character, particularly in Church Hill and near the Botanic Gardens.</i> Update verb at beginning of Policy guideline as follows: <i>Consider as relevant:</i> <i>Encourage development in the central business district up to 3 storeys in height.</i>	PSR policy neutral amendment:
11.03-6L Dunkeld	Update title of policy document in Policy Application to be consistent with Clause 72.08 as follows: <i>This policy applies to all land shown in the Dunkeld Structure Plan map (Hansen Partnership, 2014).</i> Relocate the following policy from Settlement to Access and infrastructure:	PSR policy neutral amendment:

Southern Grampians Planning Scheme



Changes required		Action
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	Ensure development to the south of the railway line improves road connections through upgrades and new roads and provides water services. Update the following directions under Environmental and landscape values for clarity – <i>Protect the Red Gum trees in the 'protect and enhance redgum entrance' areas on the western and southern approaches to the town.</i> <i>Maintain an open pastoral landscape in the areas shown as 'pastoral surrounds' and 'protect escarpment'.</i> Update the following directions under Access and infrastructure for clarity and to ensure they commence with an approved verb: <i>Upgrade pedestrian links to the Salt Creek corridor and the Parker Street 'main road' spine, and from Parker Street to Templeton Street.</i> <i>Ensure unformed roads are constructed to facilitate subdivision and development.</i> Update title of policy document for consistency with Clause 72.08 as follows: <i>Dunkeld Structure Plan (Hansen Partnership, 2014).</i>	
ENVIRONMENT VALUES AND LANDSCAPES		
12.05-2L Southern Grampian's significant landscapes	Nil. Note: the strategy references landscapes that are not yet protected by an SLO: Victorian Volcanic Plains, the Dundas Tablelands and the Grampians. Further work should be undertaken to ensure that these can be adequately protected through planning scheme controls. Opportunity to include new directions from the RLUS relating to Environment and Landscape	PSR complies PSR further strategic work. PSR further strategic work.
ENVIRONMENTAL RISKS AND AMENITY		
13.07-1L Land surrounding industrial zones	Nil	PSR complies



Clause no. and name	Changes required	Action
		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
NATURAL RESOURCE MANAGEMENT		
14.01-1L Small lot subdivisions, house lot excisions and dwellings	Update the following strategies to commence with an approved verb: - Ensure that dwellings are sited and designed to minimise impacts on agriculture. - Encourage the restructuring of lots to create a smaller lot for a dwelling instead of creating additional lots.	PSR policy neutral amendment
14.01-1L Industrial uses in the Farming Zone	Update the policy application to ensure it applies to an application for both use and development of accommodation: <i>This policy applies to all applications for subdivision, and use and development of accommodation in the Farming Zone.</i>	PSR policy neutral amendment
14.01-1L Protection of agricultural land	Opportunity to include a new local policy with directions from the RLUS relating to Food and Fibre. Update Clause number to be different from previous.	PSR further strategic work. PSR Policy neutral amendment
14.01-2L Sustainable agricultural land use	Nil Opportunity to include a new local policy with directions from the RLUS relating to Rural Industry	PSR complies PSR further strategic work
14.01-3L Forestry, timber production and processing	Update the policy application to ensure it applies to a specific type of use or development: <i>This policy applies to all applications for use and development of forestry and timber production, and associated processing facilities.</i>	PSR policy neutral amendment
BUILT ENVIRONMENT AND HERITAGE		
15.01-1L Sign design	Update the policy application in accordance with the practitioners guide: <i>This policy applies to all applications for the development of land for signs</i>	PSR policy neutral amendment
15.01-1L Industrial design	Update the policy application in accordance with the practitioners guide:	PSR policy neutral amendment

Southern Grampians Planning Scheme



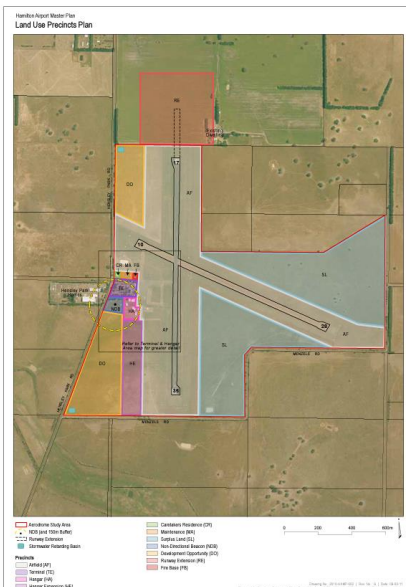
Changes required		Action
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	<i>This policy applies to all applications for the development of land for industry.</i> Update the following directions to start with an approved verb: <i>Locate and design industrial development to minimise impacts on the surrounding area.</i> <i>Locate and design industrial development to improve and enhance town entrances.</i> <i>Locate industrial uses and development in a coordinated and efficient manner that makes use of buffers.</i> Update the following direction for clarity: <i>Support industrial development with a high standard of presentation that incorporates measures such as landscaping and screening of the site, minimised use of signs and the use of building materials that assist in blending in with the surrounding area.</i>	
15.01-3L Subdivision design in Coleraine	Update the policy application in accordance with the practitioners guide: <i>This policy applies to all applications for subdivision in Coleraine.</i> Update the following strategies to commence with an approved verb: <i>Design subdivisions to respect the original block, street and subdivision pattern.,</i> <i>Ensure the use indigenous or native species for all plantings in new subdivisions.</i> Update the following strategy for clarity: <i>Improve pedestrian connections to the off-street car parks at the rear of properties in Whyte Street through subdivision design.</i> Consider relocating the following direction to 11.02-1L: <i>Limit the boundaries of Coleraine to the current urban zonings.</i>	PSR policy neutral amendment
15.03-1L Heritage conservation	Nil	PSR complies
15.03-1L Shopfronts and verandahs	Update the policy application to ensure it applies to a specific type of development:	PSR policy neutral amendment



Changes required		Action
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	<i>This policy applies to all applications for the development of a new or altered shopfront or verandah in the Heritage Overlay.</i> Update the following strategies to commence with an approved verb: <i>Ensure doors are set back behind the shopfront display window.</i> <i>Ensure the use muted and sympathetic colour schemes around windows, above parapets and on the face of awnings.</i> Update Clause number to be different from above.	
HOUSING		
Nil	Nil	PSR complies
ECONOMIC DEVELOPMENT		
17.02-1L Business in small and large towns	Nil	PSR complies
17.02-2L Out-of-centre development	Further to the discussion in 02.03-1, it is important that activity centre typologies (and thresholds for new centres) are clearly defined in the scheme as there is strategy relying on it: <i>Discourage 'out-of-centre' retail development, except where any of the following apply:</i> <i>It will serve a new neighbourhood or local activity centre in a growing part of Hamilton, it will not harm the viability of other centres and there is demand for such a centre.</i>	PSR further strategic work
17.03-2L Industrial development and servicing	Nil	PSR complies
17.04-1L Facilitating tourism	Nil Opportunity to include new policy directions from the RLUS relating to Rural Tourism	PSR complies PSR further strategic work
TRANSPORT		
18.02-5L Heavy vehicle routes	Nil	PSR complies

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Changes required		Action
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
18.02-7L Hamilton airport	Update the policy application to ensure it applies to a specific type of use or development: <i>This policy applies to all applications for use and development at Hamilton Airport and in the Airport Environs Overlay.</i> Include the Land Use Precincts Plan from the <i>Hamilton Airport Master Plan</i> (background document) which illustrates the precincts mentioned in the strategies.  Following inclusion of the Land Use Precincts Plan, remove reference as follows: <i>Support the development of airport operations and associated facilities in the Airfield Precinct, Terminal Precinct, Hangar Precinct, Hanger Expansion Precinct, Caretakers Residence, Maintenance Precinct, Fire Base Precinct and Non -Directional Beacon Precinct</i>	PSR policy neutral amendment
INFRASTRUCTURE		
19.02-6L Location and design of open space	Update policy document with latest version: <i>Neighbourhood Safer Place – Bushfire Place of Last Resort Assessment Guideline (Country Fire Authority, July 2020)</i>	PSR policy neutral amendment

Southern Grampians Planning Scheme

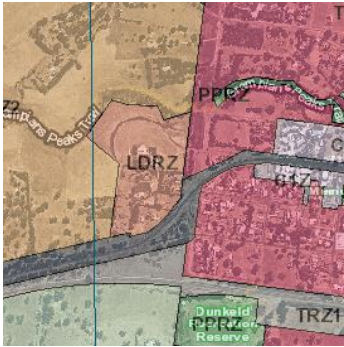


Changes required		Action
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	Update or remove policy expiry date in consultation with the CFA.	
19.03-2L Infrastructure design and provision	Nil	PSR complies
19.03-3L Sewage treatment	Nil	PSR complies



Zone analysis

- List all zone schedules in the scheme in the first column.
- Assess each schedule against the Ministerial Direction on the Form and Content of Planning Schemes
- Consider whether any VC or GC amendments mean that changes are required to the zone schedules.
- Review each schedule for general issues and improvements that could be made. Identification of the issue becomes the justification for an amendment. For example, if a map is hard to read and should be updated, if the writing is verbose and should be edited. This will come down to a judgement based on general drafting principles. Always keep in mind that any changes made to a scheme must be strategically justified (unless it is a correction or update to factual data) and will be assessed by DELWP planners and potentially Planning Panels Victoria through a planning scheme amendment.
- Add additional rows as required under the appropriate zone category.
- The first three rows are examples

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
RESIDENTIAL ZONES		
32.03s1 Low Density Residential Zone	Separate Area 1, Area 2 and Area 3 into three new schedules (as per Practitioners Guidelines) and keep remaining LDRZ/LDRZ1 schedule for land in LDRZ that does not have specific subdivision requirements.	PSR policy neutral amendment
32.03s2 Low Density Residential Zone	Note: land affected by schedule 2 is "all land in Dunkeld". One parcel of land on the western side of the settlement is not in Schedule 2. Investigate its inclusion in LDRZ2. 	Further Strategic Work PSR complies

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Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
32.04s Mixed Use Zone	No change required – no content.	Complies
32.05s Township Zone	No change required – no content.	Complies
32.07s1 Residential Growth Zone	A schedule to this zone must contain the design objectives to be achieved for the area – none have been specified. Up to 5 objectives should be prepared. Explore possibility to use existing Urban Design Framework, Urban Design Guidelines or Masterplans	PSR further strategic work.
32.08s1 General Residential Zone	No change required – no content.	Complies
32.09s1 Neighbourhood Residential Zone	A schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area – none have been specified. Up to 5 objectives should be prepared.	PSR further strategic work.
INDUSTRIAL ZONES		
33.01s1 Industrial 1 Zone	No change required – no content.	Complies
33.02s1 Industrial 2 Zone	No change required – no content.	Complies
33.03s1 Industrial 3 Zone	No change required – no content.	Complies
COMMERCIAL ZONES		
34.01s1 Commercial 1 Zone	Description of land (Fenton Street) could be improved. Does the leasable floor area restriction only apply to properties fronting Fenton Street between no. 48 Fenton Street and Ballarat Road? Or does it extend further to the south of this? Does it also apply to land in Jessop Street?	PSR policy neutral amendment.
RURAL ZONES		
35.03s1 Rural Living Zone	Update Table 1 to include a new row at the bottom for “Minimum setback from a waterway, wetlands or designated flood plain (metres)”	PSR policy neutral amendment.
35.03s2 Rural Living Zone	Description of land (All land in Dunkeld between Salt Creek and the Glenelg Highway) could be improved. Where is the boundary of Salt Creek?	PSR policy neutral amendment.

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Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	Update Table 1 to include a new row at the bottom for "Minimum setback from a waterway, wetlands or designated flood plain (metres)"	
35.06s1 Rural Conservation Zone	Redraft the objectives to meet Form and Content requirements (maximum 5 objectives): <i>To protect the character and landscape of the foothills to the Grampians National Park and the slopes to the west of the Wannon River.</i> <i>To retain and protect the visual amenity and landscape setting of Dunkeld, and steeply sloping land, from inappropriate use and development.</i> <i>To provide long term protection of the environmental and conservation values of private rural land which contains remnant bushland.</i> <i>To recognise constraints to development due to servicing difficulties, land slope and land capability for on-site effluent disposal.</i> <i>To protect water quality in the Wannon River.</i> Update the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture to say, "none specified", in accordance with changes made through VC210 - <i>An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. <u>Any area specified must be more than 100 square metres.</u> The building must not be used to keep, board, breed or train animals.</i>	PSR policy neutral amendment.
35.07s1 Farming Zone	Update Table 1 to include a new row at the bottom for "Minimum setback from a waterway, wetlands or designated flood plain (metres)" Update the maximum area for which no permit is required to use land for timber production to include another row that says "all other land" and include "none specified" in the area/dimensions/distance column.	PSR policy neutral amendment.

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Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
35.08s1 Rural Activity Zone	Update Table 1 to include a new row at the bottom for "Minimum setback from a waterway, wetlands or designated flood plain (metres)" Separate schedules should be prepared for areas A, C, B/D.	PSR policy neutral amendment.
35.08s2 Rural Activity Zone	Update Table 1 to include a new row at the bottom for "Minimum setback from a waterway, wetlands or designated flood plain (metres)" Ideally, separate schedules should be prepared for areas A and B. Further strategic work may need to be undertaken to review the application of this schedule. Area A does not appear be in the RAZ – can reference to this be removed? Area B appears to form part of a larger consolidated lot so may not be appropriate in a schedule of its own – lot boundary TBC.	PSR policy neutral amendment. Further Strategic Work
PUBLIC USE ZONES		
36.01s1 Public Use Zone	No change required – no content.	Complies
36.02s1 Public Park and Recreation Zone	No change required – no content.	Complies
36.03 Public Conservation and Resource Zone	No change required – no content.	Complies
SPECIAL PURPOSE ZONES		
37.01s1 Special Use Zone	Complies.	Complies
37.01s2 Special Use Zone	Complies.	Complies
37.01s3 Special Use Zone	Complies.	Complies
37.01s4 Special Use Zone	Complies.	Complies
37.01s5 Special Use Zone	Complies.	Complies
37.01s6 Special Use Zone	Update all references to the title of the background document to be consistent with Clause 72.08 as follows:	PSR policy neutral amendment

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Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	<i>Hamilton Airport Master pPan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011).</i> Under application requirements for “use of land”, update the following for clarity: <i>The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</i> • <i>A plan and/or a written statement which demonstrates the following:</i> ○ <i>how the proposed use will not prejudice or interfere with the operation of the airport.</i> ○ <i>The purpose of the use and types of activities which will be carried out.</i> ○ <i>The likely effects, if any, on the airport and adjacent land including traffic, light spill and hours of operation.</i> Under application requirements for “subdivision”, update the following for clarity: <i>The following application requirements apply to an application for a permit to subdivide land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</i> • <i>A Plan and/or written statement which demonstrates the following:</i> ○ <i>The purpose of the subdivision.</i> ○ <i>How the subdivision will complement the airport.</i> ○ <i>The intended outcome of the subdivision and use of the</i>	



Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	<i>lots once the subdivision is completed.</i> ○ <i>The strategic impact on the airport.</i> ○ <i>The likely effects of the subdivision on the airport and the adjacent land.</i> Under application requirements for “buildings and works”, update the following for clarity: <i>The following application requirements apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</i> • <i>A plan drawn to scale which shows:</i> ○ <i>the boundaries and dimensions of the site</i> ○ <i>the location of adjoining roads</i> ○ <i>the location, height and purpose of buildings and works on adjoining land</i> ○ <i>relevant ground levels</i> ○ <i>the layout of existing and proposed buildings and works</i> ○ <i>the location of all driveway, car parking and loading areas</i> ○ <i>proposed landscape areas</i> ○ <i>the location of all existing and proposed external storage areas.</i> • <i>Elevation drawings to scale showing the colour and materials of all proposed buildings and works.</i> • <i>Construction details of all drainage, driveways, vehicle parking and loading areas.</i>	



Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
37.01s7 Special Use Zone	Under application requirements for “buildings and works”, update the following for clarity: <i>The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</i> • <i>A plan and/or a statement which demonstrates the following:</i> ○ <i>How the proposed use will not further prejudice residential amenity of nearby residential areas.</i> ○ <i>The purpose of the use and types of activities which will be carried out.</i> ○ <i>The likely effects, if any, on adjacent land including noise levels, traffic, noise and hours of operation and light spill.</i> <i>In addition to the above, a planning permit application for the use of the site for the purpose of Motor racing track must be accompanied by a noise abatement plan and communication plan.</i>	PSR policy neutral amendment
37.03s1 Urban Floodway Zone	No change required – no content.	Complies

Overlay analysis

Instructions:

- List all overlay schedules in the scheme in the first column.

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- Assess each schedule against the Ministerial Direction on the Form and Content of Planning Schemes
- Consider whether any VC or GC amendments mean that changes are required to the zone schedules.
- Review each schedule for general issues and improvements that could be made. Identification of the issue becomes the justification for an amendment. For example, if a map is hard to read and should be updated, if the writing is verbose and should be edited. This will come down to a judgement based on general drafting principles. Always keep in mind that any changes made to a scheme must be strategically justified (unless it is a correction or update to factual data) and will be assessed by DELWP planners and potentially Planning Panels Victoria through a planning scheme amendment.
- Add additional rows as required under the appropriate overlay category.
- The first three rows are examples.

Changes required (if relevant)		ACTION
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
ENVIRONMENTAL AND LANDSCAPE OVERLAYS		
42.01s1 Environment Significance Overlay	Exceeds the required number of objectives, amend as follows: <i>To protect current and potential habitat of the Eastern Barred Bandicoot and assist its survival</i> Amend the following decision guideline so that it is neutral: <i>Whether the proposal will have a detrimental impact on the Eastern Barred Bandicoot and its habitat.</i>	PSR policy neutral amendment
42.01s2 Environment Significance Overlay	Exceeds the required number of objectives, undertake further strategic work to rationalise the objectives.	PSR further strategic work
42.01s3 Environment Significance Overlay	Exceeds the required number of objectives, undertake further strategic work to rationalise the objectives. Under decision guidelines, update the following to be neutral and to remove reference to landscape character and built form design (materials and colours) which are better managed under the SLO in rural areas:	PSR further strategic work PSR policy neutral amendment



Clause no. and name	Changes required (if relevant)	ACTION PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	- Whether the density of proposed buildings and/or subdivision will detrimentally affect areas of scenic value. - Whether the siting, building design and construction practices for the proposed buildings and works will be in keeping with the environmental character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works. Whether any landscaping is proposed and the impact of this on maintaining existing viewlines.	
42.02s1 Vegetation Protection Overlay	Update the following for clarity under Application requirements: A plan drawn to scale that shows: - The location of each tree to be removed destroyed or lopped. A written statement describing: - The height, trunk girth and condition of each tree to be removed, destroyed or lopped. - The reason(s) for the removal, destruction or lopping. - Any proposed actions to compensate for the loss of the tree(s), including the species and numbers of any trees or shrubs to be established or maintained, or areas identified for regeneration, as an offset to the proposed removal. Move the following decision guideline to application requirements: - An assessment report by a suitably qualified arborist, that takes into regard AS 4373-2007 'Pruning of amenity trees' where relevant. Update the following decision guidelines so that they are neutral:	PSR policy neutral amendment



Changes required (if relevant)		ACTION
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	- The reason for any removal of vegetation and whether an alternate way of carrying out any development on the land has been considered. - Whether provision is made for replacement vegetation of an appropriate species. - Whether vegetation areas can be fenced off to protect their environmental values. - Whether buildings or works could be located on existing cleared land.	
42.03s1 Significant Landscape Overlay	Update the following decision guidelines for clarity and remove the first point as it duplicates the head overlay: - The impact of the siting, height and design of any proposed development on views from the rest of the township. - The extent to which proposed or existing vegetation will be used to screen the development.	PSR policy neutral amendment
42.03s2 Significant Landscape Overlay	Update the following decision guidelines for clarity and remove the first point as it duplicates the head overlay: - The impact of the siting, height and design of any proposed development on views from the rest of the township of Penshurst and the Port Fairy-Hamilton Road. - The extent to which proposed or existing vegetation will be used to screen the development. Remove the following as it does not align with MD F&C:	PSR policy neutral amendment
42.03s3 Significant Landscape Overlay	Update the following decision guidelines for clarity and remove the first point as it duplicates the head overlay:	PSR policy neutral amendment



Changes required (if relevant)		ACTION
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	<i>The impact of the siting, height and design of any proposed development on views within the Nigretta Falls reserve.</i> <i>The extent to which proposed or existing vegetation will be used to screen the development.</i> Remove the following as it does not align with MD F&C:	
42.03s4 Significant Landscape Overlay	Update the following decision guidelines for clarity and remove the first point as it duplicates the head overlay: <i>The impact of the siting, height and design of any proposed development on views within the Wannon Falls Reserve.</i> <i>The extent to which proposed or existing vegetation will be used to screen the development.</i> Remove the following as it does not align with MD F&C:	PSR policy neutral amendment
42.03s5 Significant Landscape Overlay	Update the following decision guidelines for clarity and remove the first point as it duplicates the head overlay: <i>The impact of the siting, height and design of any proposed development on views within the Wannon Falls Reserve.</i> <i>The extent to which proposed or existing vegetation will be used to screen the development.</i> Remove the following as it does not align with MD F&C:	PSR policy neutral amendment
42.03s6 Significant Landscape Overlay		PSR complies



Clause no. and name	Changes required (if relevant)	ACTION
		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
HERITAGE AND BUILT FORM OVERLAYS		
43.01s1 Heritage Overlay	Update the following under application requirements for clarity: A plan drawn to scale that shows Plans drawn to scale and fully dimensioned, showing: - surrounding development - details of external fixtures and materials - the height and design of the existing and proposed development - existing and proposed landscaping - details of any vegetation to be removed or lopped. A written assessment of the proposal against the relevant heritage citation in the <i>Southern Grampians Shire Heritage Study (Timothy Hubbard and Annabel Neylon 2004)</i> or <i>Schedule to the Heritage Overlay</i> Remove the following content:	PSR policy neutral amendment
43.02s1 Design and Development Overlay	Previously identified improvements include:	PSR further strategic work
43.02s2 Design and Development Overlay	Review policy to help guide more nuanced decision making. Rationalise 9 objectives into 5 to comply with MD. Remove background document to comply with MD	PSR further strategic work PSR policy neutral amendment
43.02s3 Design and Development Overlay	Review policy to help guide more nuanced decision making. Rationalise 8 objectives into 5 to comply with MD. Remove background document to comply with MD	PSR further strategic work PSR policy neutral amendment
43.02s4 Design and Development Overlay		PSR complies

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Changes required (if relevant)		ACTION
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
43.02s5 Design and Development Overlay	Implement previous planning scheme review recommendations to increase minimum floor area's and reduce permit triggers that are overly burdensome to council. Rationalise 8 objectives into 5 to comply with MD Remove background document to comply with MD Previously identified improvements include: Amend Design and Development Overlay Schedule 5 'Dunkeld Township Residential Areas' to increase the minimum floor area for exempted outbuildings from 10 square metres to 40 square metres (just about a standard double garage size) and require exempted outbuildings to be located at minimum setback in-line with the dwelling or to the rear.	PSR further strategic work PSR policy neutral amendment
43.02s6 Design and Development Overlay	Further strategic work is required to implement previous recommendations. Rationalise 8 objectives into 5 to comply with MD Remove background document to comply with MD Previously identified improvements include: Amend Design and Development Overlay Schedule 6 'Dunkeld Larger Lot Residential Areas' Dunkeld to exempt all buildings and works associated with single dwellings, with the exception of buildings and works associated with large outbuildings, houses over 6 metres in height and high fences.	PSR further strategic work PSR policy neutral amendment
43.02s7 Design and Development Overlay	Review policy to help guide more nuanced decision making Rationalise 9 objectives into 5 to comply with MD Remove background documents to comply with MD	PSR further strategic work PSR policy neutral amendment
43.02s8 Design and Development Overlay	Review policy to help guide more nuanced decision making. Remove background documents to comply with MD	PSR further strategic work PSR policy neutral amendment
43.02s9 Design and Development Overlay	Further strategic work is required to implement previous recommendations.	PSR further strategic work

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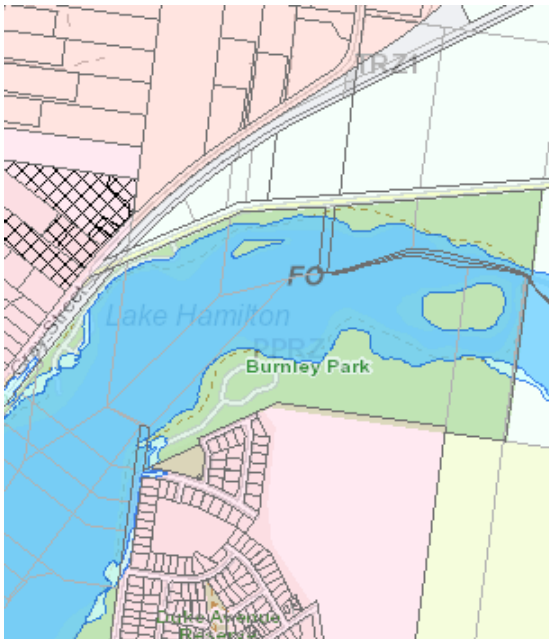
Changes required (if relevant)		ACTION
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	Rationalise 7 objectives into 5 to comply with MD Remove background document to comply with MD	PSR policy neutral amendment
43.02s10 Design and Development Overlay	Review policy to help guide more nuanced decision making. Rationalise 6 objectives into 5 to comply with MD Remove background document to comply with MD	PSR further strategic work PSR policy neutral amendment
43.02s11 Design and Development Overlay	Review policy to help guide more nuanced decision making. Remove background document to comply with MD.	PSR further strategic work PSR policy neutral amendment
43.04s1 Development Plan Overlay	Review DPO Previously identified improvements include: Update the "Permit conditions" clause of the Schedule to the Development Plan Overlays to require connection to reticulated sewerage when land is subdivided. - Update the "Permit conditions" clause of the Schedule to the Development Plan Overlay to reflect that new access roads as designated by the Development Plan are intended to be 50/50 appointment and vested in Council as a road reservation. Review the Outline Development Plans for the Rural Living and Low Density Residential areas in outer Hamilton and include them in the planning scheme under the appropriate schedules to guide the operation of the Development Plan Overlay and facilitate integrated development.	PSR further strategic work
43.04s2 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s3 Development Plan Overlay	Review DPO Previously identified improvements include: - DPO3 "Rural Living" applies to LDRZ land in Coleraine however there is no mention of Coleraine within the DPO3 – it only relates to Hamilton	PSR further strategic work

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Clause no. and name	Changes required (if relevant)	ACTION
		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	- Schedule 3 to the Development Plan Overlay "Rural Living" applies to land zoned LDRZ in Coleraine (which has mapped DPO3 land). The zone explicitly states "this area comprises land zoned for rural living purposes in Hamilton" - The DPO3 was introduced via C25 to replace the general DPO which applied to LDRZ land across the Shire. The DPO3 was introduced when LDRZ land was rezoned in Hamilton to Rural Living. A consequence of this was that the general DPO schedule disappeared. - A new general LDRZ DPO Schedule needs to be re-introduced or alternatively, a new DPO drafted for the outer areas of Coleraine when a Structure Plan is prepared for Coleraine.	
43.04s4 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s5 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s6 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s7 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s8 Development Plan Overlay	Review DPO Previously identified improvements include: Hensley Park Road Residential Precinct, Hamilton – correct typo under section 2.0 to "the"	PSR further strategic work
43.04s9 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s10 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s11 Development Plan Overlay	Review DPO	PSR further strategic work
43.04s12 Development Plan Overlay	Review DPO Update title of background document Dunkeld Structure Plan, January 2014 to be Dunkeld Structure Plan (Hansen Partnership, 2014) and 'Township Residential' Urban Design Guidelines, 2012 to be Dunkeld Structure Plan, Urban Design	PSR further strategic work



Changes required (if relevant)		ACTION
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	Guidelines - 'Town-Residential' (Hansen Partnership, 2012)	
43.04s13 Development Plan Overlay	Review DPO	PSR further strategic work
LAND MANAGEMENT OVERLAYS		
44.03s Floodway Overlay	FO1: Hamilton and Coleraine Flood Investigation Update mapping for FO1 for Hamilton and Coleraine. Please note FO doesn't exist anywhere else in the Shire except Hamilton and Coleraine.	PSR policy neutral amendment
		
44.04s1 Land Subject to Inundation Overlay	Complies	PSR complies
44.04s2 Land Subject to Inundation Overlay	Complies	PSR complies
44.06s1 Bushfire Management Overlay	Complies	PSR complies
OTHER OVERLAYS		



Changes required (if relevant)		ACTION
Clause no. and name		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
45.01s1 Public Acquisition Overlay	Complies	PSR complies
45.02s1 Airport Environs Overlay	Complies	PSR complies
45.02s2 Airport Environs Overlay	Complies	PSR complies
45.09s1 Parking Overlay	Exceeds the required number of objectives, undertake further strategic work to rationalise the objectives. Council has adopted a recommendation that this overlay be removed after the disbursement of collected funds.	PSR further strategic work (only if the overlay is to remain in place)
45.12s1 Specific Controls Overlay	Complies	PSR complies



Particular provisions analysis

Instructions:

- All the particular provisions that have a schedule are included in the table below.
- Assess each schedule against the Ministerial Direction on the Form and Content of Planning Schemes.
- If the schedule is not used, it should still be included as a blank schedule with 'none specified' in it (see the Ministerial Direction on the Form and Content of Planning Schemes for more detail).
- Consider whether any VC or GC amendments mean that changes are required to the particular provision templates.
- Review each schedule for general issues and improvements that could be made. For example, if a map is hard to read and should be updated, if the writing is verbose and should be edited. This will come down to a judgement based on general drafting principles.
- The first two lines are examples. Delete and replace with the correct information for the scheme being reviewed.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
51.01s Specific sites and inclusions	The schedule currently complies, however, an amendment will be required in the future to transfer and map these sites into the schedule of Clause 45.12 <i>Specific Controls Overlay</i> .	PSR policy neutral amendment.
52.02s Easements, restrictions, and reserves	No change required – no content.	PSR complies
52.05s Signs	No change required – no content.	PSR complies
52.16s Native vegetation precinct plan	No change required – no content.	PSR complies
52.17s Native vegetation	No change required – no content.	PSR complies
52.27s Licenced premises	No change required – no content.	PSR complies
52.28s Gaming	The schedule generally complies; however, the formatting of Table 1 is not in accordance with the Ministerial Direction on Form and Content.	PSR policy neutral amendment.
52.32s Wind energy facility	Update zoning terms in accordance with Ministerial Direction on Form and Content as follows: <i>All land within five kilometres of a residential zone, an industrial zone, a commercial zone or a special purpose zone in the urban area of Hamilton.</i>	PSR policy neutral amendment.

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Clause no. and name	Is it applied?	Action
	Changes required (if relevant)	PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
52.33 Post boxes and drystone walls	No change required – no content.	PSR complies
53.01s Public open space contributions and subdivision.	No change required. There is an opportunity to further enhance this clause through the preparation of an Open Space Strategy.	PSR complies PSR further strategic work
53.06s Live music entertainment venues	No change required – no content.	PSR complies
53.15s Statement of underlying provisions	No change required – no content.	PSR complies
59.15s Local VicSmart applications	No change required – no content.	PSR complies
59.16s1 Information requirements and decision guidelines for local VicSmart applications	No change required – no content.	PSR complies



General provisions analysis

There are two local schedules under General Provisions relating to referral of applications and notice of permit applications. Use form E5 to record the responses from referral and notice authorities and changes to be made to the scheme.

Operational provisions analysis

Instructions:

- Clause 70 sets out the provisions for the operation, administration, and enforcement of the Planning Scheme. Some of these have local schedules.
- Review each schedule to make sure it is up to date.
- Consider whether any VC or GC amendments mean that changes are required to the operational provisions schedules.
- Provide marked up copies of Clause 72.04 (Incorporated documents) and 72.08 (Background documents) showing deletions and additions required.
-

Name		Considerations	Recommendations
Clause			Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
ADMINISTRATION AND ENFORCEMENT OF THIS SCHEME			
72.01s	Schedule to Responsible Authority for this Planning Scheme	Are all relevant responsible authorities specified correctly? If no, please list any inaccuracies.	PSR complies
72.02s	Schedule to What Area is Covered by this Planning Scheme?	Is the Municipal district named correctly? Update to read: <i>The municipal district of the Southern Grampians Shire Council.</i>	PSR policy neutral amendment
72.03s	Schedule to What Does this Scheme Consist of?	Are all currently applicable Planning Scheme maps listed correctly? If no, please list any inaccuracies. Update the Environmental Audit Overlay Maps to include reference to 31 & 32 as follows Environmental Audit Overlay maps:	PSR policy neutral amendment

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Clause	Name	Considerations	Recommendations
			Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
		30EAO, 31EAO and 32EAO	
72.04s	Schedule to Documents Incorporated in this Planning Scheme	Is the most up to date version of each Incorporated Document listed? Are there any Incorporated Documents no longer required that can be deleted? Do all Incorporated Documents link to an Amendment and Planning Scheme provision in the final column of the schedule? Would any Incorporated Documents benefit from being mapped as a Special Control Overlay? Note: any changes to Incorporated Documents are beyond the scope of a 20(4) amendment. Please provide a marked up version of the schedule. Update title of incoroproated document to align with schedules to the LSIO and FO as follows: <i>Hamilton and Coleraine Local Floodplain Development Plan 2020</i>	PSR policy neutral amendment
72.08s	Schedule to Background Documents	Is the most up to date version of each Background Document listed? Are there any Background Documents no longer required that can be deleted? Do all Background Documents link to an Amendment and Planning Scheme provision in the final column of the schedule? Note: any changes to Background Documents are beyond the scope of a 20(4) amendment. Please provide a marked up version of the schedule.	PSR policy neutral amendment

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Clause	Name	Considerations	Recommendations
			Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
		For Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011), change reference to be 18.02-7L. For Infrastructure Design Manual, include a reference to 02.03 Update Neighbourhood Safer Place background document to be <i>Neighbourhood Safer Place – Bushfire Place of Last Resort Assessment Guideline (Country Fire Authority, July 2020)</i> Remove Southern Grampians Shire Council Health and Wellbeing Plan 2017-2021 as reference to Council Plan and Wellbeing Plan do not need to be specified as its implied (see practitioners guide) Update reference to Southern Grampians Shire Domestic Wastewater Management Plan with new plan - Southern Grampians Shire Domestic Wastewater Management Plan, Decentralised Water Consulting, 2019 Include the Rural Land Use Strategy as a background document.	
STRATEGIC IMPLEMENTATION			
74.01s	Schedule to Application of Zones, Overlays and Provisions	Have any Zones or Overlays been introduced or removed since the PPF translation? If yes, please list (including the Amendment Number, the effect of the Amendment & the date of gazettal). <i>C58sgra – 10 June 2021 – applies the Public Acquisition Overlay (PAO) to part of land at 178 Victoria Valley Road, Dunkeld to facilitate the construction of a pedestrian link from the Dunkeld Visitor Information Centre to the Mount Sturgeon car park.</i>	PSR policy neutral amendment

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Clause	Name	Considerations	Recommendations
			Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
		Include a new line as follows: The Public Acquisition Overlay schedule 1 to land in Dunkeld to facilitate the construction of a pedestrian link from the Dunkeld Visitor Information Centre to the Mount Sturgeon car park. <i>C54sgra – 10 June 2021 – implements the findings of the Hamilton Flood Investigation 2012 by introducing planning controls that seek to improve the performance of the Southern Grampians Planning Scheme in responding to flood risk. The amendment modifies the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) maps to more accurately identify areas within and around Hamilton that are affected by flooding, inserts new Schedules to the FO and LSIO and incorporates the Hamilton and Coleraine Local Floodplain Development Plan 2020 into the planning scheme.</i> Reference to the application of the FO and LSIO are already within CI74.01s – no change required. <i>C55sgra – 11 Feb 2021 – implements the findings of the Coleraine Flood Investigation 2018 by introducing planning controls that seek to improve the performance of the Southern Grampians Planning Scheme in responding to flood risk. The amendment modifies the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) maps to more accurately identify areas within and around the Township of Coleraine that are affected by flooding, inserts new Schedules to</i>	

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Clause	Name	Considerations	Recommendations
			Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
		the FO and LSIO and incorporates the Hamilton and Coleraine Local Floodplain Development Plan 2020 into the planning scheme. Reference to the application of the FO and LSIO are already within CI74.01s – no change required.	
74.02s	Schedule to further strategic work	Refine and update as part of PSR 2023	PSR policy neutral amendment



Template A2: Planning scheme performance

Part 1: Planning permit activity data

This section contains an analysis of planning permit activity from the 2018 – 2022 review period using DTP Planning Permit Activity and Reporting System (PPARs) data and data provided by Council.

Number of permits assessed

Table 1 indicates the number of permit applications received between the 2018/2019 financial year and the 2021/2022 financial year.

589 permit applications were lodged, comprising 541 new permit applications, 12 combined applications and 36 amended permit applications.

Permit activity in Southern Grampians was largely steady from mid-2016 to mid-2020, with an average of 128.5 permit applications received per year.

An 43% increase in applications between 2019/2020 and 2021/2022 was recorded, which is consistent with the general trend across the State of increased development activity in regional areas, attributed to the COVID-19 pandemic.

In the 2021/2022 financial year, Council issued more permits than in previous years. Of the 160 planning permits issued, there was a resulting net increase of 17 new dwellings and 195 new lots.

Permits (including refusals)	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
Received	136	119	163	171
Processed	141	126	155	172
Issued	122	114	148	160
Refused	0	2	1	0
Withdrawn, lapsed, not required	19	10	6	12

Table 1: PPARs report for permits issued between the 2018 / 2019 and 2021 / 2022 financial years.

Source: www.public.tableau.com/app/profile/planning.victoria/viz/PlanningPermitActivityReport/Activityoutcomes

PPARS data for the 2019 – 2022 calendar years shows that Council received 396 standard permit applications and 179 Vicsmart applications.

Of the 594 permits determined by Council, 544 were issued, with 3 refused and 47 recorded as either withdrawn, lapsed or permit not required. **SGSC - confirm reason for this?**

It is recommended that Council continue to monitor the number of applications that are withdrawn, lapsed or that don't require a permit, as these scenarios can draw heavily on council resources, with limited outcome.



If numbers increase, there is an opportunity for Council to develop application resource material to provide greater certainty regarding planning scheme and system requirements, confirm the expectations for the steps involved in the planning process and the standard of supporting material required to accompany planning permit applications.

Nature of permits assessed

Until the 2021/2022 financial year, the category of permits generating the highest activity over the analysis period was 'other buildings and works' which accounted for 83 permits in 2018/2019, 72 in 2019/2020 and 65 in 2020/2021, but dropped to 23 in 2021/2022.

Permit data supplied by council indicates that these permits were typically for:

- Agricultural sheds, shelters and outbuildings within rural zones
- Warehouses, sheds and stores located in industrial and commercial zones
- Extractive industries such as stone and gravel quarries
- Service stations

	2018 – 2019	2019 – 2020	2020 – 2021	2021 – 2022
Application type				
Other buildings and works (including septic tanks, dams, earthworks)	83	72	65	23
One or more new buildings	2	4	9	42
Change or extension of use	20	18	27	29
Subdivision of land	9	15	15	21
Single dwelling	4	1	4	18
Other	12	3	8	16
Signage	1	2	9	13
Extension to an existing dwelling or structure associated with a dwelling	3	1	6	9
Extension to an existing building of structure (other than a dwelling)	0	7	6	4
Demolition	1	3	4	6

Table 2: Top 10 permits categories (permits issued). Source: PPARS

The second highest number of permits issued was for 'change or extension of use', accounting for a total of 94 permits in the review period.

In 2021/2022, the last year of the analysis period, the data shows a large increase in the single dwelling, signage, subdivision, and one or more new buildings permit categories.

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Service performance

Table 3 sets out data against four different indicators that compare Southern Grampians Shire Council with two similar medium sized regional councils.

Measure description	Council	2018-2019	2019-2020	2020-2021	2021-2022
Time taken to decide planning applications	Southern Grampians	35 days	33.5 days	38 days	43 days
	Horsham	55 days	42 days	63 days	47 days
	Pyrenees	50 days	77 days	100 days	129 days
Standard applications decided within required time frames (%)	Southern Grampians	71.74%	97.73%	92.52%	92.31%
	Horsham	76.27%	82.64%	80.50%	94.85%
	Pyrenees	97.12%	84.16%	95%	92.25%
Cost of statutory planning service per application	Southern Grampians	\$1805	\$1514	\$482	\$588
	Horsham	\$2770	\$2898	\$2328	\$2378
	Pyrenees	\$3143	\$3123	\$2601	\$2293
Council planning decisions upheld at VCAT	Southern Grampians	N/A	N/A	.5%	100%
	Horsham	.5%	N/A	N/A	N/A
	Pyrenees	N/A	N/A	N/A	N/A

Table 3 Comparison of performance against comparable councils and PPARS data. Source: DTP Local Government Performance Reporting

The data shows that Council has consistently decided planning permit applications within the required statutory timeframes for standard permit applications.

PPARS data supports this and over the review period the average processing days to determine a permit was 60.15 days, with 95.79 % of 'Vicsmart' and 88.86% of 'standard' permit applications meeting the statutory assessment timeframe of 10 and 60 days respectively.

These figures represent excellent results given the large increase in permit application numbers in the review period and the complexity of the permit applications being processed (i.e large number of extractive industry, change of use permits and small-medium size subdivision permit applications).

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Decision making

By Council

TBC – council and PPARS data does not identify between delegate or council decisions?

No.	Final Outcome	Percentage
	Not yet determined	
	Permit issued by Delegate of Resp. Authority	
	Permit issued by Responsible Authority	
	No Permit issued	
		100%

Table 4 Decision making. Source: Council supplied data

VCAT Matters

Eight (8) permit applications were subject to a review by the Victorian Civil and Administrative Tribunal (VCAT) in the 2018-2021.

Table 5 – VCAT Outcome from 2018-2021 calendar years

Upheld	Varied	Set aside	Withdrawn	Enforcement of conditions
3	2	1	1	1

Geographic spread of applications

Table 5 below shows that Hamilton has experienced the highest number of permit applications, accounting for 51.04% of all applications received in the review period.

This is expected, as the largest portion of the Shire's population resides in Hamilton, and it is the major urban centre of the municipality and a focus for housing, retail, commercial, health and education and industrial activities.

The Great South Coast Regional Growth Plan (GSCRGP) identifies Hamilton as a regional centre which is to accommodate growth and support the network of regional towns surrounding it.

Dunkeld is nominated to accommodate medium growth and received the second highest percentage of permit applications.

Penshurst – discuss wastewater limitation and work with Wannon Water to address this.

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Table 6: Distribution of application received between the 2019 to 2022 calendar years.

Locality	Number of applications between 2019 and 2022	Percentage (%)
Hamilton	294	51.04%
Dunkeld	86	14.93
Penshurst	32	5.56%
Coleraine	30	5.21%
Cavendish	20	3.47%
Yulecart	8	1.39%
Tarrington	8	1.39%
Branxholme	7	1.22%
Glenthompson	7	1.22%
Balmoral	6	1.04%

Table 5 Geographic distribution of permits. Source: PPARS data



Part 2: Planner survey findings

Survey Question	Summary of raw data	Is it supported by data or linked to issues identified in broader local content analysis?	Discussion at planners workshop	Recommended changes PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Q1: What are the most common types of applications received	- Sheds - Stock yard covers 2 -3 lot subdivisions - New dwelling / extensions to dwelling - Signage	PPARS data Council data		
Q2: What is the most common planning permit trigger for applications you deal with?	- Buildings and works in the DDO - Buildings and works in the FZ			
Q3: Are there any planning permit triggers that do not appear to serve a useful purpose? What are they?	Carports and other outbuildings in DDO areas that meet the height and setback requirements required for dwellings. (DDO5, for example, requires a permit for an outbuilding with a floor area of more than 10sqm *or* 3m height which is			FSW: Overlay review

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	less than a dwelling would require. It seems of little consequence to require a permit for such buildings and works, unless a site coverage or other similar threshold is set).			
	Shed and stock yard covers in Farming zones	PPARS data Council data		
	Updating/Change to Signage in the CBD	PPARS data Council data		FSW: Signage review, signage strategy, heritage policy for signage
Q4: Are there any type of applications you consider have no or very limited planning consequences? What are they?				
Q5: Are there any planning permit triggers that cause unnecessary delays to decision making?	Use applications, generally because there is the use, associated development, sometimes liquor licensing, signage, car parking, etc. to assess at the same time.			
Q6: What planning applications take the longest time to determine? Please explain why you think this is.				

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Q7: Are there any specific planning permit triggers appearing regularly before VCAT? Can be multiple triggers.	DD06 - Dunkeld Larger Lot Residential Areas	Analysis of VCAT decisions		
Q8: Would any planning permit triggers be better as VicSmart applications?				
Q9: What planning applications are the easiest to process? Please explain why you think this is.	Single buildings, particularly where triggered only under the zone, because of the simplicity of the proposal.			
Q10: What are the most common counter, email or phone queries you receive from the public?	• Pre-purchase enquiries. • General questions around how land can be used (zoning). • Tiny homes, coffee vans and other 'temporary' structures that could be used permanently. • Subdivisions • Opening new business/Home based business	PPARS data Council data		

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Q11: Are there policy gaps in your scheme?	The policy around dwelling excisions in farming areas is not clear and difficult to uphold (ie. Refusal of applications is difficult to uphold).			
Q12: Which local policies or schedules you rely on the most? If you could change the current drafting of these, what would you change?				
Q13: Which local policies or schedules are poorly drafted, not useful for decision making or redundant?	Heritage Overlay mapping errors.			FSW - Heritage mapping correction amendment
	Design and Development schedules have various formatting and clerical errors, unclear permit exemptions and so on that make it difficult to determine permit triggers.			
	Development Plan Overlays: Require review. Lacking clear process for assessing, approving, amending and recording / digitising development plans.			FSW: Establish internal procedure for managing and maintaining DPOs. FSW: Review status of DPOs as part of overlay review project
	The buildings and works permit triggers relating to			

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	buildings in the residential zones could be clearer (for example, a permit not being required for an outbuilding on a lot of more than 300/500 square metres in the GRZ).			
Q14: Are there any local policies or schedules in the scheme that conflict with State policy, regional policy or other local policy? Please provide clause numbers and the reason why they conflict.				
Q15: What local policies and schedules should be added to the scheme to make your decision making easier?	More policy around providing tourist and residential accommodation, particularly where group accommodation and other short-term accommodation is acceptable.			
Q16: Are there referral authorities listed in schedules that should be identified in the Schedules to Clauses 66.04 or 66.06? Who do you consult informally? Anyone who <i>should</i> be formally listed?				



Part 3: External referral findings

Referral agencies

List all agencies and authorities listed in Clauses 66.04 and 66.06 invited to comment on current arrangements for the referral of permit applications under local provisions.

Referral agency	Relevant provision of scheme	Feedback summary	Is recommended change supported by data or linked to issued identified in broader local content analysis?	Discussion at planner workshop	Recommended changes PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Wannon Water	SUZ3				
Powercor	SUZ3				
GHCMA	ESO2&3				
DEECA (BSW)	ESO1	Requested extension of time to respond.			
Parks Victoria	Public land	Requested permission to provide submission.			

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Downer	SUZ3				
Airport	AEO1 & 2				

Traditional Owners / Aboriginal Registered Parties

Adam Black, Heritage, Policy & Research Manager, Gunditj Mirring Traditional Owners Aboriginal Corporation RNTBC responded to invitation to meet. Future engagement session details TBC.

Part 4: Internal referral findings

Evidence

Internal referral	Relevant provision of scheme	Feedback summary	Is recommended change supported by data or linked to issued identified in broader local content analysis?	Discussion at planner workshop	Recommended changes
					PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Trudy Rickard, Heritage Advisor					

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Juan Donis, Infrastructure Services	Airport Sustainability				

Discussion



Template A3: Third party reviews

VCAT decisions

P361/2020	Address
Council Ref:	P361/2020, 103 Kennedy Street HAMILTON VIC 3300
Date of VCAT Order:	27 October 2020
VCAT Citation:	Southern Grampians SC v Superior Selection Pty Ltd
Nature of proceeding:	Planning enforcement – breach of permit conditions
Council Decision:	Planning permit No. TP/1576 was granted on 26 May 1999, allowing the use and development of the subject land for a car wash facility.
Key Issues:	• Proceeding involves a planning enforcement application brought by SGSC against the operator of the car wash at 103 Kennedy Street in Hamilton due to breach of permit conditions (relating to off-site impacts, including: “... water from the carwash facility on the Land was spilling over into Lonsdale Street”). • Planning Infringement Notice previously issued. Planning enforcement proceeding commenced 14 September 2020, consent orders issued 18 September 2020. • Council made a cost application. Tribunal ordered that the respondent must pay the applicant’s standard costs in the proceeding

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P361/2020	Address
Changes to ordinance required:	Nil
Further strategic work required:	Nil

TP/8/2020	Address
Council Ref:	TP/8/2020, Shop 4, 81-91 French Street, HAMILTON VIC 3300
Date of VCAT Order:	22 March 2021
VCAT Citation:	BB Family Pty Ltd v Southern Grampians SC
Nature of proceeding:	Application for review
Council Decision:	Responsible Authority refused the application.
Applicable policies and provisions:	Clauses 11, 17, LPP2, 34.01, 52.17, 65 and 71.02. Commercial 1 Zone (C1Z). Heritage Overlay – Schedules 267, 292 and 346 (HO267, HO292 and HO 346). Parking Overlay (P1)
Key Issues:	- Responsible Authority refused the application on the grounds that the proposal is not in accordance with Clause 52.27 Licensed Premises as the cumulative impact of existing licensed premises and the proposed licensed premises will create an amenity impact on the surrounding area. - Member findings: <i>“The site is not proximate to sensitive uses such as houses and an extra packaged liquor outlet will not lead to an unacceptable accumulation of such premises, either within 100 metres or within 500 metres of the site. Other licensed premises located beyond the</i>

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TP/8/2020	Address
	<i>100-metre radius will likely have a different amenity impact because of their function and operational characteristics including size and opening hours.”</i> <i>“I consider that a packaged liquor outlet within a currently vacant building in the Hamilton CBD is an acceptable outcome, and that when assessed against all relevant policies it does, on balance, achieve a net community benefit”.</i>
Changes to ordinance required:	Nil
Further strategic work required:	Nil

P1955/2020	Address
Council Ref:	P1955/2020, 38 Taylor Street DUNKELD VIC 3294
Date of VCAT Order:	25 February 2021
VCAT Citation:	Wilson v Southern Grampians SC
Nature of proceeding:	Application for review under Section 82 of the <u>Planning and Environment Act 1987</u> (PE Act) against the decision of Council to issue a notice of decision to grant a planning permit (NOD).
Council Decision:	NOD – approve issued 9 November 2020.
Council Decision Upheld at VCAT:	Decision of the Responsible Authority affirmed.
Applicable policies and provisions:	Clause 2 of Schedule 6 of the Design and Development Overlay (DDO6, Schedule 2)

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P1955/2020	Address
Key Issues:	• Council assessed Planning Permit TP/93/2020 and gave notice to adjoining neighbours. • Objection received; however, application was exempt from notice and review rights under PE Act by virtue of Clause 2 of Schedule 6 of the Design and Development Overlay (DDO6, Schedule 2) of the scheme. • Council wrote to the Tribunal requesting that the application for review be struck out. • Application for review is summarily dismissed. Costs are awarded against SGSC. • Council directed to issue Planning Permit TP/93/2020.
Changes to ordinance required:	Nil
Further strategic work required:	Process improvements may be required – i.e application assessment checklist.

TP/60/2020	Address
Council Ref:	TP/60/2020, 335 Henty Highway Hamilton.
Date of VCAT Order:	12 July 2021
VCAT Citation:	Gooden v Southern Grampians SC [2021] VCAT 877
Nature of proceeding:	Application under Section 82 of the P&E Act to review the decision to grant a permit
Council Decision:	NOD – approve (including condition to provide Drainage Discharge Plan).
Council Decision Upheld at VCAT:	Decision of the Responsible Authority affirmed.
Applicable policies and provisions:	Subdivision of land in an Industrial 1 Zone – clause 33.01-3 and subject to schedule 1 of the Design and Development Overlay – clause 43.02-3. Subdivision of land adjacent to a road in a Road Zone Category 1 – clause 52.29-1. Clause 53.18 Stormwater management in urban development.

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TP/60/2020	Address
	Clauses 65 – decision guidelines and 66 – referral and notice provisions. Clauses 11, 15, 17 and 19 of the planning policy framework, including 19.03-3S – integrated water management
Key Issues:	• Application for three-lot subdivision of land in an industrial estate. • Review application noted that the <i>'permit application and condition 5 failed to provide proper and transparent processes for how the requirements for stormwater management under clause 53.18 and other relevant guidance and drainage requirements, such as the Council's Infrastructure Design Manual (IDM), would be met'</i>. Claimed that due to inadequacy of previous approval, subject land was subject to flooding. Sought addition on easement on the subject land to enable a sewer pumping station to also service his (adjoining) land. • VCAT member concluded that the NOD condition 5 was sufficient to address the drainage requirements set out under the scheme as <i>"what is required in the planning application is not the detailed design, but sufficient information to demonstrate a capacity for a stormwater and drainage design layout that can meet the planning scheme requirements"</i>. • <i>"Clause 53.18 sets out objectives which must be met. However, the objectives are not always expressed in objectively ascertainable mandatory terms...</i> Clause 53.18-3 sets out that for subdivisions, all the objectives of clauses 53.18-4 and 53.18-6 must be met, but the standards of those clauses should be met (rather than must be met).
Changes to ordinance required:	N/A
Further strategic work required:	N/A

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TP/127/2020	Address
Council Ref:	TP/127/2020
Date of VCAT Order:	24 June 2022
VCAT Citation:	Myers v Southern Grampians SC (Red Dot) [2022] VCAT 695
Nature of proceeding:	Application under <u>section 82</u> of the <u>Planning and Environment Act 1987</u> – to review the decision to grant a permit.
Council Decision:	NOD – approve
Council Decision Upheld at VCAT:	Decision of the responsible authority is varied. In planning permit application TP/127/2020 a permit is granted and directed to be issued for the land at 135 Fairburn Street, DUNKELD VIC 3294 in accordance with the endorsed plans and the conditions set out in Appendix B. The permit allows: Use and development of the land for Group Accommodation and associated works.
Applicable policies and provisions:	Clause 02, clause 11, clause 12, clause 13, clause 14, clause 15, clause 16, clause 18, clause 19, clause 52.06, clause 65, clause 71. Clause 35.03-1 - to use land for group accommodation. Clause 35.03-4 to construct or carry out a building or works associated with a use in <u>Section 2</u> of Clause 35.03-1. Clause 43.02-2, a permit is required to construct a building or construct or carry out works. Clause 42.01-2 to construct a building or construct or carry out works.
Key Issues:	• A permit application was lodged with the council for the use and development of the land for Group Accommodation. • Council advertised the application and three objections were received. • The council subsequently determined to grant a permit, but an appeal has been lodged by original objectors. • At hearing leave was granted for applicant to substitute revised application plans with reduced setbacks and building footprint. • Matters in dispute revolve largely around the visual impact of the proposal in the setting of Mt Sturgeon and Mt Abrupt and the broader Gariwerd and surrounding environs, as well as the planning scheme context of the RLZ and ESO3 and related policy. • The primary submissions of the applicants were that the surrounding area has a distinct absence of development and that the proposal will be an unacceptable imposition upon the surrounding landscape. • Questions of law arose regarding exemption from notice and review rights under DDO6 and this was referred to a legal member. It was determined that:

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TP/127/2020	Address
	<i>the Tribunal has no jurisdiction to consider the application for review against the provisions of DDO6, where it is a <u>section 82</u> review alone, given the DDO6 includes an exemption from third party notice and appeal rights; and</i> <i>it is a relevant consideration for the Tribunal to take into account the compliance with the DDO6 but it is beyond the Tribunal to independently consider whether the application for review complies with the DDO6. Further, this opinion also states that it is a matter for the Tribunal as to what weight to give to the decision of the council in it approving the proposal (by virtue of the Notice of Decision to Grant a Planning Permit), inclusive of its approval of the proposal under the DDO6.</i> Member found that the proposal “will not be an unacceptable visual intrusion on the landscape, both in the immediate and also the broader surrounds”.
Changes to ordinance required:	
Further strategic work required:	

TP/84/2019	Address
Council Ref:	TP/84/2019 – 3807 Nareen Road, Culla
Date of VCAT Order:	16 December 2020
VCAT Citation:	P425/2020 (compulsory conference)
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 for a review of the decision to grant a permit for an extension to an existing gravel quarry.
Council Decision:	
Council Decision Upheld at VCAT:	In application P425/2020 the decision of the responsible authority is varied.
Applicable policies and provisions:	

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TP/84/2019	Address
Key Issues:	Use and development of land for stone extraction (gravel) – extension to an existing gravel quarry.
Changes to ordinance required:	
Further strategic work required:	

TP/36/2018	Address
Council Ref:	TP/36/2018 – 7056 Dartmoor – Hamilton Road, Hamilton
Date of VCAT Order:	
VCAT Citation:	
Nature of proceeding:	Withdrawn
Council Decision:	
Council Decision Upheld at VCAT:	
Applicable policies and provisions:	
Key Issues:	
Changes to ordinance required:	
Further strategic work required:	

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PPV reports, EES's and AC reports

Amendment number	In operation from	Brief description of the amendment	What sort of amendment:	Status of the amendment	Was there are Planning Panel Hearing?	Does this require assessment in Part Two
			- Policy related - Site specific - Administrative	- Did not progress - Approved - Underway		- Yes - No
C58sgra	10 June 2021	The Amendment implements the findings of the Coleraine Flood Investigation 2018 by introducing planning controls that seek to improve the performance of the Southern Grampians Planning Scheme in responding to flood risk. The amendment modifies the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) maps to more accurately identify areas within and around the Township of Coleraine that are affected by flooding, inserts new Schedules to the FO and LSIO and incorporates the Hamilton and Coleraine Local Floodplain Development Plan 2020 into the planning scheme.	Policy related	Approved	Yes	Yes
C54sgra	10 June 2021	The Amendment implements the findings of the Hamilton Flood Investigation 2012 by introducing planning controls that seek to improve the performance of the Southern Grampians Planning Scheme in responding to flood risk. The amendment modifies the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO)	Policy related	Approved	Not required	No

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Amendment number	In operation from	Brief description of the amendment	What sort of amendment:	Status of the amendment	Was there a Planning Panel Hearing?	Does this require assessment in Part Two
			- Policy related - Site specific - Administrative	- Did not progress - Approved - Underway		- Yes - No
		maps to more accurately identify areas within and around Hamilton that are affected by flooding, inserts new Schedules to the FO and LSIO and incorporates the Hamilton and Coleraine Local Floodplain Development Plan 2020 into the planning scheme.				
C55sgra	11 February 2021	The Amendment applies the Public Acquisition Overlay (PAO) to part of land at 178 Victoria Valley Road, Dunkeld to facilitate the construction of a pedestrian link from the Dunkeld Visitor Information Centre to the Mount Sturgeon car park.	Policy related Administrative	Approved	Not required	No
C57sgra	14 January 2021	The Amendment makes corrections to remove inconsistencies and technical errors in local schedules of the Southern Grampians Planning Scheme to ensure compliance with the Victoria Planning Provisions and the Ministerial Direction on the Form and Content of Planning Schemes as part of the Smart Planning Program administered by the	Administrative	Approved	Not required	No

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Amendment number	In operation from	Brief description of the amendment	What sort of amendment:	Status of the amendment	Was there are Planning Panel Hearing?	Does this require assessment in Part Two
			- Policy related - Site specific - Administrative	- Did not progress - Approved - Underway		- Yes - No
		Department of Environment, Land, Water and Planning.				
C59sgra	16 July 2020	The Amendment replaces the Local Planning Policy Framework of the Southern Grampians Planning Scheme with a new Municipal Planning Strategy, a modified Planning Policy Framework and a selected number of local schedules of overlays and operational provisions in a manner consistent with changes to the Victoria Planning Provisions introduced by Amendment VC148.	Administrative	Approved	Not required	No
C56sgra	12 December 2019	The Amendment applies the Specific Controls Overlay (SCO) to one property previously listed under the Schedule to Clause 51.01 (Specific Sites and Exclusions) and other related consequential changes, as part of the Smart Planning Program to improve the transparency of site-specific controls. The changes improve the clarity and format of the planning scheme by	Administrative	Approved	Not required	No

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Amendment number	In operation from	Brief description of the amendment	What sort of amendment:	Status of the amendment	Was there a Planning Panel Hearing?	Does this require assessment in Part Two
			- Policy related - Site specific - Administrative	- Did not progress - Approved - Underway		- Yes - No
		implementing the reforms introduced by Amendment VC148.				
C51sgra	28 March 2019	The Amendment rezones parts of the Hamilton Golf Course land at 170 Rippon Road, Hamilton from Special Use Zone Schedule 2 to General Residential Zone Schedule 1 to facilitate the residential subdivision of land that is surplus to the golf club's requirements.	Site specific	Approved	Not required	No
C36	18 October 2018	The Amendment applies a permanent Significant Landscape Overlay (SLO) Schedule 6 to the Harmans Valley lava flow landscape feature to replace the interim SLO introduced by the Minister for Planning by Amendment C50 in October 2016.	Policy related	Approved	Yes	Yes

Matter	Response
Amendment No:	C058sgra

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Amendment common name	Coleraine Flood Investigation
In operation from:	Thursday 10 June 2021
Brief description of the amendment:	The Amendment proposes to implement the findings of the Coleraine Flood Investigation 2018 by introducing the Floodway Overlay and the Land Subject to Inundation Overlay to control development within areas subject to flooding. Applies overlays over newly identified flood areas, revises current maps, and controls, and changes the administrative arrangements for the current Floodway Overlay (FO) maps and maps for the Land Subject to Inundation Overlay (LSIO). inserts the Coleraine Flood Investigation 2018 as an Incorporated Document
Policy matters raised by the Panel that require further consideration or action by Council.	Nil
Changes to ordinance required:	Nil
Further strategic work required:	Nil

Use this template to analyse any EES's or AC reports that are of relevance.

Matter	Response
Amendment No:	C36
Amendment common name	Significant Landscape Overlay (SLO) to the Harmans Valley area.
In operation from:	Thursday 18 October 2018

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Brief description of the amendment:	• SLO6 was introduced through Amendment C50 by the Minister for Planning in October 2016 as an interim control under section 20(4) of the Planning and Environment Act 1987 to prevent damage to volcanic features in the area while a permanent control was prepared and implemented. • C36 proposes to apply a permanent Significant Landscape Overlay (SLO) to the Harmans Valley area to replace the interim SLO. • Amendment C36 attracted 75 submissions, most of which supported the Amendment. However, some submitters argued that SLO6 was applied too widely, particularly to farming land that is distant from and unconnected to the lava flow and does not contribute to its geological value or landscape setting. Panel member supported this view. • SLO6 area to be reduced to land covered by the lava flow and the associated geological features, together with a 50 metre buffer to protect the landscape setting. • Gunditj Mirring Traditional Owners Aboriginal Corporation's submission requested that an "Aboriginal Heritage Overlay" be applied to the land, following an Aboriginal Cultural Heritage Assessment. The Panel member stated that: <i>"The Panel accepts that the area covered by the SLO6 contains sites and features of significant Aboriginal cultural value that warrant protection, however, it is not within the scope of this Panel to recommend that an 'Aboriginal Heritage Overlay' be applied as part of the Amendment"</i>
Policy matters raised by the Panel that require further consideration or action by Council.	<i>The Panel makes the following further recommendation:</i> <i>Southern Grampians Shire and the Department of Environment, Land, Water and Planning consider the joint production of a permit application guide or kit for the area within the Significant Landscape Overlay Schedule 6. The purposes of the guide or kit might include a 'plain English' explanation of the key provisions and an outline of the type of information that should accompany different types of permit applications.</i>

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Changes to ordinance required:	
Further strategic work required:	Confirm if the Significant Landscape Overlay Schedule 6 application resource material was developed following panel?



Template A4: Document review

Council documents

Council documents that **must** be reviewed are:

- Council plan and community health and wellbeing strategy (generally now a combined document)..

The Act requires that a link between both the Council Plan and Community Health and Wellbeing Strategy and the planning scheme can be demonstrated. Clause 2.02 Vision and Clause 2.03 Strategic directions are a good place to demonstrate this link.

In addition any documents that were identified in the Initiate phase should be reviewed. If there are more than three or four documents of this nature, establish the priorities (the ones most likely to impact the planning scheme) and focus on these.

Southern Grampians Shire Council Council Plan (2021-2025)	Adopted by Council at Council Meeting, 13 October 2021	Source code
Policy summary (1 paragraph):	The Council Plan 2021-2025 establishes the strategic direction of Council for the Council term and seeks to ensure an organisation-wide integrated approach to strategic planning, monitoring and performance reporting.	SGCP
Has the Council Plan been appropriately linked into the planning scheme?	The new Council Plan has not yet been referenced in the Southern Grampians Planning Scheme. In addition to the new vision, there are a number of new strategies and strategic indicators that would benefit from being included in the Planning Scheme.	

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Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy
Acknowledgement of Traditional Land Owners <i>Southern Grampians Shire Council acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation. We acknowledge the Gunditjmara, Tjap Wurrung and Bunganditj people, the traditional custodians of the lands where we live and work (page 2).</i>	Update reference to First Nations people as follows to reflect acknowledgement in the Council Plan: The Traditional custodians of the Southern Grampians area are the Bunganditj, Gunditjmara and Tjap Wurrung Aboriginal people who have occupied the land for at least 40,000 years. [update reference to traditional custodians] [SGCP, pg 2, SGHS, pg 6]	Amend Clause 02.01
<i>Southern Grampians is a growing, inclusive and connected community that fosters sustainability, diversity and innovation (page 8).</i> Key Priorities <i>This Council Plan identifies Council's five priority areas to be addressed over the next four years. These priorities have shaped the following themes of the Council Plan:</i> <i>1. Support our Community</i> <i>2. Grow our Regional Economy</i> <i>3. Maintain and Renew our Infrastructure</i>	Amend existing 02.02 (Vision) to incorporate new Council Plan vision and relevant land use planning and development priorities as follows: The Shire's vision is to be a growing, inclusive and connected community that fosters sustainability, diversity and innovation. The Council Plan (2021-2025) identifies four priority areas to support the Council's vision for land use planning and development: • Empower the community to be healthy, inclusive and connected. • Grow and diversify local and regional economy to supports local businesses. • Provide access to a high-quality built environment and infrastructure that meets community needs. • Promote and enhance a clean, green and sustainable environment. [update Vision to align with Council Plan] [SGCP, pg 8]	Amend Clause 02.02

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4. Protect our Natural Environment 5. Provide Strong Governance and Leadership (page 17)		
Key Priority No. 1: An empowered community that is healthy, inclusive and connected Page 19 Strategy 1.2.2 Support and encourage participation in arts and culture, education, leisure, recreation and sporting opportunities Strategy 1.3.1 Partner to facilitate sustainable and affordable housing to meet the changing needs of the community Strategy 1.3.2 Encourage, support and celebrate a diverse, multicultural community, including celebrating, recognising and respecting our cultural heritage and engaging our Indigenous communities Strategy 1.3.4 Provide, promote and support appropriate and accessible services, facilities and activities for younger residents Strategic indicators:	Include a new strategic direction in Clause 02.03-8 Infrastructure: Strategy 1.2.2 Support the delivery of facilities that encourage participation in arts and culture, education, leisure, recreation and sporting opportunities (page 19). [update MPS to articulate policy in adopted Council Plan] [SGCP, pg 19 and SGCPHWP, pg 29] Following the implementation of the Small Towns Strategy, include a new policy context section for Housing at Clause 02.03, then, include a new strategic direction in Clause 02.03 Housing: Strategy 1.3.1 Facilitate the delivery of sustainable and affordable housing to meet the changing needs of the community [update MPS to articulate policy in adopted Council Plan] [SGCP, pg 19] Include new items in Clause 74.02 Further Strategic Work: Implement actions and priorities of the Recreation and Leisure Strategy 2019-2029 Implement the Small Towns Strategy by investigating appropriate planning scheme controls to recognise locations for future residential development / intensification [update FSW to articulate policy in adopted Council Plan] [SGCP, pg 19 and SGCPHWP, pg 35]	Amend Clause 02.03-8 Introduce Housing section into Clause 02.03 Amend Clause 74.02

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<i>Implement actions and priorities of the Recreation and Leisure Strategy 2019-2029</i> <i>Deliver Council's Arts and Culture Strategic Plan</i> <i>Adopt a Southern Grampians Housing Strategy</i>		
Key Priority No. 2: A growing and diverse local and regional economy that supports our local businesses <i>Page 21</i> <i>Strategy 2.1.1 Research and implement economic initiatives that support new and existing businesses to establish and invest in the region</i> <i>Strategy 2.1.2 Advocate for long-term population growth, a skilled labour force and support emerging growth sectors</i> <i>Strategy 2.1.3 Support opportunities for intensification, diversification and value adding within the agricultural and primary industries sector</i> <i>Strategy 2.2.2 Invest in and advocate to the responsible agencies for the improvement and maintenance of the</i>	Include new items in Clause 74.02 Further Strategic Work: <i>Implement the Rural Land Use Strategy</i> Advocacy item: <i>Partner and advocate to recruit skilled staff into the area by addressing worker housing and regional liveability [SGCP, pg 21]</i>	Amend Clause 74.02

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<i>Shire's natural and cultural attractions to improve the visitor experience</i> <i>Strategy 2.2.4 Develop strategies that not only attract visitors but encourage them to consider living, learning or investing in the Shire and grow the Visitor Economy</i> <i>Strategy 2.3.2 Partner and advocate to recruit skilled staff into the area by addressing worker housing and regional liveability</i> <i>Strategic indicators:</i> <i>Develop and implement the Key Worker Housing Strategy</i> <i>Complete the Rural Land Use Strategy</i> <i>Review and develop a new 10-year Economic Development Strategy</i> <i>Implement the Volcanic Trails Masterplan</i>		
Key Priority No. 3: Provide access to a high quality built environment and infrastructure that meets community needs <i>Page 23</i> <i>Strategy 3.1.2 Maintain infrastructure to the agreed standard and ensure the principles of sustainability and universal</i>	There are no strategies or strategic work projects under this priority that have not already been covered by the scheme.	

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<i>design are considered in the planning and development of infrastructure to support community access and connection meeting the needs of the communities</i> <i>Strategy 3.2.2 Develop a Pedestrian and Cycling Strategy to prioritise infrastructure implementation</i> <i>Strategy 3.2.3 Provide infrastructure that supports a connected and active community</i> <i>Strategy 3.3.1 Continue to invest in and activate open spaces within Southern Grampians</i> <i>Strategy 3.3.2 Increase green infrastructure and canopy cover and consider climate adaptation in our streetscape redevelopments</i> <i>Strategy 3.3.3 Improve and provide opportunities for shared community spaces</i> <i>Strategic indicators:</i> <i>Develop a Pedestrian and Cycling Strategy</i>		
Key Priority No.4: Act as community leaders to promote and enhance a	Include new items in Clause 74.02 Further Strategic Work:	Amend Clause 74.02

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clean, green and sustainable environment Page 25 Strategy 4.1.2 Partner with key agencies to deliver integrated water management solutions Strategy 4.1.3 Protect endemic flora and fauna species throughout the Shire Strategy 4.1.4 Liaise with stakeholders to support and promote sustainable agricultural and land management practices Strategy 4.2.1 Ensure land use planning balances growth with appropriate levels of environmental stewardship Strategy 4.2.3 Identify and manage via the Planning Scheme, significant landscapes, key biodiversity assets and contaminated land Strategic Indicators: Ensure the Planning Scheme has appropriate protections Develop and implement a Climate Adaptation Plan	Identify and investigate appropriate planning scheme tools to protect significant landscapes, key biodiversity assets and contaminated land Develop and implement a Climate Adaptation Plan Progress the Plan for Nature Strategy [update FSW to articulate policy in adopted Council Plan] [SGCP, pg 25 and SGCPHWP, pg 40]	

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<i>Implement the adopted plans and strategies that promote and support biodiversity</i> <i>Progress the Natural Asset Management Plan</i>		

Southern Grampians Shire Council Community Public Health and Wellbeing Plan (2021-2025)	Adopted by Council at Council Meeting, 13 October 2021	Source code
Policy summary (1 paragraph):	The Community Public Health and Wellbeing Plan 2021-2025 outlines Council's community health and wellbeing priorities for the council term while realising the Council's vision of a growing, inclusive and connected community that fosters sustainability, diversity and innovation. The Plan has two focus areas: Healthy Communities and Liveable Communities.	SGCPHWP
Has the Community Health and Wellbeing Plan been appropriately linked into the planning scheme?	The new Community Public Health and Wellbeing Plan has not been specifically referenced in the Southern Grampians Planning Scheme. There are a number of outcomes within the Plan that would benefit from being reflected in the Planning Scheme.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy
Healthy Communities Outcome 3: Southern Grampians residents participate in community life, are socially connected and connected to culture Page 29	As above, include a new strategic direction in Clause 02.03-8 Infrastructure: Strategy 1.2.2 Support the delivery of facilities that encourage participation in arts and culture, education, leisure, recreation and sporting opportunities. [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCP, pg 19 and SGCPHWP, pg 29] Update the context in Clause 02.03-5 Built environment and heritage: The Shire's towns showcase the built and cultural heritage of the Western District and its pastoral industry. The presentation of the towns from the major roads is important in building community	Amend Clause 02.03-8 Amend Clause 02.03-5

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<i>Priority 1. We will plan, develop and deliver a range of leisure, cultural and recreation opportunities and events that allow all people to participate in community activities.</i> <i>Priority 4. We will create opportunities to connect, support and enable our younger residents.</i> Outcome 4: Southern Grampians residents are safe and part of a resilient community <i>Page 30</i> <i>Priority 1. We will ensure that buildings and public spaces are designed considering public safety through the application of Crime Prevention through Environmental Design principles.</i> Outcome 6: We will work to ensure our residents are provided with flexible lifelong learning opportunities in the municipality through libraries, arts facilities, neighbourhood houses, learning centres, early years services and at aquatic and leisure facilities. <i>Page 32</i> <i>Priority 1: We will work to ensure our residents are provided with flexible</i>	pride, creating a sense of place and safety, protecting heritage values and supporting tourism. [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP, pg 30] Include a new strategic direction in Clause 02.03-5 Built environment and heritage: Ensuring that <i>buildings and public spaces are designed with consideration to public safety through the incorporation of Crime Prevention through Environmental Design principles.</i> [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP, pg 30]	

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<i>lifelong learning opportunities in the municipality through libraries, arts facilities, neighbourhood houses, learning centres, early years services and at aquatic and leisure facilities.</i> Outcome 7: Southern Grampians residents are physically active at all stages of life <i>Page 33</i> <i>Priority 1. We will provide a variety of high quality, accessible and affordable aquatic, leisure and sporting facilities to meet community needs.</i> <i>Priority 2. We will encourage a diverse range of active and passive recreation activities that reflect the priorities of our diverse community.</i> <i>Priority 3. We will promote the benefits of incidental exercise and of choosing sustainable modes of transport where possible.</i>		
Liveable Communities Outcome 1: Southern Grampians residents have access to everyday needs <i>Page 35</i>	As above, include new items in Clause 74.02 Further Strategic Work <i>Implement the Small Towns Strategy by investigating appropriate planning scheme controls to recognise locations for future residential development / intensification [update FWS to articulate policy in adopted Health and Wellbeing Plan] [SGCP, pg 19 and SGCPHWP, pg 35]</i>	Amend Clause 74.02 Introduce Housing section into Clause 02.03 Amend Clause 02.03-7

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<i>Priority 1. We will support building liveable communities that provide residents with access to their daily and weekly shopping and service needs, and community interaction.</i> <i>Priority 3. We will respond to population growth and the community's need for a range of housing choices by encouraging a variety of housing developments, both private and social, to be located with good access to activity and community centres.</i> <i>Priority 4. We will encourage the renewal of activity and township centres (including the beautification of streetscapes) to support increased retail activity and local economic growth, improve the pedestrian experience and provide pleasant spaces for community interaction.</i> Outcome 2: Southern Grampians has a growing economy that promotes diversity of local jobs Page 36 <i>Priority 5. We will support the economic viability and growth of activity centres to provide a range of locally accessible services such as shopping, commercial,</i>	Following the implementation of the Small Towns Strategy, and the inclusion of a new policy context section for Housing at Clause 02.03, include new strategic directions in Clause 02.03 Housing: <i>Promote housing diversity that is reflective of the community's needs</i> [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP, pg 35] <i>Support new housing developments, both private and social, in locations with good access to activity and community centres.</i> [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP, pg 35] <i>Support increased housing densities within designated activity centres .</i> [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP, pg 37] Modify the following strategic direction in Clause 02.03-7 Transport <i>Plan for walking and cycling infrastructure that connects community facilities, activity centres, schools and services to increase these modes as commuter and leisure options.</i> [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP, pg 39] Include new items in Clause 74.02 Further Strategic Work: <i>Investigate climate adaptation practices for land use planning and development that reduces negative impacts on the environment</i> [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP, pg 40] As above, include new items in Clause 74.02 Further Strategic Work: Identify and investigate appropriate planning scheme tools to protect significant landscapes, key biodiversity assets and contaminated land [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCP, pg 25 and SGCPHWP, pg 40] Advocacy item:	

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cultural activities, administrative and civic centre functions, grow jobs and encourage investment. Outcome 3: Southern Grampians has a range of housing that meets community needs Page 37 Priority 2. Recognising that housing is a fundamental human right, we will continue to advocate on behalf of the community with all levels of government, the not-for-profit and private sectors, to increase the level and availability of affordable and public housing stock. Priority 3. We will facilitate increased density housing in accordance with growth areas identified in the planning scheme to support the viability of activity centres. Priority 4. We will continue to increase the supply of housing that is visitable, accessible and adaptable to meet the needs of different sectors of the community. Outcome 4: Southern Grampians residents have access to technology, buildings and public spaces that are	Recognising that housing is a fundamental human right, we will continue to advocate on behalf of the community with all levels of government, the not-for-profit and private sectors, to increase the level and availability of affordable and public housing stock. [SGCPHWP, pg 37]	

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well designed and encourage community connections

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Priority 2. We will encourage the design of high-quality buildings and public places that are accessible for all, safe, comfortable and welcoming for a variety of activities.

Priority 3. We will promote the provision of community infrastructure that is based on strong evidence of community need and value.

Priority 5. We will ensure the design and location of community infrastructure contributes to a sense of place and opportunities for social connections.

Outcome 5: We will ensure the design and location of community infrastructure contributes to a sense of place and opportunities for social connections.

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Priority 1. We will ensure that all Southern Grampians residents have safe and convenient access to open space for passive recreation, quiet contemplation, sport and access to nature.

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Priority 2. We will provide and protect quality open space that provides a range of experiences and accessible recreational opportunities, natural and cultural heritage features, and high-quality park facilities and landscape settings.

Priority 6. We will continue to promote and develop walking and cycling tracks that connect community facilities, shopping strips, schools and services.

Outcome 6: Southern Grampians encourages sustainable practices that promote a healthy environment

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Priority 1. We will work together to support and protect the natural environment.

Priority 2. We will ensure sustainable waste management practices that reduce negative environmental impacts.

Priority 3. We will investigate and implement climate adaptation practices that reduce negative impacts on the environment and ensure the long term health of our community.

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Southern Grampians 2041 Community Vision Framework		Adopted by Council at Council Meeting, 13 October 2021	Source code
Policy summary (1 paragraph):	The Southern Grampians 2041 (SG2041) Community Vision Framework sets a 20 year strategic community vision and maps out Councils short, medium and long-term priorities.		SG2041
Are there planning scheme implications? (Y/N)	The SG2041 is intended to be read in conjunction with the Council Plan and the Community Public Health and Wellbeing Plan. It reinforces a number of strategies and objectives within each strategic document, elevating the importance of including them in the Planning Scheme, and assigns a timeline that will assist in prioritising items to be included in Clause 74.02.		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy	
Page 11 Objective: Clearer planning rules for farming sector in planning scheme Strategy: Complete Rural Land Use Strategy (RLUS) Timeline: RLUS – Now Implementation - Short term	As above, include new items in Clause 74.02 Further Strategic Work: <i>Implement the Rural Land Use Strategy</i>		
Page 12 Objective: Clearer strategic plans for smaller settlements Strategy: Small Towns Strategy, informed by Community Infrastructure Framework Timeline: Short term / Ongoing	Include new items in Clause 74.02 Further Strategic Work: <i>Implement the Small Towns Strategy</i>		

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Page 13 Objective: Celebrate and better manage our environmental assets Strategy: Environmental Assets Strategy Timeline: Strategy - Short term Implementation - Ongoing	Include new items in Clause 74.02 Further Strategic Work: <i>Progress the Plan for Nature Strategy</i>	

Southern Grampians Shire Council Communications and Engagement Strategy 2019-2024 (Southern Grampians, 2019)	Adopted by Council Meeting type, meeting date	Source code
Policy summary (1 paragraph):	The Southern Grampians Shire Council Communications and Engagement Strategy was prepared to encourage open, transparent and active relationships with Council and the Community. The strategy supports Council's Council Plan objectives 1.1 "An empowered and resilient community" and 5.1 "Provide transparent and responsible governance". The strategy identifies six outcomes and associated actions that are to be achieved: 1. Community is better informed and aware of Council services, role and activities 2. Community receives accurate and meaningful messages from Council in a timely manner 3. Council's relationship and reputation with the community is strengthened by effective and meaningful engagement 4. Council spokespeople are active and visible in the community 5. Council is transparent in its decision making	SGCES

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	6. Council staff are well informed and have the tools they need to effectively communicate and engage	
Are there planning scheme implications? (Y/N)	No. The Strategy sets out how Council as an organisation will communicate with the community. There are no land use or development implications.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy
N/A	N/A	N/A

Southern Grampians Shire Council Recreation and Leisure Strategic Plan 2019-2029 (Otium Planning Group, 2019)		Adopted by Council Ordinary Meeting of Council, 8 May 2019	Source code
Policy summary (1 paragraph):	The Recreation and Leisure Strategic Plan was developed to guide Council and the community in the provision and development of recreation and leisure facilities and services. In addition to the Strategic Plan and Recommendations volumes of the document, two masterplans were prepared for Lake Hamilton and Pedrina Park.		SGRLSP
Are there planning scheme implications? (Y/N)	Depending on the availability of publicly zoned land to deliver on the priorities outlined in the Recreation and Leisure Strategic Plan, there may be a need to investigate planning mechanisms that will enable to delivery of capital works projects including the development of a BMX facility, development of a trampoline park and motor bike track, and the construction of shared paths and trails.		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy	
Page 69	Include new items in Clause 74.02 Further Strategic Work:	Amend Clause 74.02	

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<i>Determine the feasibility of the development of a BMX facility in the Shire, considering co-location with an existing facility and / or re-purposing that may provide relevant support infrastructure (eg amenities).</i> <i>Assess the feasibility of developing facilities to meet the needs for new and growth recreation activities and apply for external grant funding (where appropriate) including:</i> <i>a) Trampoline Park (identified in Youth Café consultations) – consider in context of opportunities in HILAC Masterplan.</i> <i>b) Provision of shared paths and trails including connecting existing paths and providing paths in rural townships and rail trail opportunities (no2 facility that would encourage increased participation in public survey, walking No 1 participation activity with Jogging no 3 & cycling no 5 and bushwalking no 6).</i> <i>D) Motor Bike Track (Youth Consultations).</i> <i>E) Mountain Bike Track/s (Youth Consultations)</i>	<i>Implement actions and priorities of the Recreation and Leisure Strategy 2019-2029, including:</i> <i>Investigate the feasibility of, and identify the planning scheme controls needed to enable the development of a BMX facility in the Shire, considering co-location with an existing facility and / or re-purposing that may provide relevant support infrastructure (eg amenities).</i> <i>Investigate the feasibility of, and identify the planning scheme controls needed to enable the development of a Trampoline Park and a Motor Bike Track</i> <i>Investigate the planning controls needed to facilitate the provision of shared paths and trails including connecting existing paths and providing paths in rural townships and rail trail opportunities. [update FSW to articulate policy in adopted Council document] [SGRLSP, pg 69]</i>	

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Southern Grampians Shire Council Heritage Strategy 2018-2022 (Southern Grampians Shire Council, n.d)		Adopted by Council at Ordinary Meeting of Council, 14 August 2019	Source code
Policy summary (1 paragraph):	The Heritage Strategy sets a whole-of-Council work plan to guide the ongoing documentation, preservation, management, and promotion of heritage within the Shire.		SGHS
Are there planning scheme implications? (Y/N)	Yes. Preparation of the Strategy included a review of the Southern Grampians Planning Scheme and subsequently identified a number of actions that needed to be carried out to improve the operation of planning policy and controls related to cultural heritage.		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy	
Page 4 <i>Southern Grampians Shire comprises a rich and wide-ranging cultural heritage which is reflected in its places and expressed and celebrated through traditions, artworks and stories. The significance of the Shire's heritage is recognised on national, state and local registers and is the focus of a growing tourism sector.</i>	Update Clause 02.01 Context as follows: <i>The Shire contains a range of heritage buildings and places of state and national heritage significance which are the focus of a growing tourism sector. [update MPS to articulate policy in adopted Council document] [SGHS, pg 4]</i>	Amend Clause 02.01	
Page 6 <i>Southern Grampians Shire Council (SGSC) was formed in 1994 via the amalgamation of the former Shires of Dundas, Mount Rouse, Wannon and the</i>	Update Clause 02.01 Context as follows: <i>Covering an area of 6,652 square kilometres, it contains three main significant natural landscapes which are renowned for their ancient volcanoes and lava flows, waterways and waterfalls and undulating pastoral land dotted with River Red Gum (Eucalyptus camaldulensis): the Dundas</i>	Amend Clause 02.01	

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<i>City of Hamilton. It covers an area of 6,655 square kilometres and supports a population of almost 16,000 people.</i> <i>The natural landscape of the Shire has significant environmental and heritage value. The Grampians National Park (Gariwerd) is identified on the National Heritage List. Other features of renown include ancient volcanoes and lava flows, waterways and waterfalls and undulating pastoral land dotted with majestic River Red Gum (Eucalyptus camaldulensis).</i> <i>The Shire encompasses the traditional lands of the Gunditjmara, Tjap Wurrung and Bunganditj people. Surviving archaeological sites, including rock paintings, stone arrangements, quarries, fish and eel traps, scarred trees and burial grounds, reveal an Aboriginal occupation dating back at least 40,000 years¹.</i> <i>The arrival of European settlers from the late 1830s resulted in the forced removal of Aboriginal people from their land. The fertile grasslands of the 'Western District' was laid claim by 'squatters' who established vast pastoral leaseholds for grazing stock.</i>	<i>Tablelands, the Victorian Volcanic Plains and the Grampians. The Shire is in the Glenelg Hopkins catchment and has a population of around 16,100 people.</i> As above, update Clause 02.01 Context as follows: The Traditional custodians of the Southern Grampians area are the Bunganditj, Gunditjmara and Tjap Wurrung Aboriginal people who have occupied the land for at least 40,000 years. [update reference to traditional custodians] [SGCP, pg 2, SGHS, pg 6]	

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Hamilton, the Shire's principal retail and service centre, was established on high ground above the Grange Burn from 1839. The township was set out in a grid layout in 1850, formally gazetted in May 1851, with the first land sales occurring soon after in October 18512.

The urban growth of Hamilton is described as 'remarkable for the steadiness of its development', which is reflected in the architectural legacy of various economic and agricultural 'boom' periods, from the mid nineteenth to the late twentieth century. Significant heritage places include its collection of churches, Victorian and Edwardian villas, Art Deco commercial buildings, interwar bungalows and William Guilfoyle designed Botanic Gardens3.

A network of smaller agricultural settlements emerged following the aggregation of larger landholdings via the closer settlement and (later) solider settlement schemes. The towns of Balmoral, Branxholme, Cavendish, Coleraine, Dunkeld, Glenthompson, Penshurst and Tarrington continue to perform important service and social functions for a dispersed rural population. They provide local hubs for education,

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health, commercial, religious and sporting activities.		
Page 13 A recent review of the Southern Grampians Planning Scheme highlighted several measures for improving statutory management processes and supporting land owners, occupiers and custodians. These include: - Review Heritage Overlay (HO) mapping to ensure appropriate curtilage for significant buildings identified in the HO are covered. - Review Hamilton CBD precinct (HO346) to confirm extent of registration and contributory and non-contributory places, having regard to changes that have occurred since 1991. - Develop Heritage Design Guidelines for heritage precinct and individual places to assist landowners and planners to design and assess changes. - Develop guidelines to address design and access requirements	Include new items in Clause 74.02 Further Strategic Work: <i>Review Heritage Overlay (HO) mapping to ensure appropriate curtilage for significant buildings identified in the HO are covered.</i> <i>Review Hamilton CBD precinct (HO346) to confirm extent of registration and contributory and non-contributory places, having regard to changes that have occurred since 1991.</i> <i>Develop Heritage Design Guidelines for heritage precinct and individual places to assist landowners and planners to design and assess changes.</i> <i>Investigate increased protection of Aboriginal cultural heritage sites and develop suitable planning controls to protect places of significance in collaboration with Aboriginal Victoria and Gunditj Mirring Registered Aboriginal Party. [update FSW to articulate policy in adopted Council document] [SGHS, pg 13]</i>	Amend Clause 74.02

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<i>to heritage buildings to meet Building Regulations.</i> <i>Investigate requirements for increased protection of Aboriginal cultural heritage sites in association with Aboriginal Victoria and Gunditj Mirring Registered Aboriginal Party.</i>		
Page 17 <i>Progress the South West Landscape Assessment and Grampians Landscape Assessment studies.</i> <i>Investigate developing an Incorporated Document for permit exemptions for minor works for HO places and non-contributory places in precincts.</i> <i>Review local heritage policy content at Clause 21.05 (Built Environment and Heritage) in Southern Grampians Planning Scheme in conjunction with next Planning Scheme Review process.</i>	Include new items in Clause 74.02 Further Strategic Work: <i>Progress the South West Landscape Assessment and Grampians Landscape Assessment studies and apply relevant planning controls to protect significant landscapes.</i> <i>Investigate developing an Incorporated Document for permit exemptions for minor works for HO places and non-contributory places in precincts. [update FSW to articulate policy in adopted Council document] [SGHS, pg 17]</i>	Amend Clause 74.02
Page 18 <i>Review Thematic Environmental Histories and heritage studies (1991 & 2004) and undertake gap analysis to</i>	Include new items in Clause 74.02 Further Strategic Work: <i>Review Thematic Environmental Histories and heritage studies (1991 & 2004) and undertake gap analysis to identify priority places for future assessment.</i>	Amend Clause 74.02

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identify priority places for future assessment. Investigate undertaking shire-wide heritage gap study (as per priority places list).	Investigate undertaking shire-wide heritage gap study (as per priority places list). [update FSW to articulate policy in adopted Council document] [SGHS, pg 18]	
Page 19 Establish a Significant Tree Register to ensure important specimen trees, street trees and Avenues of Honour are identified, documented and included in asset management regime.	Include new items in Clause 74.02 Further Strategic Work: Establish a Significant Tree Register to ensure important specimen trees, street trees and Avenues of Honour are identified and documented and apply appropriate planning controls to protect them. [update FSW to articulate policy in adopted Council document] [SGHS, pg 19]	Amend Clause 74.02

Southern Grampians Shire Council Community Investment Plan (Southern Grampians, 2022)	Adopted by Council at Council Meeting, 9 February 2022	Source code
Policy summary (1 paragraph):	The Community Investment Plan lays out Council's immediate advocacy priorities and was prepared in the lead up to federal and state election periods.	SGCIP
Are there planning scheme implications? (Y/N)	There are no implications on the planning scheme, although it does prioritise the implementation of: • Volcanic Trail Masterplan • Revitalisation of Hamilton CBD • Multiuse Trails • West Grampians Water Pipeline	

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	- Penhurst Sewer Project - New Hamilton Gallery - Hamilton Botanic Gardens Play Space - Hamilton Digital Hub - Enhanced Regional Bus Services - Re-introduction of Passenger Rail to Hamilton - Maroona to Portland Rail Line - Western District Health Service and Hamilton Base Hospital Redevelopment - Hamilton and Coleraine Police Station Upgrades	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy

<i>Hamilton Central Business Area Activation Master Plan (Jensen Plus, 2020)</i>	Adopted by Council at Ordinary Meeting of Council, 13 May 2020	Source code
Policy summary (1 paragraph):	The Hamilton Central Business Area Activation Masterplan provides the foundation for ongoing investment and economic development in Hamilton. Through the preparation of design guidelines and concept designs, the Masterplan identifies a number of capital work improvements that can be made to Hamilton's CBD streets and public spaces.	
Are there planning scheme implications? (Y/N)	While the Masterplan does not specifically have implications on the planning scheme, it does allude to Council currently reviewing their broader parking requirements and it is suggested that there is some community concern around the reduction of carparking spaces in Lonsdale Street	

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	and Gray Street. Council requested advice from Mesh Planning in response to the masterplan with regard to whether it was advisable to <i>keep Parking Overlay for Hamilton CBD given there is no evidence that it is needed (see most recent work on CBD revitalisation project adopted 2020).</i>	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy

Southern Grampians Shire Council Economic Development Strategy 2011-2021 (Southern Grampians, 2011)		Adopted by Council Unknown	Source code
Policy summary (1 paragraph):	The Economic Development Strategy was prepared to deliver on Council's objective (at the time) to, "plan for and foster economic growth and prosperity". The Strategy provides a framework and actions to guide Council staff in contributing to the development of the local economy, and articulates the economic development objectives of Council to the community and current and potential investors.		SGEDS
Are there planning scheme implications? (Y/N)	Yes.		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)		Location of policy
Page 11 Place Based Economic Development Drivers	The Economic Development Strategy contains a map of economic development drivers which would complement and enhance the existing strategic framework plan at Clause 02.04. As these themes, "define the structure of the Southern Grampians settlement system and the functional economic role each town plays", it would be beneficial to superimpose this information onto a new map at Clause 02.04. The remaining content of this plan has been implemented into the Planning Scheme via C025.		

Southern Grampians Planning Scheme

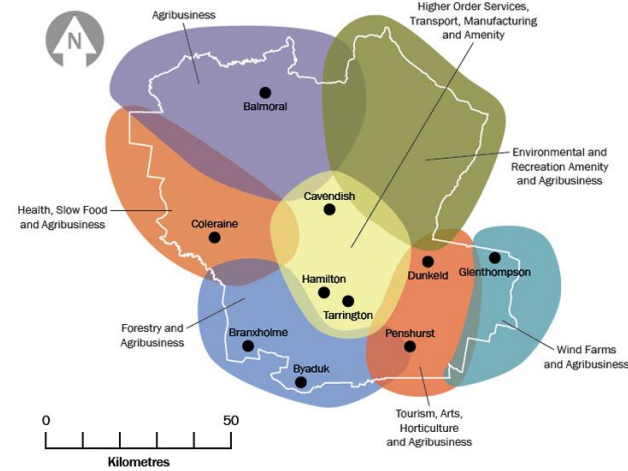


Figure 7.1 Subregional Economic Development Drivers

Volcanic Trail Masterplan (Cooper Scaife Architects and Look Ear, 2022)

Adopted by Council **Meeting type, meeting date**

Source code

Policy summary (1 paragraph):

The Volcanic Trail Masterplan builds on the significant cultural and environmental values of selected volcanic sites within the Southern Grampians Shire by providing clear direction to; protect cultural heritage, maintain and improve existing assets, and develop the visitor economy by leveraging our natural assets and known tourist linkages.

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	The 'Trail' is comprised of seven sites within the Shire: Wannon Falls, Nigretta Falls, Byaduk Caves, Harman's Valley Lookout, Wallacedale Tumuli, Mt Napier and Mt Rouse. Currently these sites are developed and maintained to varying degrees across multiple government authorities, and are not linked in any way through branding, interpretive themes or a consistent approach to infrastructure.	
Are there planning scheme implications? (Y/N)	No	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy

Domestic Wastewater Management Plan (author, date)	Adopted by Council Ordinary Meeting of Council, 11 December 2019	Source code
Policy summary (1 paragraph):	The Domestic Wastewater Management Plan assesses domestic wastewater (ie. on-site wastewater system or septic tank) risks in the municipality and provides a prioritised set of actions to address any potential impacts.	
Are there planning scheme implications? (Y/N)	A key consideration for the Domestic Wastewater Management Plan was the number of historical allotments which have been previously approved but cannot be developed due to the requirement for onsite waste water treatment or for connection to reticulated sewerage. An area of note was Mirranatwa which has approximately 150 'paper lots' which are less than 2,000m² each and are therefore not developable, given it is well below the minimum lot size for unsewered development. The Plan identifies a desire for Council to provide better guidance to the community regarding the status of existing on-site wastewater systems (if any) and lot development potential, particularly with regard to these paper lots. There is also a suggestion that Council use the risk assessment and mapping prepared as part of the Plan to identify allotments they wish to see consolidated. This is particularly the case for separate adjacent allotments with the same owner, in which the existing on-site system is located on one lot and the dwelling (connected to the system) is located on the other. Preparation of a	

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	restructure plan and the application of the Restructure Overlay would assist in articulating lot development potential and identifying paper lots which need to be consolidated. Further, it was recommended that the Risk Mapping included as part of the Plan be used as a basis to determine requirements for further investigations into land capability and minimum lot sizes for any future development areas. The Plan also identifies a number of low, moderate and high priority actions. Of particular relevance for planning process improvement is Action 5: <i>Establish Minimum Standards for Septic Tank and Planning Permit Applications</i> 1. <i>Refine, finalise and adopt the Minimum Standards Tables in Appendix B.</i> 2. <i>Engage with neighbouring Councils to work towards consistent septic tank and planning permit application standards.</i> 3. <i>Conduct Consultant and Installer Information Sessions</i> 4. <i>Implement and Update as Required</i> This action is to provide Council with a consistent framework and clear expectations for applicants to follow when preparing Permit applications for both unsewered subdivision or individual systems.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy
	Further strategic work: Using the mapping prepared as part of the Domestic Wastewater Management Plan, identify allotments that would benefit from consolidation due to their inability to manage wastewater on site, prepare a restructure plan and apply the Restructure Overlay.	
	Process Improvement:	

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	In collaboration with the Environmental Health team, consider preparing an application requirements fact sheet available on Councils webpage that outlines Minimum Standard for Wastewater Management Reports.	
Adaptive Wastewater Solutions for Small Towns (author, date)	Adopted by Council at Ordinary Meeting of Council, 13 May 2020	Source code
Policy summary (1 paragraph):	The Adaptive Wastewater Solutions for Small Towns study was a recommendation of Southern Grampians Domestic Waste Management Plan. It acknowledges that the cost of reticulated sewerage is prohibitive in many small towns and private septic systems are often not adequate or able to be effectively managed (for eg. there may be insufficient land available for treatment on an existing lot). This has potential to impede on the growth and liveability of small towns, particularly when they are residentially zoned but there is no reticulated sewerage available. The study proposes alternate solutions and outlines functional design requirements for a neighbourhood-scale wastewater management system in the town of Penshurst.	
Are there planning scheme implications? (Y/N)	There are no specific planning scheme implications from the Study, however, the implementation of the Small Towns Strategy would benefit from considering infrastructure limitations in its development, including the identification of any settlements deemed suitable for growth that do not have appropriate reticulated systems in place and that may require alternate solutions for wastewater management.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy

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Hamilton Integrated Water Management Plan (author, date)	Adopted by Council at Council Meeting, 8 September 2021	Source code
Policy summary (1 paragraph):	The Hamilton Integrated Water Management Plan is a strategic document that will guide Council (and external organisations that have an interest in any part of the water cycle) to address water related environmental and social challenges so that Hamilton continues to be a great place to live, work and recreate until the year 2030. External organisations include Wannon Water, the Glenelg Hopkins Catchment Management Authority (GHCMA), Southern Rural Water (SRW) and DEECA.	HIWMP
Are there planning scheme implications? (Y/N)	The Plan establishes the water cycle context in Hamilton and prioritises a number of projects to address identified issues and opportunities. Project H-7: Grange Burn urban water quality improvement program seeks to improve stormwater quality entering the Grange Burn by improving network understanding and increasing pollution reduction through the identification of WSUD requirements. Following the identification of WSUD requirements, there is an opportunity to introduce local policy at Clause 19.03-3L Integrated Water Management to encourage the delivery of these through new developments in Hamilton.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy
Page 35 H-7. Grange Burn urban water quality improvement program There are a number of untreated point source stormwater discharges that enter the Grange Burn downstream of the Lake Hamilton Spillway. This opportunity is to improve stormwater quality entering the Grange Burn by improving network understanding and increasing pollution	Include new items in Clause 74.02 Further Strategic Work: <i>Following the identification of WSUD requirements as part of the Grange Burn urban water quality improvement program, develop a new Clause 19.03-3L (Integrated Water Management) that outlines strategies for new developments to improve stormwater quality entering the Grange Burn.</i> [update FSW to articulate adopted Council Policy] [HIWMP, pg 35]	

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reduction through the identification of WSUD requirements. This opportunity would investigate urban runoff, document drainage network, investigate potential treatment opportunities and propose concepts for pollution mitigation works. These works would be included in an update of the Grange Burn master plan.		

Small Towns Strategy (Niche Planning Studio, n.d)	Adopted by Council at Council Meeting, xx	Source code
Policy summary (1 paragraph):	The Small Towns Strategy brings together the extensive strategic planning work that has been undertaken for the local towns surrounding Hamilton (including, Balmoral, Byaduk, Branhholme, Cavendish, Coleraine, Dunkeld, Glenthompson, Penshurst and Tarrington) in recognition that the specific strategic directions for each town needs to be reviewed and updated. The Strategy has been informed by a Rural Living Analysis and a Environmental Constraints Analysis to assist in established a settlement hierarch (page 8) based on overall suitability to accommodate demand. The Strategy recommends priority be given to managing growth in the following townships: Dunkeld, Tarrington, Penshurst, Cavendish and Coleraine.	STS
Are there planning scheme implications? (Y/N)	Further strategic work will need to be undertaken before the planning scheme can be amended with new directions for settlements.	

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Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy
	Further strategic work: To implement the Small Towns Strategy, updated structure plans need to be prepared for Dunkeld, Tarrington, Penshurst, Cavendish and Coleraine.	
Southern Grampians Rural Land Use Strategy (July, 2022)		
Policy summary (1 paragraph):	The Rural Land Use Strategy establishes a vision and directions to support established rural industries such as agriculture and forestry, promote emerging opportunities in rural tourism and recognise and protect important environmental and landscape values. It contains a Strategic Framework that comprises a vision, principles, framework plan and strategic objectives for rural land and an Implementation plan with recommended changes to the Southern Grampians Planning Scheme as well as further strategic work that needs to be undertaken.	RLUS
Are there planning scheme implications? (Y/N)	Yes	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy
Page 19 Principles: Protect and leverage the Shire's competitive advantage and realise significant potential for growth in food and fibre production, renewable energy and extractive industries	New policy: Update 02.03-4 to include the following directions: Support adaptation to the changing climate, economic drivers and adoption of new technology. Undertake further strategic work to update 12.05-2 to include directions relating to Environment and Landscape Undertake further strategic work to update 14.01-1 to include directions relating to Food and Fibre	

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Balance economic growth with protection of environmental, landscape and cultural heritage values

Balance the needs of potentially competing rural land uses (food and fibre production,

renewable energy, extractive industries, tourism) to promote economic diversity

Foster innovation, economic diversification and new rural industries

Support adaptation to the changing climate, economic drivers and adoption of new

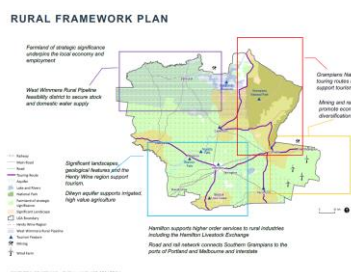
technology

Protect life and property from natural hazards

Embed Traditional Owner partnerships into planning and decision making.

Strive to equitably share growth opportunities across the Shire.

Page 21



Undertake further strategic work to update 14.01-2 to include directions relating to Rural Industry

Undertake further strategic work to update 17.04-1 to include directions relating to Rural Tourism

Include the Rural Land Use Strategy as a Background Document at Clause 72.08

Further strategic work:

- Superimpose the information on the “Rural Framework Plan” onto a new map at Clause 02.04.
- Prepare new local policies or MPS to provide further guidance on assessment of planning permit applications with regard to:
 - Subdivision, dwellings and rural workers accommodation in the Farming Zone
 - Tourism development in the Farming Zone
- Under further strategic work to support introduction of a Restructure Overlay to old Crown Townships and small lot subdivisions in the Farming Zone (Figure 10). This should include validation of land ownership, guidelines for restructuring of multiple-lot landholdings and outcomes and considerations for dwelling development such as domestic wastewater management, flooding, (Appendix 3).
- Prepare a town structure plan for Peshurst
- Complete the Grampians Landscape Assessment Study
- Consolidate the recommendations of the various landscape studies (South West Landscape Assessment Study, Grampians Landscape Assessment Study) and review to ensure there is an appropriate balance between landscape protection and agriculture and alignment with the Volcanic Plains Masterplan.
- Undertake a study to inform review of the AEO and DDO Schedule 4 – Hamilton Airport.
- Continue to undertake flood studies as funding allows to identify areas for application of the LSIO
- Update mapping of signification roadside vegetation and review council’s Roadside Management Plan.
- Undertake a review of vegetated land in the Farming Zone and consider for application of the Rural Conservation Zone.

Advocacy items:

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Page 26 Food and fibre objectives, strategies and actions Page 29 Rural tourism objectives, strategies and actions Page 33 Rural industry objectives, strategies and actions Page 37 Environment and landscape objectives, strategies and actions Implementation - Page 40	• Advocate to State Government for investment in rural infrastructure including the West Wimmera Rural Pipeline, expansion and upgrade of telecommunication services and road and rail maintenance. • Advocate to State Government to complete the sites of biodiversity significance mapping project to support an introduction of appropriate environmental protection and enhancement policy. This should include review of the habitat of the Eastern Barred Bandicoot to inform update the ESO1 and significant waterways and wetlands to inform update of the ESO2. Process improvement: • Prepare a Farm Management Plan template	

Regional documents

- Regional documents that should be reviewed are:
 - Regional Catchment Management Strategies prepared by Catchment Management Authorities.
 - Country Plans prepared by Registered Aboriginal Parties.

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Glenelg Hopkins Regional Catchment Strategy, 2021-2027 (Glenelg Hopkins, 2023)		Adopted by name of organisation, date	Source code
Policy summary (1 paragraph):	The Glenelg Hopkins Regional Catchment Strategy (RCS) is an overarching plan for the integrated catchment management of land, water and biodiversity resources.		GHRCS
Are there planning scheme implications? (Y/N)	Southern Grampians Shire sits within the North Central Tablelands "local area" and the Southern Gariwerd and Black Range "local area". While the outcomes and priority management directions of the Strategy are generally already covered in the Planning Scheme at a State level, there are a number of community priorities and interests for the Northern Central Tablelands and the Southern Gariwerd and Black Range that may benefit from inclusion on the further strategic work list.		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)		Location of policy
<u>North Central Tablelands Communities</u> Provide opportunities for the community to connect with nature through the development and promotion of walking trails.			
<u>North Central Tablelands Rivers</u> Improve waterway and riparian health, particularly across the Dundas tablelands. Collaborate with Traditional Owners to understand and acknowledge the cultural	Update context section of Clause 02.03-4 Natural Resource Management, Water to include a reference to being in the Glenelg Hopkins catchment and the Wannon River. update MPS to articulate policy in the updated Regional Catchment Strategy [GHRCS, Rivers] Include a new strategic direction in Clause 02.03-4 Natural Resource Management, Water: <i>Improve waterway and riparian health, particularly across the Dundas tablelands.</i> [update MPS to articulate policy in the updated Regional Catchment Strategy] [GHRCS, Rivers]		

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significance of waterways. Develop reliable flood information including the Dunkeld Flood Study and installation of more sensors. <u>Southern Gariwerd and Black Range Rivers</u> Improve the health and resilience of the Wannon and Glenelg Rivers, which have their headwaters in Gariwerd.	<i>Improve the health and resilience of the Wannon and Glenelg Rivers. [update MPS to articulate policy in the updated Regional Catchment Strategy] [GHRCS, Rivers]</i> Include new items in Clause 74.02 Further Strategic Work <i>Develop a new Clause 15.03-2L (Aboriginal Cultural Heritage) based on consultation with Traditional Owners to understand and acknowledge the cultural significance of waterways. [update FSW to articulate policy in the updated Regional Catchment Strategy] [GHRCS, Rivers]</i> Advocate for the completion and implementation of the Dunkeld Flood Study.	
<u>North Central Tablelands Wetlands</u> Maintain the condition and extent of wetlands, including the critically endangered seasonal herbaceous wetlands. Develop Environmental Significance Overlays that recognise local wetland values. <u>Southern Gariwerd and Black Range Wetlands</u> Maintain the condition and extent of wetlands (generally temporary freshwater marshes and swamps) surrounding the park to support water connectivity.	Include new items in Clause 74.02 Further Strategic Work <i>Develop and implement Environmental Significance Overlays that recognise local wetland value, in particular for the critically endangered seasonal herbaceous wetlands. [update MPS to articulate policy in the updated Regional Catchment Strategy] [GHRCS, Wetlands]</i>	

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<u>North Central Tablelands Habitat and native vegetation</u> Protect existing paddock red gums and improve regeneration within the agricultural landscape. Conserve and improve the connectivity of important grassland and woodland habitat. Develop Environmental Significance Overlays for native habitat and paddock trees. <u>North Central Tablelands Threatened native species</u> Manage key threatened species including red-tailed black cockatoo, Glenelg spiny cray, bent-winged bats and grassland species including orchids, and iconic species such as brolgas and platypus. <u>Southern Gariwerd and Black Range Threatened native species</u> Manage key threatened species, including southern brown bandicoot, long-nosed potoroo, heath mouse and brush-tailed rock wallaby.	Include new items in Clause 74.02 Further Strategic Work <i>Develop and implement Environmental Significance Overlays for native habitat (including the habitats of key threatened species such as the red-tailed black cockatoo, Glenelg spiny cray, bent-winged bats, southern brown bandicoot, long nosed potoroo, heath mouse, brush-trailed rock wallaby, and grassland species including orchids, and iconic species such as brolgas and platypus) and paddock red gum trees. [update MPS to articulate policy in the updated Regional Catchment Strategy] [GHRCS, Habitat and native vegetation, Threatened native species]</i>	

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<u>North Central Tablelands Sustainable primary production</u> Support Southern Grampians Shire to develop a Rural Land Use Strategy and Environment Strategy.	Include new items in Clause 74.02 Further Strategic Work: <i>Implement the Rural Land Use Strategy</i> [update FSW to articulate policy in updated Regional Catchment Strategy] [SGCP, pg 21 and GHRCS, Sustainable primary production]	
Eastern Maar Meerreengeeye Ngakeepoorryeeyt (Eastern Maar Aboriginal Corporation, July 2015)		
Not adopted by council		
EMMN		
Policy summary (1 paragraph): The Country Plan sets out the rights of the Eastern Maar people and identifies their aspirations and action plans to address key concerns about Country.	Consultation is required with Traditional Owners to determine the implications desired in the planning scheme	
Are there planning scheme implications? (Y/N)	Y – to be undertaken through partnership and strategic work.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)	Location of policy

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Wotjobaluk Country Plan (Barengi Gadjin Lan Council, 2017)		Not adopted by council	WCP
Policy summary (1 paragraph): The Country Plan sets out the rights of the Wotjobaluk people and identifies their aspirations and action plans to address key concerns about Country.	Consultation is required with Traditional Owners to determine the implications desired in the planning scheme		
Are there planning scheme implications? (Y/N)	Y – to be undertaken through partnership and strategic work.		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme. (use track changes if addition or deletion to existing policy words.)		Location of policy

Template A5: Further strategic work

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Instructions:

1. Identify whether each project has been completed or commenced, and whether it is still required by Council.
2. If the project is no longer required, explain why not.

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Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
Undertake township plans for Balmoral, Branhholme, Cavendish, Coleraine, Penshurst and Glenthompson to confirm infrastructure needs, zonings and lot size controls.	Clause 74.02 PSR 2018	No	No	Yes	This project is still required, however, given the recent completion of the Small Towns Strategy, it would be recommended to instead commence implementation of the Small Towns Strategy with a focus on preparing structure plans for Penshurst, Cavendish and Coleraine.
Update township plans, minimum subdivision sizes, zones and policy to implement the Domestic Waste Water Management Plan.	Clause 74.02 PSR 2018	No	No	Yes	
Amend the planning scheme to clarify when land capability assessments are required to be submitted with planning permit applications.	Clause 74.02 PSR 2018	No	No	Yes	There is no opportunity to include an application requirement for this in the LDRZ. This may be beneficial to include in an application fact sheet to be published on councils webpage.
Prepare a discretionary uses policy for the General Residential and Township zones to guide the location of non-residential uses.	Clause 74.02 PSR 2018	No	No	Yes	
Prepare an Open Space Strategy to ensure decision making in relation to facilities is considered in a broader strategic context.	Clause 74.02 PSR 2018	No	No	Yes	
Investigate need for and prepare policy to guide settlement planning for bushfire prone areas.	Clause 74.02 PSR 2018	No	No	Yes	
Review the Outline Development Plans for the Rural Living and Low-Density Residential areas in outer Hamilton and include them in the planning scheme under the appropriate schedules.	Clause 74.02 PSR 2018	No	No	Yes	This project is still required, however, following the recent audit of the planning scheme, it would be recommended to

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Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
					consider this as part of a broader permit trigger review.
Update the 'Permit conditions' clause of the Schedule to the Development Plan Overlay to require connection to reticulated sewerage when land is subdivided.	Clause 74.02 PSR 2018	No	No	Yes	Is this to apply to all schedules to the DPO?
Update the 'Permit conditions' clause of the Schedule to the Development Plan Overlay to reflect that new access roads as designated by the Development Plan are vested in Council as a road reservation and contributions are shared.	Clause 74.02 PSR 2018	No	No	Yes	As above.
Progress the South West Landscape Assessment Study and Grampians Landscape Assessment.	Clause 74.02 PSR 2018	No	No	Yes	This project is still required, however, given the lapse in time, it would be recommended to instead update and consolidate the two studies.
Complete the biodiversity significance mapping project in partnership with Department of Environment, Land, Water, and Planning, and implement the Vegetation Protection Overlay or Environmental Significance Overlay to protect significant flora and fauna.	Clause 74.02 PSR 2018	No	No	Yes	
Develop a Vegetation Protection Overlay or Environmental Significance Overlay to protect remnant trees across the Township and Rural Living Zones in Tarrington.	Clause 74.02 PSR 2018	No	No	Yes	
Apply the Environmental Significance Overlay to protect buffer areas around critical infrastructure including declared water storages, water supply and treatment infrastructure, the Hamilton Regional Livestock Exchange (saleyards), and the Hamilton Landfill and Waste Transfer Station.	Clause 74.02 PSR 2018	No	No	Yes	The Buffer Area Overlay may be more appropriate if this is still something Council wishes to progress with.

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Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
Complete the Rural Strategy and refine minimum lot sizes and policy on dwellings in the Farming Zone.	Clause 74.02 PSR 2018	No	Yes	Yes	Final strategy has recently been adopted, it is recommended that implementation be considered.
Amend the Schedule to the Public Park and Recreation Zone to change the sign category for active recreation assets.	Clause 74.02 PSR 2018	No	No	Yes	
Amend Design and Development Overlay Schedule 6 'Dunkeld Larger Lot Residential Areas' to exempt all buildings and works associated with single dwellings, with the exception of buildings and works associated with large outbuildings, houses over 6 metres in height and high fences.	Clause 74.02 PSR 2018	No	No	Yes	This project is still required, however, following the recent audit of the planning scheme, it would be recommended to consider this as part of a broader permit trigger review.
Amend Design and Development Overlay Schedule 5 'Dunkeld Township Residential Areas' to increase the minimum floor area for exempted outbuildings from 10 square metres to 40 square metres (approximately a standard double garage) and require exempted outbuildings to have a minimum setback in-line with the dwelling or to the rear.	Clause 74.02 PSR 2018	No	No	Yes	This project is still required, however, following the recent audit of the planning scheme, it would be recommended to consider this as part of a broader permit trigger review.
Amend Low Density Residential Zone Schedule 2 'Dunkeld' Areas' to increase the minimum floor area for exempted outbuildings from 10 square metres to 40 square metres.	Clause 74.02 PSR 2018	No	No	Yes	This project is still required, however, following the recent audit of the planning scheme, it would be recommended to consider this as part of a broader permit trigger review.
Undertake a Heritage Strategy to further to recognise, manage and celebrate heritage.	Clause 74.02 PSR 2018	Yes	-	-	Heritage Strategy 2018-2022 completed in 2018, however, there are some actions that require further strategic work.

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Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
Review the extent of the Heritage Overlay within the Hamilton CBD, having regard to changes that have occurred since 1991.	Clause 74.02	Unsure			This project is still required, however, following the recent audit of the planning scheme, it would be recommended to consider this as part of a broader permit trigger review.
Update industrial policy to reflect Dunkeld industrial land, new major industry and meat processing.	Clause 74.02	No	No	Yes	
Amend the Parking Overlay to remove use as a trigger and only to apply to development (increase in floorspace only)	Clause 74.02	No	No	Yes	Recent council resolution
Update the Infrastructure Design Manual to reflect local conditions and incorporate in the Planning Scheme.	Clause 74.02	No	No	Yes	IDM has been included as a background document and reference has been included in the MPS via Amendment GC112. Further work could still be undertaken to reflect local conditions in the planning scheme.
Update the planning scheme to reflect the Council Asset Management Policy.	Clause 74.02	No	No	Yes	
Implement the Hamilton Flood Study 2012 as a high priority including undertaking a planning scheme Amendment to apply the Land Subject to Inundation Overlay and Floodway Overlay as recommended in the Study	PSR 2018	Yes	-	-	
Council work with Wannon Water and landowners to progress the provision of formal reticulated sewerage within the areas identified for conventional residential growth, in particular Hiller Lane, South East Residential Area and Hensley Park Road south.	PSR 2018	Unsure			

Southern Grampians Planning Scheme



Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
Establish a register of approved Development Plans and include on IntraMaps (its replaced with POZI)	PSR 2018	No	No	Yes	
At Clause 21.03-4 under Policy Guidelines replace Grampians Bushfire Planning Assessment (2012) with Barwon-South West Regional Bushfire Planning Assessment (2012)	PSR 2018	No	No	Yes	
Refine Clause 21.04-1 "Agriculture" removing reference to timber production, which is dealt separately in the next section under Clause 21.04-2 "timber production, processing and agroforestry".	PSR 2018	No	No	Yes	
Review the Roadside Firewood Policy	PSR 2018	No	No	Yes	
Establish referral assistance with DEDJTR	PSR 2018	No	No	Yes	Agriculture Victoria offers a permit referral advisory service.
Establish in-house expertise with Agriculture Officer to provide independent accurate technical advice	PSR 2018	Unsure			Agriculture Victoria offers a permit referral advisory service.
Develop guidelines to assist landowners and planners to design and assess changes, including access requirements. This could include a review of the Guidelines within the 1991 Hamilton Conservation Study 1991.	PSR 2018	No	No	Yes	
Consider future the commercial and retail in the development of Township Plans for Balmoral, Branxholme, Cavendish, Glenthompson and Peshurst.	PSR 2018	No	No	Yes	
Corrections and anomalies list identified in Section 6 of PSR report (2018)	PSR 2018				
CI 43.01 Heritage Overlay		No	No	Yes	

Southern Grampians Planning Scheme



Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
59 Coleraine-Balmoral Road, Balmoral 'Grassgunyah'					
CI 43.01 Heritage Overlay 87-89 Monroe Street, Branhholme 'Free Presbyterian Church'		No	No	Yes	
CI 43.01 Heritage Overlay 2073 Bundoran Lane Woodhouse-Nareeb Soldiers Memorial Hall		Yes	-	-	
Development Plan Overlay DPO3 Coleraine		No	No	Yes	
Township Zone and Farming Zone 90 Memorial Avenue Glenthompson		No	No	Yes	
Clause 43.02 Development Plan Overlay DPO8 Timber cottage 13 Bunbury Street Cavendish		No	No	Yes	
Clause 43.02 Development Plan Overlay DPO3 Coleraine land zoned Low Density Residential Zone		No	No	Yes	
Cl. 45.09 Parking Overlay PO1 Hamilton CBD Trotting facility, Glenelg Highway, Hamilton		No	No	Yes	
Clause 21.10 MSS – errors		Yes	-	-	
Clause 37.01 Special Use Zone SUZ2 Hamilton Golf Course, 170 Rippon Road, Hamilton		Yes	Yes	No	C51sgra gazetted 2019 rezoned this land to GRZ.
Clause 32.03-4 Low Density Residential Zone LDRZ1 & LDRZ2		No	No	Yes	

Southern Grampians Planning Scheme



Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
Hamilton LDRZ and Dunkeld LDRZ					
Commence the implementation of the Rural Land Use Strategy.	Rural Land Use Strategy (2022) Clause 74.02 2018 PSR 2023 PSR	New			
Commence the implementation of the Small Towns Strategy and prepare structure plans for Penshurst, Cavendish and Coleraine.	Small Towns Strategy (2023) Clause 74.02 2018 PSR 2023 PSR	New			
Update, consolidate and finalise the draft Grampians Landscape Assessment and South West Landscape Assessment Study to identify, qualify and quantify (the extent of) the significant landscapes that have been referred to in the Municipal Planning Strategy but are not yet included in a Significant Landscape Overlay.	Rural Land Use Strategy (2022) Clause 74.02 2018 PSR 2023 PSR	New			
Utilise strategic work in carriage (Plan for Nature) to identify, qualify and quantify (the extent of) the environmental assets and values that have been referred to in the Municipal Planning Strategy but not yet included in a Planning Scheme control and previously mapped as part of the 2006 wetland study (such as the Environmental Significance Overlay or Vegetation Protection Overlay).	Referral feedback 2018 PSR 2023 PSR	New			

Southern Grampians Planning Scheme



Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
Undertake a permit trigger review to: - Examine the local Design and Development Overlay schedules to clarify objectives, strategies and requirements. - Examine land in schedules to the Development Plan Overlay to determine whether use and development has been undertaken in accordance with the endorsed plan and whether the overlay could be removed from any parcels of land. - Review Environment Significance Overlay (ESO1) – Eastern Barred Bandicoot Area in consultation with the Department of Energy, Environment and Climate Action (DEECA) to remove permit application referral requirement as conservation values of the Eastern Barred Bandicoot addressed in other legislation (via EPBC and FFG Act - Expand the application of Schedule 2 to the Environmental Significance Overlay over linear waterways that cross into Southern Grampians from Ararat and Glenelg Shires to ensure consistent cross-border protection in respective planning schemes. - Remove Environmental Significance Overlay Schedule 3 – Wannon River Escarpment Protection (ESO3) - Review Low Density Residential Zone Schedule 2 and update to increase the minimum floor area for exempted outbuildings.	Referral feedback External feedback Clause 74.02 2018 PSR 2023 PSR	New			

Southern Grampians Planning Scheme



Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
- Following the disbursement of collected funds, prepare a strategic justification background report and commence a Planning Scheme Amendment to remove the local schedule of the Parking Overlay, based on the findings of the Hamilton Central Business Area Activation Master Plan. - Review Heritage Overlay mapping to ensure appropriate curtilage for significant buildings and precincts identified in the HO are mapped correctly.					
Using the mapping prepared as part of the Domestic Wastewater Management Plan, identify allotments that would benefit from consolidation due to their inability to manage wastewater on site, prepare a restructure plan and apply the Restructure Overlay.	Domestic Wastewater Management Plan (2019) 2018 PSR 2023 PSR	New			
Develop Water Sensitive Urban Design directions and policy to improve stormwater quality entering the Grange Burn (in consultation with Wannon Water, the Glenelg Hopkins Catchment Management Authority (GHCMA), Southern Rural Water (SRW)) and insert as a new Clause 19.03-3L (Integrated Water Management) in accordance with the Hamilton Integrated Water Management Plan (2021).	Hamilton Integrated Water Management Plan (2020) 2023 PSR	New			
Prepare a correction and anomalies amendment to address mapping, zoning and typographical errors for places and ordinance identified in the correction register contained in the	PSR 2018 PSR 2023	New			

Southern Grampians Planning Scheme



Project Name	Project source:	Completed (Y/N)?	Commenced (Y/N)?	Still required (Y/N)?	If the FSW project is not required by Council, explain why not.
2018 Planning Scheme Review (as relevant) and any other list maintained by the planning unit.					
Identify priority places of potential local heritage significance via a gap analysis to inform a future Hamilton Gap Heritage Study.	PSR 2023	New			
Enhance local heritage policy at Clause 15.03-1L to include policy for remote heritage places and groups of heritage buildings in a rural setting.	External feedback	New			
Investigate increased protection of Aboriginal cultural heritage sites in collaboration with Aboriginal Victoria and Gunditj Mirring Registered Aboriginal Party with regard to 'Acknowledgment of Places with Shared Values' (Context, 2015) guidance document.	2023 PSR	New			

Southern Grampians Shire Council Planning Scheme Review 2023

Ordinance with tracked changes V1
September 2023

CONTEXT

The Southern Grampians Shire is located 290 kilometres south-west of Melbourne and 500 kilometres south-east of Adelaide.

st of Adelaide, in the geographical heart of south-west Victoria. Covering an area of 6,652 square kilometres, it contains three main significant natural landscapes which are renowned for their ancient volcanoes and lava flows, waterways and waterfalls and undulating pastoral land dotted with River Red Gum (*Eucalyptus camaldulensis*): the Dundas Tablelands, the Victorian Volcanic Plains and Gariwerd (the Grampians) [\[SGHS\]](#) [\[include contextual information\]](#). The Shire is in the Glenelg Hopkins catchment and has a population of around 16,588 people as of the 2021 Census. [\[2021 ABS Census\]](#) [\[update with factual data\]](#)

The Traditional custodians of the Southern Grampians area are the Bunganditj, Gunditjmara and Tjap Wurrung Aboriginal people who have occupied the land for at least 40,000 years. European settlement dates from 1837, with land used mainly for grazing. The Shire contains a range of heritage buildings and places of state and national heritage significance which are the focus of a growing tourism sector. [\[SGSCP, SGHS\]](#) [\[to include appropriate recognition of First Nations people\]](#)

Hamilton is the Shire's major regional centre. It is supported by a network of smaller towns and settlements, including Balmoral, Branhholme, Byaduk, Cavendish, Coleraine, Dunkeld, Glenthompson, Peshurst and Tarrington. The towns typically function as a mix of agricultural service centres, commuter towns and tourism destinations.

The Shire is well positioned on the junction of major highways, including the Glenelg Highway, the Hamilton Highway and the Henty Highway, and has direct road and rail links to the Portland deep water port. It is well connected to the south-east of South Australia, and to the agricultural regions of the Wimmera and Mallee. [\[To provide context for Shire transport linkages and update with specific factual geographical data\]](#)

Primary production and conservation are the major land uses in the Shire, followed by forestry and extractive industry.

The Shire is known for its quality health and education sector that serve communities well beyond its border. It has a range of important local industries, with strengths in mineral sands processing, cutting tool manufacturing and agricultural and building materials manufacturing.

The Shire is world renowned for producing fine wool but the primary industry sector now includes a greater proportion of large-scale cropping, hay production and horticulture. Significant growth is expected in agro-forestry, mining and renewable energy.

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C59sgra**VISION**

The Shire's vision is to be a growing, inclusive and connected community that fosters sustainability, diversity and innovation. [SGSCP, p8] [To reflect adopted Council policy]

The Council Plan (2021-2025) identifies four priority areas to support the Council's vision for land use planning and development:

- Empower the community to be healthy, inclusive and connected. [SGSCP, p18] [To reflect adopted Council policy]
- Grow and diversify local and regional economy to supports local businesses. [SGSCP, p20] [To reflect adopted Council policy]
- Provide access to a high-quality built environment and infrastructure that meets community needs. [SGSCP, p22] [To reflect adopted Council policy]
- Promote and enhance a clean, green and sustainable environment. [SGSC, p24] [To reflect adopted Council policy]

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C59sgra**STRATEGIC DIRECTIONS****Settlement****Managing growth**

The Southern Grampians Shire Council Strategic Framework Plan at Clause 02.04 illustrates the location and hierarchy of the towns and settlements in the Shire.

Hamilton is the major urban centre in the Shire. It contains a strong service sector, including health, education and administrative services, as well as an established and thriving central business district serving a regional and local role.

Housing consists predominantly of conventional detached dwellings. Hamilton has two key areas of industrial land: to the south-west and to the north-east, around Coleraine Road.

The landscape and environment in and around Hamilton exerts a strong influence on the city. It has a wealth of heritage buildings and precincts, including numerous churches, and 19th century civic, commercial and residential buildings.

Coleraine is the second largest town in the municipality. It is a rural service centre with small manufacturing, wholesale and tourism activities.

Dunkeld is a rural service and tourism centre located at the foot of Mount Sturgeon at the southern entrance to the Grampians National Park. The relatively compact town is centred around Parker Street and contains a mix of visitor services, rural supplies and civic infrastructure. The town is well placed to further develop its tourism industry.

Penshurst is located between Warrnambool and Hamilton at the base of Mount Rouse. It is a rural service centre that boasts wide boulevards with a prominent war memorial. Key activities in the town centre are the Penshurst Hotel, Volcanic Discovery Centre, civic infrastructure, retail and rural supplies.

Branxholme is a small rural service settlement located along the Henty Highway and the Portland-Maroon rail line between Hamilton and Portland.

Cavendish is a rural service centre adjacent to the Wannon River and surrounded by extensive River Red Gums.

Tarrington is a rural service centre and a vibrant community with a rich heritage. It offers lifestyle opportunities within proximity of Hamilton.

Balmoral is a picturesque and vibrant town north-west of Hamilton that acts as a small rural service centre. It provides a secondary school, convenience retailing, rural supplies and civic infrastructure. Nearby Rocklands Reservoir is a major tourist attraction for the township.

Glen Thompson is a small rural service settlement located between the Glenelg Highway and Portland-Maroon rail line. It is well connected to Ararat, Halls Gap and the Grampians. Over time, the town has changed its orientation from the railway towards the road in reflection of the change in importance of transport modes.

Byaduk is a small service centre to the south of Hamilton, with several historical buildings and ruins detailing its history.

Wannon is a small settlement to the west of Hamilton on the Wannon River near the Wannon Falls. The settlement comprises many vacant lots. [\[Remove population figures as data becomes outdated quickly\]](#)

In effectively planning for future urban growth, Council will:

- Provide and enforce clear settlement boundaries.
- Plan for and support development that readily accommodates the future extension of sewerage services.
- Plan for and improve services and facilities to meet the needs of local communities.

- Ensure development does not negatively affect environmental values.
- Retain the non-urban break between Hamilton and Tarrington for agricultural uses.
- Support development that contributes to the economic viability and liveability of the Shire's smaller towns, including small-scale light and service industries.
- Facilitate a range of housing types in serviced residential locations, particularly infill development.
- Plan for an ageing population by supporting aged care facilities.
- Attract new residents by encouraging a broad range of housing and lifestyle options.
- Retain the existing low density housing character in Wannon.

Activity centres

Activity centres play a vital role in the settlements of the Shire and local economies. Retailing is the largest service industry, the mainstay of the activity centres, and a key part of the tourism industry. Other important activity centre uses include offices, community services, entertainment and housing.

The hierarchy of activity centres (refer to the Southern Grampians Shire Council Strategic Framework Plan at Clause 02.04) is:

- Hamilton (Regional Centre).
- Penshurst, Coleraine, Balmoral and Dunkeld (Neighbourhood Centre).
- Cavendish, Byaduk, Branhholme and Glenthompson (Local Centre).

In supporting the Shire's activity centres, Council will:

- Maintain the primacy of Hamilton as the Regional Centre for western Victoria.
- Locate retail, office, community services, entertainment and housing within existing and planned activity centres.
- Encourage supermarkets in the Regional Centre and Neighbourhood Centres.
- Encourage active frontages in activity centres.

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Environmental and landscape values

Biodiversity

The Shire contains outstanding natural features such as the Gariwerd (the Grampians), the Glenelg and Wannon Rivers, ancient geological forms, mountain peaks and fertile farming land interspersed with significant red gums and diverse grasslands. The protection and management of these features is important for scientific, cultural, community, tourism, recreational and agricultural purposes.

The protection of remnant vegetation is a high priority for its contribution to biodiversity and habitat provision. Gariwerd (the Grampians) supports a diverse range of native vegetation, and many remaining stands exist on roadsides that are important for their habitat links.

Woodlands and perennial native grassland communities are limited and fragmented. The Red Gum swamp community and Basalt Plains grassland community are listed as threatened ecological communities while the Plains Grasslands and Volcanic Eucalypt Grassy Woodlands are protected.

Threatened species include the Eastern Barred Bandicoot, Brolga, Red-tailed Black Cockatoo, Southern Bent-wing Bat and Striped Legless Lizard.

In protecting and preserving biodiversity, Council will:

- Protect threatened species, particularly the Eastern Barred Bandicoot and its habitat.
- Limit the negative impacts of development on the natural environment.

- Protect significant roadside conservation areas, stands of native vegetation, remnant grasslands and scar trees.
- Protect the environmental features and values of the Wannon and Glenelg Rivers and the Grange Burn.

Landscapes

The Shire is characterised by three significant natural landscapes: the Victorian Volcanic Plains, the Dundas Tablelands and Gariwerd (the Grampians).

The Victorian Volcanic Plains include a range of geologically unique volcanic features, including Mount Napier, Mount Rouse, Harmans Valley, and the Byaduk Caves and Tumuli.

The Dundas Tablelands are characterised by undulating hills, Red Gum plains and woodlands, and a network of waterways, lakes and wetlands. Key features include the Wannon River, Glenelg River, the Wannon and Nigretta Falls, Coleraine Hills, Mount Baimbridge, Lake Linlithgow and Rocklands Reservoir.

Gariwerd (the Grampians) are a dramatic series of mountain ranges recognised as a National Park, with sheer cliffs rising sharply above the relatively flat surrounding land. Key landscape features of the Grampians include Mount Abrupt and Mount Sturgeon, Victoria Valley, the Victoria Range and the Black Range.

Also, part of the Shire's landscape are the townships and the cultural landscape of farming, which add to the sense of place and attractiveness of the Shire.

In protecting the Shire's landscapes, Council will:

- Retain the landscape character of rural areas, particularly those associated with Red Gum plains, volcanic peaks and the Grampians.
- Protect the landscape elements that contribute to lifestyle, tourism and amenity.
- Ensure that development does not adversely impact the landscape, environmental setting or presentation of the Shire.
- Preserve and enhance the values of the Wannon area, and particularly the environs of the falls.
- Protect the setting, appearance and vistas of landscape and natural elements associated with volcanic peaks and features.

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Environmental risks and amenity

Bushfire

The majority of the Shire is designated as a Bushfire Prone Area. Approximately a quarter of the Shire is affected by the Bushfire Management Overlay. The most significant urban interfaces to areas prone to bushfire are in the towns of Balmoral and Dunkeld. The Shire has a long history of major bushfire damage. The Grampians is particularly prone to bushfires because of its significant vegetation cover and steep slopes.

The design, location and operation of development can place the community at risk from uncontrolled fire.

In managing bushfire risk, Council will:

- Direct development away from areas prone to significant bushfire risk.
- Manage the interface of towns in areas prone to bushfire risk, particularly Balmoral and Dunkeld.
- Prioritise the protection of life and property from bushfire events.
- Require fire protection measures that relate to the level of fire risk, particularly in the Grampians.

- Ensure that land use and development does not unreasonably increase the fire risk.
- Apply the precautionary principle approach to development within areas prone to bushfire risk.

Floodplains

Parts of the Shire are affected by flooding, and there is a need to protect floodplains from inappropriate development. The protection of life and property from flood events is also an important issue for the Shire.

In managing flooding, Council will:

- Ensure urban development seeks to mitigate flooding risks.
- Apply the precautionary principle to development within flood prone areas.
- Plan for the protection of life, property and community infrastructure from flood hazard.
- Maintain the natural flood carrying and storage capacity of floodplains and waterways.
- Avoid intensifying the impacts of flooding through inappropriately located uses and developments.

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Natural resource management

Agriculture

The Shire's economy is primarily built upon the agricultural sector. Fertile and arable soils, together with a very reliable rainfall, provide a natural advantage. The Shire is renowned for producing fine wool; however, through diversification into meat production, the Hamilton Regional Livestock Exchange (saleyards) has risen to become Victoria's third largest. The Shire's agricultural base also includes large-scale cropping, hay production and horticulture.

Significant growth is expected in agro-forestry, together with mining and renewable energy. Newer industries such as viticulture and olives, and value adding of primary produce, provide significant potential.

Agriculture is supported by established infrastructure and services, scientific research and development, and training and professional services.

Timber production and processing provide significant opportunities and benefits for the Shire but can also pose challenges, such as road damage, noise and visual and environmental impacts.

Dwellings and small lot subdivision in the Farming Zone can impact detrimentally on agriculture and the rural character of an area.

In supporting agriculture, Council will:

- Support use and development that maintains the significance of agriculture and protects the Shire's agricultural capacity.
- Protect agriculture from use and development that is inconsistent with farming practices, recognising the 'right to farm'.
- Minimise the impact and area of any non-agricultural development in agricultural areas.
- Minimise the impacts of dwellings and small lot subdivisions in farming areas.
- Support use and development that efficiently use and manage land, water and other finite resources.
- Encourage agricultural diversity, particularly adding value to primary products through processing, distribution, research and marketing, and new agricultural industries like horticulture and timber.

- Protect natural resources important to agriculture from soil decline, dryland salinity, water quality decline, erosion, pest plants and animals, loss of native vegetation and inappropriate land management practices.
- Manage timber production to maximise the economic and environmental benefits and minimise negative impacts.

Water

Rocklands Reservoir is the main water storage facility in the Shire, and is supplemented by reservoirs at Koonongwootong, Dunkeld and Glenhompson. The Glenelg River is the second longest river in Victoria.

The Shire contains extensive ground water resources in deep and shallow aquifers that are used for stock and domestic supplies.

The Shire is located in the Glenelg-Hopkins Catchment Area [\[GHRCS\]](#) [\[include contextual information\]](#). Wannon Water and Grampians-Wimmera-Mallee Water are responsible for managing the declared water supply catchments in the Shire. Southern Rural Water is the responsible authority for management of groundwater diversion, while Council is the urban stormwater drainage authority.

In managing water resources, Council will:

- Protect the catchments of the water storage facilities from the detrimental impacts of development.
- Support development that retains and improves water quality, water yield and catchment condition.
- Improve catchment health, particularly by reversing the loss of wetland areas.
- Maintain stormwater quality through effective drainage infrastructure
- Protect water quality through effective on-site waste water treatment systems, particularly near Lake Hamilton.
- Ensure use and development minimises run-off, does not contribute to soil degradation and does not negatively impact rivers and streams.

Improve waterway and riparian health, particularly across the Dundas tablelands [\[update MPS to articulate policy in the updated Regional Catchment Strategy\]](#) [\[GHRCS, Rivers\]](#)

Improve the health and resilience of the Wannon and Glenelg Rivers [\[update MPS to articulate policy in the updated Regional Catchment Strategy\]](#) [\[GHRCS, Rivers\]](#)

Built environment and heritage

The Shire's towns showcase the built and cultural heritage of the Western District and its pastoral industry. The presentation of the towns from the major roads is important in building

g community pride, creating a sense of place and safety, protecting heritage values and supporting tourism. [\[update MPS to articulate policy in adopted Health and Wellbeing Plan\]](#) [\[SGCPHWP, pg 30\]](#)

Shopfronts, including verandahs and awnings, and signs form a major element of the built environment. The installation of unsympathetic shopfronts and signs may compromise both heritage buildings and the character and appearance of urban areas.

The Shire contains an outstanding array of European and Aboriginal heritage features, including some of the State's most important places of cultural heritage significance. Conserving these places is important for social, cultural and economic reasons.

Council will manage its built environment and heritage by:

- Protecting and enhancing the built environment.
- Enhancing the presentation of town centres, streetscapes, main streets and town entrances.
- Protecting and enhancing pre and post contact built and cultural heritage assets.
- Supporting development that respects a town's village character, through building scale, materials and form.
- Ensuring that buildings and public spaces are designed with consideration to public safety through the incorporation of Crime Prevention through Environmental Design principles [\[update MPS to articulate policy in adopted Health and Wellbeing Plan\]](#) [\[SGCPHWP, pg 30\]](#)

02.03-6 Housing [NEW]

[context to be included following further strategic work]

In managing housing, Council will:

Facilitate the delivery of sustainable and affordable housing to meet the changing needs of the community [NEW] [update MPS to articulate policy in adopted Council Plan] [SGCP]

Promote housing diversity that is reflective of the community's needs [NEW] [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP]

Support new housing developments, both private and social, in locations with good access to activity and community centres. [NEW] [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP]

Support increased housing densities within designated activity centres [NEW] [update MPS to articulate policy in adopted Health and Wellbeing Plan] [SGCPHWP]

Economic development**Industry**

Hamilton has a strong industrial base centred on processing and value adding of agricultural produce and local manufacturing. The Shire is also a base for processing mineral sands, with the 'Iluka' plant enabling export through the Port of Portland.

Providing adequate buffers from industrial land to maintain residential amenity and protect industry is challenging. Apart from Hamilton, Coleraine, and Dunkeld, there is no industrially zoned land in the townships, limiting opportunities for industrial growth.

Not all industrial development may be able to be accommodated within the Shire's limited industrial zoned areas. It is essential that proposals outside industrial zones address siting and location issues.

In managing and supporting industrial development, Council will:

- Facilitate new and expanded industry and business offering economic development opportunities.
- Support investment and new employment generating development to diversify the Shire's economic base.
- Plan for suitable sites for industry, especially noxious industry.
- Provide infrastructure for industrial uses, such as roads, drainage, power and sewerage.
- Encourage industrial development that protects residential amenity.
- Facilitate the expansion of mineral sands processing.

Tourism

Tourism is a significant and growing economic generator for the Shire. Key tourism features include heritage buildings, art galleries and aboriginal rock art as well as the wide range of natural and recreational features including the Wannon and Nigretta Waterfalls, the Coleraine Points Arboretum, Byaduk Caves, Rocklands Reservoir and the Grampians National Park.

Dunkeld has the capacity to support high-quality tourism development to capitalise on its location as the south-east gateway to the Grampians National Park. The accessibility of the Shire to other significant tourist attractions, such as the Great South Coast and the Great Ocean Road, provide further tourism opportunities.

In maximising the economic potential of tourism, Council will:

- Protect natural and heritage tourism resources, such as the Grampians and Volcanic Peaks.
- Support tourism and recreational development that preserves the values and integrity of natural assets and tourism features.
- Encourage tourism and recreational development that builds on regional strengths and key

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tourism features.

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Transport

The Hamilton Airport provides general aviation services and is an important community, business and tourism asset. There are opportunities to expand air services to Hamilton and to develop aircraft related industries.

Hamilton is at the confluence of several highways that provide heavy vehicles links to other parts of Victoria and interstate. Within urban Hamilton, the road network is under pressure and there is a need to resolve an alternate heavy vehicle route that bypasses the city centre.

Existing economic activities, together with emerging industries, will generate new demand for transport. It is essential that major freight networks are supported and keep pace with projected demand.

The provision of sustainable transport options is critical for health, social inclusivity and liveability reasons. This includes improvements to pedestrian and cycle networks, public transport and supporting facilities.

In planning for transport facilities, Council will:

- Protect the operation of the Hamilton Airport.
- Support proposals for airport related development near the Hamilton Airport.
- Protect the amenity and safety of the Hamilton central business district from heavy truck movements by planning for a heavy vehicle bypass.
- Support proposals for heavy-vehicle related development near alternative heavy vehicle routes.
- Encourage truck servicing and stopover areas on major highways.
- Facilitate a new or upgraded north-south major road through the Shire.
- Manage the impacts of mining, quarrying, timber harvesting and wind farm development on existing road infrastructure.
- Plan for improvements to public transport services.
- Plan for walking and cycling infrastructure that connects community facilities, activity centres, schools and services to increase these modes as commuter and leisure options. [\[update MPS to articulate policy in adopted Health and Wellbeing Plan\]](#) [\[SGCPHWP, pg 39\]](#)

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Infrastructure

The efficient use of existing infrastructure and the effective coordination, design, management and delivery of new infrastructure is important for the Shire.

Water treatment facilities at Hamilton and Dunkeld provide recycled water for industrial use and irrigation of open space.

Major planned water supply upgrades include the Hamilton-Grampians Pipeline and the Casterton-Coleraine Pipeline. The towns of Balmoral, Branhholme, Byaduk, Cavendish, Glenthompson, Penshurst and Tarrington are currently unsewered and rely on domestic scale waste water treatment systems.

There is a relatively even distribution of playgrounds and sporting and recreation facilities throughout the Shire. Projected population growth is not likely to generate significant new demand for sport and recreation facilities, or parks and open space, but ageing of the population will increase the demand for unstructured passive leisure and recreation pursuits.

In Hamilton, the Botanical Gardens and the parklands associated with Lake Hamilton are significant assets. The rural townships of Byaduk, Cavendish, Coleraine, Dunkeld, Glenthompson, Penshurst and Tarrington also have good quality town parks. The Shire also has a number of established recreational trails in natural settings and in township locations.

The Infrastructure Design Manual (IDM) (2019, Local Government Infrastructure Design Association) has been adopted by Council and includes guidelines for the design and construction of infrastructure within the municipality, including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks, public lighting and intersection infrastructure. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications. [\[Update background document to be consistent with Clause 72.08\]](#)

In planning for infrastructure, Council will:

- Ensure that new development is provided with appropriate infrastructure, including water, sewerage, drainage, open space and community services.
- Maximise the use of existing infrastructure by supporting urban consolidation and discouraging isolated development.
- Provide infrastructure effectively and efficiently.
- Improve passive open space through integration with landscape and natural features.

- Provide a range of accessible open space, recreation and sporting facilities.
- Design open space, recreation and sporting facilities to provide safe and supportive environments for participants.
- Ensure all new residential areas are integrated with the strategic leisure network (comprising open space, bicycle paths, footpaths, shared use trails and recreation facilities).

Support the delivery of facilities that encourage participation in arts and culture, education, leisure, recreation and sporting opportunities [\[update MPS to articulate policy in adopted Council Plan\]](#)
[\[SGCP, pg 19 and SGCPHWP, pg 29\]](#)

- Provide clear and consistent guidelines for the planning, design and construction of infrastructure.

SOUTHERN GRAMPIANS SHIRE COUNCIL STRATEGIC FRAMEWORK PLAN



SOUTHERN GRAMPIANS SHIRE
STRATEGIC ISSUES

--- Shire Boundary	● Regional Centre Hamilton
— Primary Road	● Neighbourhood Centre Penshurst, Coleraine, Balmoral, Dunkeld
— Secondary Road	○ Local Centre Cavendish, Byaduk, Brankholme, Glenelg, Tarrington, Wannon
— Railway	
■ Crown Land	
■ Water Areas	

11.02-1L16/07/2020
C59sgra**Supply of urban land****Strategy**

Support rezoning of land outside existing settlement boundaries for urban uses where:

- There is need for additional urban land having regard to current urban zoning and land supply.
- Alternative suitable locations are unavailable.
- Productive agricultural land is retained.
- The new zone is compatible with nearby agricultural uses.
- Public facilities and infrastructure can be provided in an efficient, economical and orderly manner.
- It minimises environmental, economic and social consequences of urban sprawl.

Limit the boundaries of Coleraine to the current urban zonings. [\[relocate from 15.01-3L\]](#)

11.03-6L16/07/2020
C59sgra**Hamilton****Policy application**

This policy applies to all land shown in the Hamilton Structure Plan and Hamilton City Centre Urban Design Framework maps (Hansen Partnership, 2011).

Objectives

To cohesively plan for the use and development of land in Hamilton.

To achieve a liveable, beautiful, well planned and sustainable city.

Strategies**Settlement**

Encourage development that complements Hamilton's role as a major agricultural, health, education, community, government, retail and commercial services centre for the sub-region.

Plan development on the fringe of the existing urban area to ensure that appropriate infrastructure is provided, the environment is protected, and ad-hoc development is prevented.

Discourage sensitive uses from locating within the buffers of the treatment plant, saleyards and landfill as shown as 'industrial buffers'.

Encourage childcare, kindergarten and maternal and child health centres in easily accessible locations, near public transport or within walking distance to residential areas.

Environmental and landscape values

Encourage new public open spaces or public links as part of development in areas shown as 'green loops'.

Protect and support public use of the Grange Burn and Lake Hamilton, community parkland and heritage buildings.

Provide wildlife corridors through open space and protect vegetation to allow for ease of movement for native species, including the Eastern Barred Bandicoot.

Protect existing canopy trees, particularly in areas with key landscape character such as heritage precincts, the central business district, Hensley Park and Robsons Road.

In planning for land near the Grange Burn:

- Link the key public land areas along the spine of the Grange Burn.
- Ensure new development and streetscape works implement water sensitive urban design.
- Improve the interface with the Grange Burn by encouraging new development to front this area, establishing paths and including private landscaping.

Protect key views and vistas within the city, including visual links from the city centre to the Grange Burn and natural landscape features to the south.

Encourage a high quality, landscaped presentation of private land along the 'inner gateways', 'outer gateways', major city entry avenues, boulevards and tourist-heritage routes.

Hamilton central business district

Maintain the primacy of the central business district as the preferred location for higher order retail, office, entertainment, cultural, civic and community facilities.

Support infill development with multi-level buildings incorporating decked or underground car parking.

Encourage development to build to site boundaries and include internal streets and laneways.

Design buildings to present active frontages to the street and to conceal service and car parking areas.

Encourage use of materials, such as masonry, render, timber lining and exposed brickwork, that reflect local history and characteristics.

Create new public open spaces and laneway connections in the locations shown as ‘parks and plazas’, ‘open spaces’ and ‘laneway links’.

Improve pedestrian routes to support investment and redevelopment.

Encourage multi-level mixed use development in the areas shown as ‘mixed use’, especially the western end of the central business district, with offices and residential uses above shops.

Encourage retail development in the area shown as 'commercial' between Cox, French, Thompson and Lonsdale Streets, centred on Gray Street.

Encourage bulky goods (restricted retail) in the area on Cox Street shown as 'bulky goods'.

Encourage narrow retail frontages along core retail streets (Gray, Thompson and Brown Streets), with larger frontage buildings encouraged to locate on Cox and French Streets.

Concentrate government and civic activities, including associated commercial uses, in the areas shown as ‘community/civic’.

Encourage the activation of the rear and side of buildings that front onto laneways.

Encourage water sensitive urban design and planting of shade trees as part of the development of private land.

Support uses that assist in creating a contemporary arts and cultural precinct around the Hamilton Art Gallery.

Support alternative forms of residential development, such as student housing and serviced apartments.

Encourage landmark, high-quality development in the areas shown as ‘gateway location’.

Housing

Encourage medium density residential development in the ‘encourage residential consolidation’ areas, in and surrounding the central business district, and around open space such as the Grange Burn and the Botanic Gardens.

Support infill residential development in areas with distinctive character in a manner that respects that character, particularly in Church Hill and near the Botanic Gardens.

Direct greenfield residential development to the ‘residential’ and ‘short to medium term growth’ areas.

Encourage low density residential development and rural living development in the ‘low density residential’ and ‘rural living areas’, respectively.

Protect the Rural Living zoned area north of North Boundary Road and south of Glenelg Highway (Ballarat Road) for long term residential growth by restricting subdivision and incompatible uses.

Economic development

Support the development of a small mixed-use convenience centre at the intersection of Hiller Lane and the Glenelg Highway.

Support a mix of uses on the land shown as ‘mixed use’ between the railway line and the Grange Burn, including small offices, art galleries, accommodation and associated community services.

Support the development of small-scale tourist accommodation, particularly near the Grange Burn.

Support development that value adds to local primary products through processing, distribution, research and marketing, particularly in the sheep/wool, beef, horticulture and timber industries.

Co-locate compatible industries to make efficient use of infrastructure.

Locate industrial uses in the areas shown as 'industrial land'.

Encourage development of the Coleraine Road industrial precinct as the primary service industry location and encourage the ongoing relocation of low intensity industrial uses, such as warehouses, car yards and trade supply uses, from the central business district to this area.

Support the development of a high-quality industrial estate south-west of Hamilton in accordance with the South West Industrial Precinct Masterplan map (Hansen Partnership, 2011) at Schedule 9 to Clause 43.04.

Encourage uses associated with heavy vehicles at the intersection of South Boundary Road and Hamilton-Port Fairy Road.

Support use and development in the South West Industrial Precinct that does not compromise the on going operation and future expansion opportunities of the Saleyards.

Encourage the development of a health precinct in the area shown as 'health' around the Hamilton Base Hospital.

Encourage the development of education and associated uses at the 'education precinct' around the South West TAFE.

Support the development of entertainment and business facilities, particularly targeted at youth.

Rural activity

Encourage the development of equestrian services and supplies, landscape supplies and associated rural activity near the Hamilton Racecourse.

Encourage leisure, recreation and tourism uses, community markets, primary produce sales and restaurants in the Rural Activity Zone near the Grange Burn and in the western edge of Hamilton.

Discourage dwellings and intensive animal husbandry in the Rural Activity Zone.

Transport and infrastructure

Support the upgrading of the railway station and development of any surplus land and improve connections between the station and central business district.

Support the establishment of an intermodal freight facility in the South West Industrial Precinct.

Plan for an alternate heavy vehicle route to the south of the city as part of the Coleraine Road and South West Industrial Precincts to reclaim Lonsdale and Cox streets for local traffic and pedestrian needs.

Policy guideline

Consider as relevant:

- Encourage development in the central business district up to 3 storeys in height.

Policy documents

Hamilton Masterplans (Hansen Partnership, 2011)

Hamilton Structure Plan (Hansen Partnership, 2011)

Hamilton City Centre Urban Design Framework (Hansen Partnership, 2011)

Hamilton Structure Plan



Hamilton city centre and urban design framework



11.03-6L16/07/2020
C59sgra**Dunkeld****Policy application**

This policy applies to all land shown in the Dunkeld Structure Plan map (Hansen Partnership, 2014). [\[Update background document to be consistent with Clause 72.08\]](#)

Objective

To cohesively plan for the use and development of land in Dunkeld.

To retain Dunkeld's unique character while fostering sustainable growth.

Strategies**Settlement**

Prioritise infill development that respects neighbourhood character as the preferred form of development.

Avoid growth of the township to the north and north-west by limiting future residential development to the areas shown as 'residential'.

Direct lower density housing to the areas shown as 'lower density residential' where it will not compromise longer term growth or views.

Provide for longer term greenfield growth in the area shown as 'residential' south of Recreation Road around the Templeton Street area, where land is not affected by drainage constraints.

[\[Relocated to Access and Infrastructure section below\]](#) Support the development of community and recreation uses around the Recreation Reserve.

Facilitate new public open space around the bowling club to support larger-scale formal and informal gatherings.

Economic development

Consolidate retail and other major activities in the 'commercial core' area.

Support mixed tourism and community uses on the periphery of the commercial core.

Support development of business and tourism uses that build on Dunkeld's character and landscape setting.

Support rezoning of land to facilitate light-industrial or commercial uses that service the local community, in the area shown as 'industrial'.

Built environment and heritage

Support buildings that are subservient to the landscape and natural setting of Dunkeld, and protect 'key views', particularly of the Grampians National Park.

Maintain low building heights to retain views, particularly on the northern side of Parker Street.

Encourage a mixed use and active commercial core that includes ground level uses that contribute to a vibrant street.

Encourage development along the Salt Creek corridor that responds to topography and increases activation and surveillance.

Encourage development that responds to the rural character of Dunkeld through lower densities and building heights, generous landscaping and traditional building styles.

Maintain the informal 'rural' feel of Parker Street through building setbacks, streetscape works and car parking.

Environmental and landscape values

Protect the Red Gum trees in the ‘protect and enhance redgum entrance’ areas on the western and southern approaches to the town.

Maintain an open pastoral landscape in the areas shown as ‘pastoral surrounds’ and ‘protect escarpment’.

Access and infrastructure

Upgrade pedestrian links to the Salt Creek corridor and the Parker Street 'main road' spine, and from Parker Street to Templeton Street.

Ensure unformed roads are constructed to facilitate subdivision and development.

Construct roads shown as ‘new roads’ including extending Recreation Road to the east to intersect with Blackwood-Dunkeld Road.

Design new roads in all areas other than the commercial core to reflect the rural character, including informal gravel surfaces with soft verges.

Ensure development to the south of the railway line improves road connections through upgrades and new roads and provides water services. [\[Relocated from Settlement section above\]](#)

Encourage subdivision that adopts a grid layout and avoids dead end streets.

Design infrastructure and services to reflect the town’s rural character.

Policy guidelines

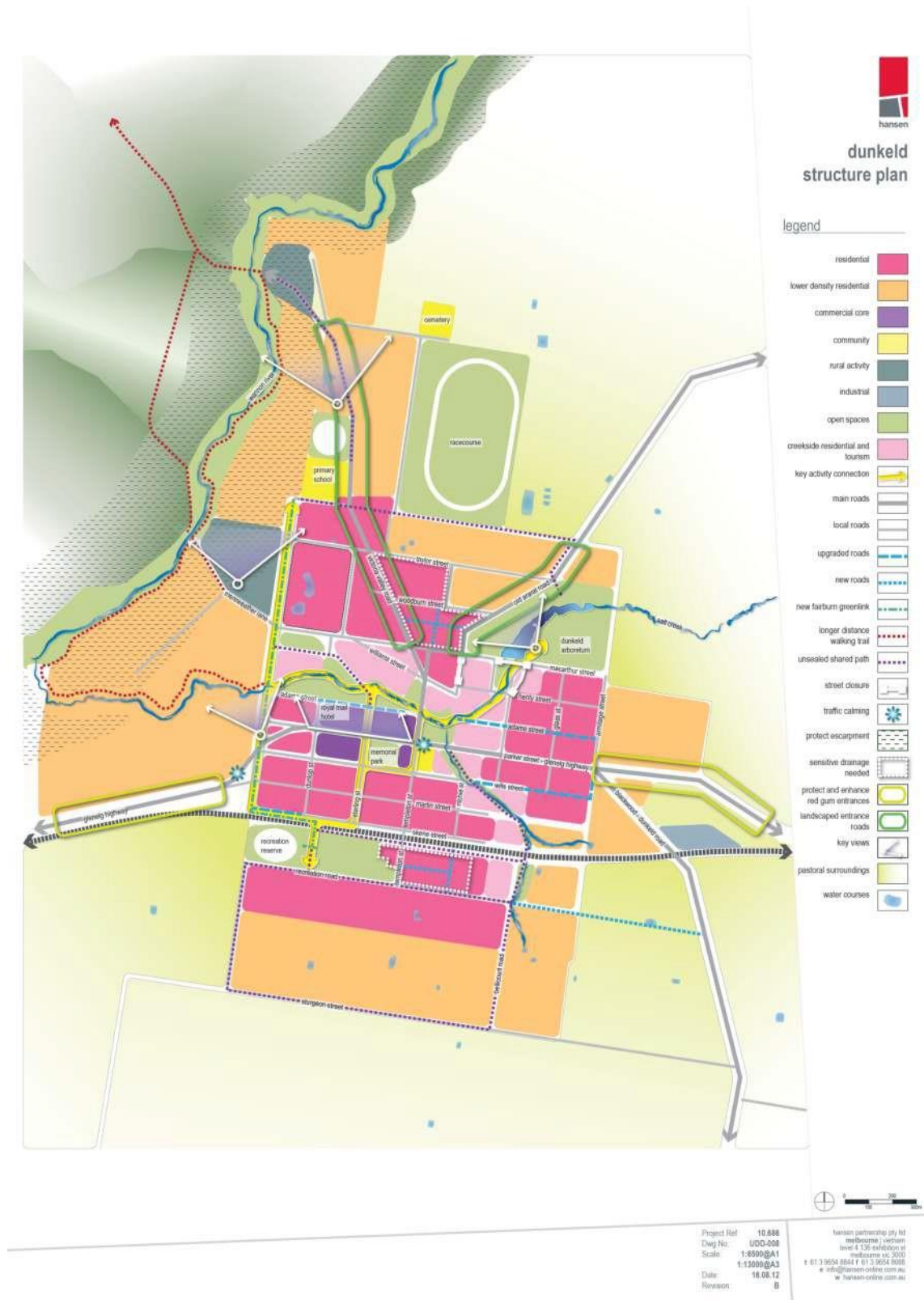
Consider as relevant:

- Provide a perimeter road with a minimum width of 4 metres as part of any residential development of 3 or more lots in lower density residential areas to the north and west of the township.

Policy document

Dunkeld Structure Plan (Hansen Partnership, 2014) [\[Update background document to be consistent with Clause 72.08\]](#)

Dunkeld Structure Plan



12.05-2L

16/07/2020
C59sgra

Southern Grampian's significant landscapes

Strategies

Discourage development on ridge lines and peaks in the Significant Landscape Overlay and other significant landscapes, such as the Victorian Volcanic Plains, the Dundas Tablelands and the Grampians.

Encourage the use of existing and new vegetation to screen development, particularly locally indigenous vegetation.

13.07-1L

16/07/2020
C59sgra

Land surrounding industrial zones

Strategy

Discourage incompatible land uses near industrial 1 and 2 zoned land that will compromise the viability of the industrial area, especially in relation to required buffer distances.

14.01-**1L-01**16/07/2020
C59sgra**Small lot subdivisions, house lot excisions and dwellings****Policy application**

This policy applies to all applications for subdivision, use or development of accommodation in the Farming Zone.

Objective

To ensure that subdivision and accommodation do not compromise the existing and ongoing agricultural use of land.

Strategies

Discourage subdivision and accommodation that do not relate to or directly support the use of land for agriculture.

Retain agricultural land in parcels of sufficient size that can allow viable agriculture.

Discourage subdivision unless it is to excise an existing dwelling that is excess to the requirements of a rural use.

Ensure dwellings are sited and designed to minimise impacts on agriculture.

Provide adequate separation distances from dwellings to agriculture.

Encourage the restructuring of lots to create a smaller lot for a dwelling instead of creating additional lots.

Policy guidelines

Consider as relevant:

- Encouraging the consolidation of titles prior to any dwelling excision.
- Requiring any lots created for an existing dwelling to have a maximum size of 2 hectares unless any of the following apply:
 - It can be demonstrated that this is not practical.
 - A larger lot is needed to provide for the on-site collection of water for a dam for domestic purposes.
 - It can be demonstrated that the lot is to be used for agricultural purposes.
- Requiring any lots created for an existing dwelling to contain a dwelling that is in a habitable condition that complies with the Building Code of Australia.
- The need to provide for the upgrading of roads and drainage to ensure that traffic and run-off generated by the development is effectively managed.
- The need to require any roads created in association with a subdivision or dwelling to allow all weather access to the following standards:
 - Formation width of 6 metres or passing bays every 200 metres.
 - Pavement width of 4 metres.
 - Pavement depth of 150 millimetres of compacted road making gravel.
 - Minimum grade of 1 in 8, unless sealed.

14.01-**1L-02**16/07/2020
C59sgra**Industrial uses in the Farming Zone****Policy application**

This policy applies to all applications for industrial use or development in the Farming Zone.

Objective

To provide for limited industrial use and development in the Farming Zone that is compatible with agricultural uses.

Strategies

Discourage industrial use and development in the Farming Zone except where:

- The location is justified on the grounds of accessibility to raw materials or produce.
- The use generally involves the processing or value adding of agricultural products.
- There are no suitable sites within existing industrial zoned areas.

Ensure that industry does not negatively affect the viability and productivity of agriculture.

Minimise the impact of industrial use and development on any resident or environmental values, including water quality.

Ensure all effluent can be disposed of within the site, or by connection to facilities operated by the relevant Water Authority.

14.01-2L

16/07/2020
C59sgra

Sustainable agricultural land use

Strategies

Support intensive and productive use of rural land for higher value products, including timber plantations, horticulture, intensive animal industries and agro-forestry.

Encourage use and development that value adds to local produce and creates local employment opportunities.

14.01-3L16/07/2020
C59sgra**Forestry, timber production and processing****Policy application**

This policy applies to all applications for use and development of forestry and timber production, and associated processing facilities.

Objective

To encourage and manage the use and development of land for forestry, timber production, and associated processing.

Strategies

Ensure use and development does not impact detrimentally on existing uses and development, or the character and appearance of the area.

Coordinate development with the existing and projected capacity of the road network.

Direct road use for timber production, processing and forestry away from tourist and bus routes.

Provide a buffer around areas to be used for timber production.

Discourage use and development for timber production:

- In significant landscapes (as nominated in Clause 12.05-2 or Significance Landscape Overlay).
- In areas of environmental significance (including any Environmental Significance Overlay).
- Around national and state parks, particularly around the Grampians National Park.
- On sites affected by the Heritage Overlay.

Policy guideline

Consider as relevant:

- Whether a financial contribution is required for the upgrade of roads that are impacted by the development.

15.01-1L16/07/2020
C59sgra**Sign design****Policy application**

This policy applies to all applications for the development of land for signs.

Objective

To ensure that signs are designed to be compatible with the scale, character and appearance of the site and area.

Strategies

Encourage a high standard of design that provides diversity and adds visual interest.

Encourage signs relating to the use of the building as opposed to products.

Ensure that the design, location and appearance of signs does not create a traffic hazard.

Support promotional, floodlit, animated, high wall, panel, pole and sky signs that provide diversity and visual interest and are not detrimental to the character and appearance of the streetscape or individual buildings.

Policy guidelines

Consider as relevant:

- Discourage multiple signs under verandahs, except where:
 - The use occupies a long street frontage.
 - Signs are more than 2.7 metres above the footpath and located more than 750 millimetres from the kerb.
- Discourage promotional signs, except where:
 - No part of the sign projects more than 3.7 metres above ground level.
 - The advertisement area does not exceed 2 square metres.
 - The sign complements the activity carried out on the land.

15.01-1L

16/07/2020
C59sgra

Industrial design

Policy application

This policy applies to all applications for development of land for industry.

Strategies

Locate and design industrial development to minimise impacts on the surrounding area.

Locate and design industrial development to improve and enhance town entrances.

Locate industrial uses and development in a coordinated and efficient manner that makes use of buffers.

Support industrial development with a high standard of presentation that incorporates measures such as landscaping and screening of the site, minimised use of signs and the use of building materials that assist in blending in with the surrounding area.

15.01-3L

16/07/2020
C59sgra

Subdivision design in Coleraine

Policy application

This policy applies to all applications for subdivision in Coleraine.

Strategies

Design subdivisions to respect the original block, street and subdivision pattern.

[relocate to 11.02-1L]Ensure the use of indigenous or native species for all plantings in new subdivisions.

Improve pedestrian connections to the off-street car parks at the rear of properties in Whyte Street through subdivision design.

**15.03-
1L-01**

16/07/2020
C59sgra

Heritage conservation

Policy application

This policy applies to land in the Heritage Overlay.

Strategies

Retain and reuse heritage places for their contribution to a sense of place and the Shire's history, the cultural landscape, and the potential to support tourism.

Ensure that use and development responds positively to, and does not prejudice, the heritage character and setting of the site, the locality and the Shire.

Support development where building form, design, siting and materials are compatible with the traditional building form, design, siting and materials of the area.

Retain trees associated with the Shire's cultural heritage.

Discourage painting any unpainted stone on bluestone buildings.

Discourage the use of internally illuminated or reflective signs.

Policy documents

City of Hamilton Conservation Study (Timothy Hubbard Pty Ltd, 1991)

Southern Grampians Shire Heritage Study (Timothy Hubbard and Annabel Neylon, 2004)

**15.03-
1L-02**
16/07/2020
C59sgra

Shopfronts and verandahs

Policy application

This policy applies to all applications for the development of a new or altered shopfront or verandah in the Heritage Overlay.

Strategies

Conserve and restore historic or original verandahs and shopfronts in preference to the construction of new verandahs and shopfronts.

Ensure that new shopfronts are in keeping with the architectural period of the building.

Encourage new shop development to compliment traditional shopfront design.

Design shopfronts to be simple in form and not exhibit elaborate design themes, such as false arches or small panel windows.

Ensure doors are set back behind the shopfront display window. Retain and restore existing parapets.

Ensure the use of muted and sympathetic colour schemes around windows, above parapets and on the face of awnings.

Support glass, timber, brick, stone and cement render as the preferred materials for additions and alterations to existing shopfronts and verandahs.

Ensure that new shopfronts and verandahs do not obstruct roads and footpaths.

Policy guidelines

Consider as relevant:

- Design verandahs and awnings to:
 - Have a setback of at least 750 millimetres from the kerbside.
 - Have a height of greater than 3 metres above the footpath.
 - Use steel roof framing and angles to reinforce modern bracket supported verandahs.
 - Have a roof pitch of between 8 and 15 degrees where the verandah is visible.
 - Have roofs that are attached to a building facade above the main shopfront window.
 - Include roof materials that are either rolled or straight galvanised iron sheeting.
 - Include soffits that are retained or replaced with like.
 - Extend around a corner where verandahs are on a corner with a side street.
 - Incorporate guttering.
- Design shopfronts to:
 - Have windows that incorporate vertical and/or horizontal divisions.
 - Have window frames that give the appearance of structural solidity and strength to support the mass of the upper floors, and include decorative detail around the window display.
 - Break up glass areas by timber mullions and timber transoms.
 - Include a stall board with a maximum height of 600 millimetres, made from timber, brick or stone.

17.02-1L

16/07/2020
C59sgra

Business in small and large towns

Strategies

Locate Council services, supermarkets and retail facilities in the town centres as defined by the township and commercial zones.

Encourage the use and redevelopment of vacant shops to enliven streets.

17.02-2L

16/07/2020
C59sgra

Out-of-centre development

Strategy

Discourage ‘out-of-centre’ retail development, except where any of the following apply:

- It is located on the fringe of an existing activity centre, land is not available within the centre and there is a demand for such an expansion.
- It will serve a new neighbourhood or local activity centre in a growing part of Hamilton, it will not harm the viability of other centres and there is demand for such a centre.

17.03-2L

16/07/2020
C59sgra

Industrial development and servicing

Strategies

Encourage industrial uses that take advantage of proximity to the road and rail infrastructure and access to the sewerage treatment works, water and natural gas.

Support the siting and design of industrial development and the co-location of complementary industrial uses to maximise efficient use of infrastructure and coordination of activities.

17.04-1L16/07/2020
C59sgra**Facilitating tourism****Strategies**

Support tourist and recreational uses that are based on regional linkages, historic features, cultural heritage and natural features.

Encourage development that facilitates access to:

- The Grampians National Park and the associated towns of Dunkeld, Cavendish, Glenthompson and Balmoral.
- Major environmental features, including volcanic features and waterfalls, the rural landscape, the red gum country, roadside vegetation and Rocklands Reservoir.
- Built and cultural heritage features, including the Hamilton Art Gallery and the Botanical Gardens.

Encourage tourist and recreation development that enhances the appeal, presentation and natural attributes of the volcanic peaks and landscape features.

Support tourist use and development in rural areas that link to the productive base of the Shire, the agricultural economy and the natural environment.

18.02-5L

09/12/2021
VC204

Heavy vehicle routes

Strategies

Plan for an alternate heavy vehicle route for Hamilton, and support business and industrial uses locating nearby that benefit from proximity to the route.

Limit access to major roads to support efficient heavy vehicle traffic movement to key destination nodes such as the Hamilton Livestock Exchange and Graincorp.

18.02-7L09/12/2021
VC204**Hamilton airport****Policy application**

This policy applies to all applications for use and development at Hamilton Airport and in the Airport Environs Overlay.

Objectives

To protect Hamilton Airport and associated uses from inappropriate land use and development.

To develop Hamilton Airport for its aviation and associated functions.

Strategies

Support the development of new and expanded business and industrial uses at the Hamilton Airport that complement the use of the airport.

Support the development of airport operations and associated facilities in the Airfield Precinct, Terminal Precinct, Hangar Precinct, Hanger Expansion Precinct, Caretakers Residence, Maintenance Precinct, Fire Base Precinct and Non -Directional Beacon Precinct(as shown in Diagram 1 to this clause). [\[Include high quality Land Use Precincts Plan map below "Policy document"\]](#)

Support the development of aviation related industrial and commercial uses in the Development Opportunity Precinct.

Protect land in the Surplus Land Precinct for airport buffer purposes.

Policy document

Consider as relevant:

- *Hamilton Airport Master Plan* (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011)

19.02-6L

16/07/2020
C59sgra

Location and design of open space

Strategy

Locate and design open space to minimise bushfire risk where open space is to be used as a Neighbourhood Safer Place.

Policy document

Consider as relevant:

- *Neighbourhood Safer Place – Bushfire Place of Last Resort Assessment Guideline* (Country Fire Authority, July 2020). [\[Update document with latest version\]](#)

Expiry

[\[Consider updating or removing policy expiration date in consultation with the CFA\]](#)

19.03-2L16/07/2020
C59sgra**Infrastructure design and provision****Strategies**

Ensure residential areas have access to a range of infrastructure and services including reticulated water, sewerage, drainage, power and sealed roads, where available.

Minimise the impacts of mining, quarrying, timber harvesting and wind farm development on roads.

Provide a consistent approach to the design and construction of infrastructure across the municipality.

Policy guidelines

Consider as relevant:

- Whether a financial contribution to the upgrade of roads is required so that the costs of development, particularly mining, quarrying, timber harvesting and wind farm development, are not imposed on the community.
- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2019) or an approved precinct structure plan for new subdivision and development.

Policy document

Infrastructure Design Manual (Local Government Infrastructure Design Association, 2019)

19.03-3L

16/07/2020
C59sgra

Sewage treatment

Strategy

Support the use of modern septic tank systems and alternative waste treatment systems in areas where sewerage is not available.

Shown on the planning scheme map as **LDRZ** or **LDRZ1**.

14/01/2021
C57sgra

	Land	Area (hectares)
Minimum subdivision area (hectares)	Land in the northern portion of the Hensley Park Road low density residential precinct	1 ha

14/01/2021
C57sgra

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

SOUTHERN GRAMPIANS PLANNING SCHEME

[Separate Area 1, Area 2 and Area 3 into three separate schedules as per Practitioners Guidelines and remove map. Ensure planning scheme maps are updated to reflect new schedules. Investigate whether there is any remaining land in LDRZ that does not have specific subdivision requirements.]

14/01/2021
C57sgra**SCHEDULE 2 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE**Shown on the planning scheme map as **LDRZ2**.**1.0**14/01/2021
C57sgra**Subdivision requirements**

	Land	Area (hectares)
Minimum subdivision area (hectares)	All land in Dunkeld	1 ha

2.014/01/2021
C57sgra**Outbuilding permit requirements**

Dimensions above which a permit is required to construct an outbuilding (square metres)

10 sqm

SCHEDULE 3 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONEShown on the planning scheme map as **LDRZ3**.**1.0**14/01/2021
C57sgra**Subdivision requirements**

	Land	Area (hectares)
Minimum subdivision area (hectares)	Land in the southern portion of the Hensley Park Road low density residential precinct	0.4 ha

2.014/01/2021
C57sgra**Outbuilding permit requirements**

Dimensions above which a permit is required to construct an outbuilding (square metres)

None specified.

14/01/2021
C57sgra

SCHEDULE 4 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ4**.

1.0
14/01/2021
C57sgra

Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	Land to the east of Hamilton to the north and south of the Glenelg Highway between Hiller Lane and Robsons Road (excluding the RMIT site)	1 ha

2.0
14/01/2021
C57sgra

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)

None specified.

14/01/2021
C57sgra**SCHEDULE TO CLAUSE 32.04 MIXED USE ZONE**Shown on the planning scheme map as **MUZ**.**SOUTHERN GRAMPIANS MIXED USE AREAS****1.0**14/01/2021
C57sgra**Objectives**

None specified.

2.014/01/2021
C57sgra**Clause 54 and Clause 55 requirements**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.014/01/2021
C57sgra**Maximum building height requirement**

None specified.

4.014/01/2021
C57sgra**Exemption from notice and review**

None specified.

5.014/01/2021
C57sgra**Application requirements**

None specified.

6.014/01/2021
C57sgra**Decision guidelines**

None specified.

7.014/01/2021
C57sgra**Signs**

None specified.

14/01/2021
C57sgra**SCHEDULE TO CLAUSE 32.05 TOWNSHIP ZONE**Shown on the planning scheme map as **TZ**.**SOUTHERN GRAMPIANS TOWNSHIPS****1.0**14/01/2021
C57sgra**Neighbourhood character objectives**

None specified.

2.014/01/2021
C57sgra**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot****Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

3.014/01/2021
C57sgra**Clause 54 and Clause 55 requirements**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.014/01/2021
C57sgra**Maximum building height requirement for a dwelling or residential building**

None specified.

5.014/01/2021
C57sgra**Application requirements**

None specified.

6.014/01/2021
C57sgra**Decision guidelines**

None specified.

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ1**.**RESIDENTIAL SURROUNDING HAMILTON CBD****1.0**14/01/2021
C57sgra**Design objectives**None specified. [\[The schedule to this zone must contain up to 5 design objectives to be achieved for the area, as directed in PPN91 – none have been specified\]](#)**2.0**14/01/2021
C57sgra**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.014/01/2021
C57sgra**Maximum building height requirement for a dwelling or residential building**

None specified.

4.014/01/2021
C57sgra**Application requirements**

None specified.

5.014/01/2021
C57sgra**Decision guidelines**

None specified.

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ1**.**HAMILTON AND COLERAINE****1.0**14/01/2021
C57sgra**Neighbourhood character objectives**

None specified.

2.014/01/2021
C57sgra**Construction or extension of a dwelling or residential building - minimum garden area requirement**

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.014/01/2021
C57sgra**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.014/01/2021
C57sgra**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.014/01/2021
C57sgra**Maximum building height requirement for a dwelling or residential building**

None specified.

6.014/01/2021
C57sgra**Application requirements**

None specified.

7.0

14/01/2021
C57sgra

Decision guidelines

None specified.

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ1**.**CHURCH HILL AREA****1.0**14/01/2021
C57sgra**Neighbourhood character objectives**

None specified. [The schedule to this zone must contain up to 5 neighbourhood, heritage, environment or landscape character objectives to be achieved for the area, as directed in PPN91 – none have been specified]

2.014/01/2021
C57sgra**Minimum subdivision area**

None specified.

3.014/01/2021
C57sgra**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.014/01/2021
C57sgra**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.014/01/2021
C57sgra**Maximum building height requirement for a dwelling or residential building**

None specified.

6.014/01/2021
C57sgra**Application requirements**

None specified.

7.014/01/2021
C57sgra**Decision guidelines**

None specified.

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

1.0
14/01/2021
C57sgra

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 33.02 INDUSTRIAL 2 ZONE

1.0

14/01/2021
C57sgra

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE

1.0

14/01/2021
C57sgra

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE**1.0**

14/01/2021
C57sgra

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
Fenton Street, Hamilton between the railway line and the Grange Burn	None specified	240 sqm
All other land	None specified	None specified

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE**Shown on the planning scheme map as **RLZ1**.**1.0**14/01/2021
C57sgra**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	2 ha
	Lot 1: TP258112 and Lot 1: TP953557 Thompsons Road, Tarrington	6 ha
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	1 ha
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)		
Minimum setback from a waterway, wetlands or designated flood plain (metres)		[New MDFC]

None specified

None specified

None specifiedNone specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

14/01/2021
C57sgra**SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE**Shown on the planning scheme map as **RLZ2**.**1.0**14/01/2021
C57sgra**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land in Dunkeld between Salt Creek and the Glenelg Highway.	2 ha
	All other land in or adjacent to Dunkeld.	6 ha
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 ha
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres) [New MDFC]	None specified	None specified
Permit requirement for earthworks		
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**Shown on the planning scheme map as **RCZ1**.**CONSERVATION VALUES**

To protect the character and landscape of the foothills to the Grampians National Park and the slopes to the west of the Wannon River.

To retain and protect the visual amenity and landscape setting of Dunkeld, and steeply sloping land, from inappropriate use and development.

[\[condense to the maximum 5 objectives as per MD\]](#) To provide long term protection of the environmental and conservation values of private rural land which contains remnant bushland.

To recognise constraints to development due to servicing difficulties, land slope and land capability for on-site effluent disposal.

To protect water quality in the Wannon River.

1.014/01/2021
C57sgra**Subdivision and other requirements**

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	40 ha
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres) [VC210] [Update with changes in accordance to VC amendment]	All land	None specified
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

14/01/2021
C57sgra**SCHEDULE TO CLAUSE 35.07 FARMING ZONE**Shown on the planning scheme map as **FZ**.**1.0**20/01/2022
VC205**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	Land subject to Schedule 5 to the Development Plan Overlay (Hamilton Racecourse Related Industries Development Area)	2 ha
	All other land	40 ha
Minimum area for which no permit is required to use land for a dwelling (hectares)	Land subject to Schedule 5 to the Development Plan Overlay (Hamilton Racecourse Related Industries Development Area)	2 ha
	All other land	40 ha
Maximum area for which no permit is required to use land for timber production (hectares)	All land contained within the Significant Landscape Overlay or the Environmental Significance Overlay	40 ha
	All other land [MDFC]	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	A Transport Zone 2 or land in a Public Acquisition Overlay if: - The Head, Transport for Victoria is the acquiring authority; and - The purpose of the acquisition is for a road.	100 m
	A Transport Zone 3 or land in a Public Acquisition Overlay	

40 m



	Land	Area/Dimensions/Distance
	- The Head, Transport for Victoria is not the acquiring authority; and - The purpose of the acquisition is for a road.	
	Any other road	20 m
Minimum setback from a boundary (metres)	Any other boundary	5 m
Minimum setback from a dwelling not in the same ownership (metres)	Any dwelling not in the same ownership	100 m
Minimum setback from a waterway, wetlands or designated flood plain (metres)” [New MDFC]	None specified	None specified
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

SCHEDULE 1 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ1**.

Purpose

To achieve a mix of small scale farming, horticultural, agricultural, tourism development and recreation activities by encouraging the following land uses in areas adjoining Hamilton:

- Within Area A (adjacent to the Hamilton Racecourse) shown on Map 1 to this Schedule, horse stables, veterinary centre, animal training and animal keeping.
- Within Area C shown on Map 1 to this Schedule, equestrian supplies, rural activity and landscape gardening supplies.
- Within Areas B and D shown on Map 1 to this Schedule, a range of land uses that are suitable for an area in proximity to both the city centre and the Grange Burn. These include accommodation options such as camping, backpackers and host farms, as well as other leisure, recreation and tourism uses, community markets, primary produce sales and restaurants.

To ensure land use and development is compatible with the proximity of the land to the Hamilton urban area and the continuing farming and agricultural use of adjoining rural areas.

To discourage intensive animal husbandry as a result of all areas being within the vicinity of sensitive uses associated with the Hamilton urban area and Racecourse.

Map 1 to Schedule 1 to Clause 35.08 [\[Separate schedules should be prepared for areas A, C, B/D\]](#)



1.020/01/2022
VC205**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	Land north of the Hamilton Racecourse and south of Murrays Road shown as Area A on Map 1	2 ha
	All other land shown as Areas B, C and D on Map 1	8 ha
Minimum area for which no permit is required to use land for timber production (hectares)	All land contained within the Environmental Significance Overlay	40 ha
	All other land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	A Transport Zone 2 or land in a Public Acquisition Overlay if: ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road.	100 m
	A Transport Zone 3 or land in a Public Acquisition Overlay if:	40 m

- The Head,
Transport for
Victoria is not
-

	Land	Area/Dimensions/Distance
	the acquiring authority; and	
	The purpose of the acquisition is for a road.	
	Any other road	20 m
Minimum setback from a boundary (metres)	Any other boundary	5 m
Minimum setback from a dwelling not in the same ownership (metres)	Any dwelling not in the same ownership	100 m
Minimum setback from a waterway, wetlands or designated flood plain (metres) [New MDFC]	None specified	None specified
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

SCHEDULE 2 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ2**.

Purpose

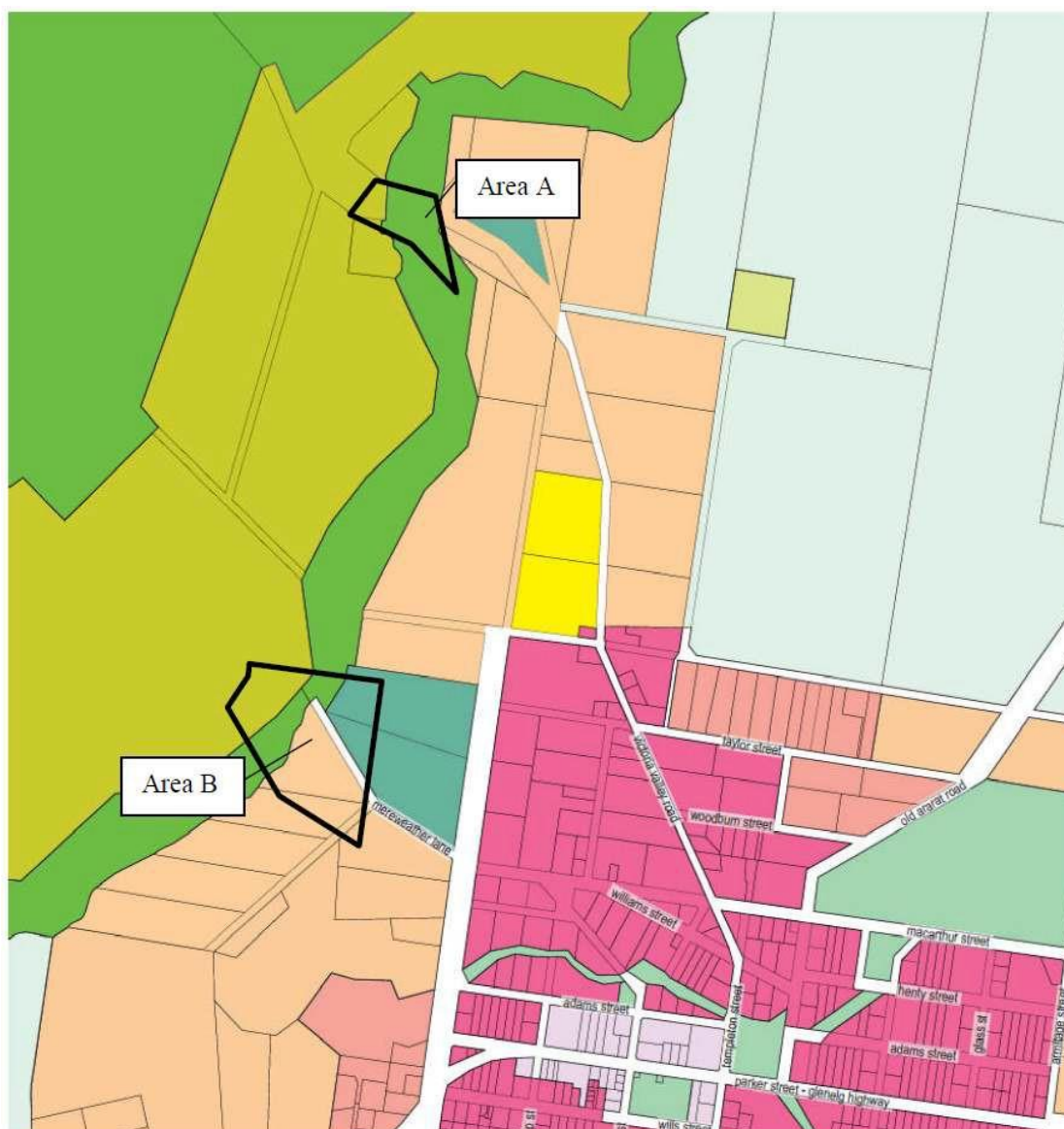
To recognise small scale horticultural, tourism and recreation activities taking place within Dunkeld.

To support horticultural, tourism and recreation uses that are compatible with agricultural production, and the environmental and landscape attributes of the area.

To encourage the specific following uses:

- Within Area A shown on Map 1 to this Schedule, uses associated with health and wellbeing and recreation (yoga).
- Within Area B shown on Map 1 to this Schedule, expansion of horticultural activities (kitchen gardens).

Map 1 to Schedule 2 to Clause 35.08 [Separate schedules should be prepared for areas A and B. Area A does not appear to be in the RAZ]



1.020/01/2022
VC205**Subdivision and other requirements**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 ha
Minimum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	A Transport Zone 2 or land in a Public Acquisition Overlay if: - The Head, Transport for Victoria is the acquiring authority; and - The purpose of the acquisition is for a road.	100 m
	A Transport Zone 3 or land in a Public Acquisition Overlay if: - The Head, Transport for Victoria is not the acquiring authority; and - The purpose of the acquisition is for a road.	40 m
	Any other road	20 m
Minimum setback from a boundary (metres)	Any other boundary	5 m
Minimum setback from a dwelling not in the same ownership (metres)	Any dwelling not in the same ownership	100 m
Minimum setback from a waterway, wetlands or	None specified	None specified

designated flood plains (metres) [\[New MDFC\]](#)

Permit requirement for earthworks	Land

Earthworks which change the rate of flow or the discharge point of water across a property boundary

All land

Permit requirement for earthworks	Land
Earthworks which increase the discharge of saline groundwater	All land

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

1.0

14/01/2021
C57sgra

Permit exemptions and conditions

Public land	Use or development	Conditions
None specified	None specified	None specified

2.0

14/01/2021
C57sgra

Sign requirements

Land	Sign Category
None specified	None specified

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE**1.0**

14/01/2021
C57sgra

Permit exemptions and conditions

Public land	Use or development	Conditions
None specified	None specified	None specified

2.0

14/01/2021
C57sgra

Sign requirements

Land	Sign Category
None specified	None specified

3.0

14/01/2021
C57sgra

Use and development of land specified in an Incorporated Plan

None specified.

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE**1.0**

14/01/2021
C57sgra

Permit exemptions and conditions

Public land	Use or development	Conditions
None specified	None specified	None specified

2.0

14/01/2021
C57sgra

Sign requirements

Land	Sign Category
None specified	None specified

3.0

14/01/2021
C57sgra

Use and development of land specified in an Incorporated Plan

None specified.

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ1**.**PRIVATE EDUCATIONAL INSTITUTIONS****Purpose**

To provide for areas to be used by private educational institutions.

To ensure that development of these facilities takes places in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

1.014/11/2022
VC227**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Education centre	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Car park	
Indoor recreation facility	
Place of assembly	

Section 3 - Prohibited

Use
Industry (other than Automated collection point)
Any use not in Section 1 or 2

2.014/01/2021
C57sgra**Use of land**

None specified.

3.014/01/2021
C57sgra**Subdivision**

None specified.

4.014/01/2021
C57sgra**Buildings and works**

None specified.

5.0

14/01/2021
C57sgra

Signs

None specified.

14/01/2021
C57sgra

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**.

PRIVATE GOLF COURSE

Purpose

To provide for areas to be used for a private golf course.

1.0

14/11/2022
VC227

Table of uses

Section 1 - Permit not required

Use	Condition
Agriculture	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Caretakers house	
Golf course	
Golf driving range	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Car park	
Food and drink premises	
Place of assembly	

Section 3 - Prohibited

Use
Industry (other than Automated collection point)
Any use not in Sections 1 or 2

2.0

14/01/2021
C57sgra

Use of land

None specified.

3.0

14/01/2021
C57sgra

Subdivision

None specified.

4.0

14/01/2021
C57sgra

Buildings and works

None specified.

5.0

14/01/2021
C57sgra

Signs

None specified.

14/01/2021
C57sgra

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

MOUNT BAIMBRIDGE ROAD, HAMILTON

Purpose

To provide for the use and development of the land for joinery works, trade supplies and associated ancillary activities.

To ensure that the use and operation of the site does not detrimentally affect the general amenity of the surrounding area.

1.0

14/11/2022
VC227

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation	
Industry (other than Automated collection point)	Must meet the requirements of Section 2.0 of this schedule. Must be for a joinery works.
Trade supplies	Must meet the requirements of Section 2.0 of this schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Caretaker's house and Dependent person's unit)
Brothel
Industry (other than Automated collection point) - if the section 1 condition is not met
Office
Retail premises (other than Trade supplies)
Saleyard
Service station
Transport terminal

Use**Veterinary centre****2.0**14/01/2021
C57sgra**Use of land**

A permit is not required to use land for a joinery works in accordance with this clause.

For the purpose of this schedule, a joinery works means an industrial premises used for the fabrication and installation of timber cabinetry, furniture, windows, stairs and mouldings etc for domestic and commercial use.

The use of land shall generally be in accordance with plans prepared to the satisfaction of the Responsible Authority.

The development hereby permitted shall not cause nuisance or injury to, or prejudicially affect the amenity of locality, by reason of the emission of noise, vibration, odour, or dust.

Noise levels emanating from the land shall not exceed limits set in accordance with State Environment Protection Policy No. N1.

The premises shall only be used for the purposes of a joinery works between the following hours:

- Mondays to Fridays: 7:00 am – 9:00 pm (excluding public holidays)
- Saturdays: 7:00 am – 5:00 pm (excluding public holidays)

3.014/01/2021
C57sgra**Subdivision**

An application must be referred under Section 55 of the Act to the following relevant authorities:

- water, drainage, sewerage authority
- electricity supply or distribution authority
- gas supply authority
- telecommunications authority.

4.014/01/2021
C57sgra**Buildings and works**

The following requirements apply to construct a building or construct or carry out works:

- The layout of the site and the dimensions and design of all buildings and works shall generally be in accordance with plans prepared to the satisfaction of the Responsible Authority.
- Sewage, sullage or other liquid waste which may arise from the use and development hereby permitted shall be treated in the manner satisfactory to the Environment Protection Authority and the Responsible Authority.
- All solid wastes including saw dust arising from the use and development hereby permitted shall be effectively collected and either removed from the site or treated in such a manner on site which will not create fumes, odours, smoke or dust.
- All mechanical ventilation to be provided with filters to prevent dust emission from the factory.
- The development shall not cause nuisance or injury to, or prejudicially affect the amenity of locality, by reason of the emission of noise, vibration, odour, or dust.
- Any building or structure to be constructed over a sewerage main shall require the prior approval of the Water Authority and such buildings or structures shall comply with any conditions as required by that authority.
- The landscaping of the site shall be planted and maintained to the satisfaction of the Responsible Authority.

- The area set aside for driveways and parking of vehicles as delineated on the plans shall be formed, drained and sealed with an all weather seal coat which shall be capable of being line marked and maintained in such a manner to clearly define each parking space and the direction of movement of traffic to the satisfaction of the Responsible Authority.
- The driveways within eight metres of the adjacent properties shall be of cement or bituminous asphalt surface to reduce the effect of traffic noise on adjacent lands.
- All external lighting of the site, including car parking areas and buildings, shall be located, directed and shielded and of such limited so that no nuisance is caused to adjoining or nearby residents.

5.0

14/01/2021
C57sgra

Signs

Sign requirements are at Clause 52.05. All land located within this zone is in Category 2.

14/01/2021
C57sgra**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ4**.**OFFICE AND COMMUNICATIONS CENTRE****Purpose**

To provide for areas to be used by emergency services for regional management and communication.

To ensure that development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

1.014/11/2022
VC227**Table of uses****Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Education centre	
Informal outdoor recreation	
Office	Must be used for emergency services for regional management and communication.
Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Car park	
Place of assembly	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house and Dependent person's unit)
Brothel
Industry (other than Automated collection point)
Retail premises
Saleyard
Service station
Transport terminal
Veterinary centre

2.0

14/01/2021
C57sgra

Use of land

None specified.

3.0

14/01/2021
C57sgra

Subdivision

None specified.

4.0

14/01/2021
C57sgra

Buildings and works

None specified.

5.0

14/01/2021
C57sgra

Signs

None specified.

14/01/2021
C57sgra

SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5**.

RMIT HAMILTON

Purpose

To provide for areas to be used for the purpose of the educational facility RMIT Hamilton and complementary uses.

To ensure that development of these facilities takes places in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

1.0

14/11/2022
VC227

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	Must be ancillary to the use of the land for Education centre
Education centre	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation	
Car wash	
Convenience restaurant	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience shop	
Food and drink premises (other than Convenience restaurant)	
Market	
Place of assembly (other than Amusement parlour, Cinema based entertainment facility and Nightclub)	
Plant nursery	
Store	
Any other use not in Section 1 or 3	

Section 3 - Prohibited**Use**

Amusement parlour

Brothel

Cinema based entertainment facility

Industry (other than Automated collection point and Car wash)

Intensive animal production

Motor racing track

Nightclub

Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)

Saleyard

Transport terminal

Warehouse (other than Store)

2.014/01/2021
C57sgra**Use of land**

None specified.

3.014/01/2021
C57sgra**Subdivision**

None specified.

4.014/01/2021
C57sgra**Buildings and works**

None specified.

5.014/01/2021
C57sgra**Signs**

None specified.

14/01/2021
C57sgra

SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

HAMILTON AIRPORT

Purpose

To provide for the use of the land for the purpose of an airport and complementary uses.

To ensure that the use and development of the land does not prejudice or interfere with the operation of the airport.

To ensure that use and development of the airport takes place in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

1.0

14/11/2022
VC227

Table of uses

Section 1 - Permit not required

Use	Condition
Airport	Must be generally in accordance with the Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011). [Update to be in accordance with Clause 72.08]
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	Must be ancillary to the use of the land for Airport.
Heliport	
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Intensive animal production)	
Caretaker's house	
Car park – if the Section 1 condition is not met	
Convenience restaurant	
Convenience shop	
Education centre	Must be associated with the aviation industry and be generally in accordance with the Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011). [Update to be in accordance with Clause 72.08]
Group accommodation	Must be in association with an Education centre.

Use	Condition
Industry (other than Abattoir and Automated collection point)	Must be generally in accordance with the Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011). [Update]
Leisure and recreation	
Office	
Retail premises	Must be ancillary to the use of the land for Airport.
Transport terminal (other than Airport and Heliport)	
Utility installation (other than Minor utility installation)	
Warehouse	Must generally be in accordance with the Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011). [Update]
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Abattoir
Accommodation (other than Caretaker's house and Group accommodation)
Brothel
Childcare centre
Cinema based entertainment facility
Hospital
Intensive animal production

2.0

14/01/2021
C57sgra

Use of land

Requirements

Use of land must not prejudice or interfere with the operation of the airport in any way. All land use must be generally in accordance with the Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011). [\[Update to be in accordance with Clause 72.08\]](#)

Application requirements

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan and/or a written statement which demonstrates the following:
 - how the proposed use will not prejudice or interfere with the operation of the airport.
 - The purpose of the use and types of activities which will be carried out.
 - The likely effects, if any, on the airport and adjacent land including traffic, light spill and hours of operation.

Decision guidelines

The following decision guidelines apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing and likely future use of the airport.
- The effect that the proposed use may have on the airport and existing uses.
- The movement of pedestrians, cyclists and vehicles (both road and air), emergency services and public transport.
- The availability of and connection to services.
- The need for and provision of car parking.
- The effect that the proposed use may have on the amenity of the area.
- The Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011) (and any subsequent review thereof). [\[Update\]](#)

3.0

14/01/2021
C57sgra

Subdivision**Requirements**

Subdivision must not prejudice or interfere with the operation of the airport in any way.

Application requirements

The following application requirements apply to an application for a permit to subdivide land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- - A Plan and/or written statement which demonstrates the following: [\[update for clarity\]](#) The purpose of the subdivision.
 - How the subdivision will complement the airport.
 - The intended outcome of the subdivision and use of the lots once the subdivision is completed.
 - The strategic impact on the airport.
 - The likely effects of the subdivision on the airport and the adjacent land.

Decision guidelines

The following decision guidelines apply to an application for a permit to subdivide land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing and likely future use of the airport.
- The effect that the proposed subdivision may have on the airport and existing uses.
- The movement of pedestrians and cyclists and vehicles (both road and air), emergency services and public transport.
- The availability of and connection to services.
- Any relevant CASA regulations that may be applicable.
- The effect that the proposed subdivision may have on the amenity of the area.
- The Hamilton Airport Master Plan 2011 (and any subsequent review thereof).

C57sgra

4.0

14/01/2021

**Buildings
and
works**

Requirements

Buildings and works must not prejudice or interfere with the operation of the airport in any way.

Application requirements

The following application requirements apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - the boundaries and dimensions of the site
 - the location of adjoining roads
 - the location, height and purpose of buildings and works on adjoining land
 - relevant ground levels
 - the layout of existing and proposed buildings and works
 - the location of all driveway, car parking and loading areas
 - proposed landscape areas
 - the location of all existing and proposed external storage areas. [\[update for clarity\]](#)
- Elevation drawings to scale showing the colour and materials of all proposed buildings and works.
- Construction details of all drainage, driveways, vehicle parking and loading areas.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing and likely future use of the airport.
- The movement of traffic and provision of car parking.
- The interface with adjoining land, especially the relationship with the airport.
- The appearance of the proposed buildings and works.
- The availability of connection to services.
- Any relevant CASA regulations that may be applicable.
- The effect that the proposed buildings and works may have on the amenity of the area.
- The Hamilton Airport Master Plan (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011) (and any subsequent review thereof). [\[Update\]](#)
- The Hamilton Aerodrome Obstacle Limitation Surfaces chart.

5.0

14/01/2021
C57sgra

Signs

None specified.

14/01/2021
C57sgra

SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7**.

WESTERN SPEEDWAY HAMILTON

Purpose

To provide for the use and development of the Western Speedway and associated activities.

To provide for the use and operation of the speedway in a manner that does not significantly affect the safety and amenity of neighbouring areas.

To ensure that any change in activities beyond the limited purpose of the established use have acceptable affects on the amenity of surrounding areas.

1.0

14/11/2022
VC227

Table of uses

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Intensive animal production and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals.
Animal boarding	
Car park	
Convenience shop	
Equestrian supplies	
Food and drink premises (other than Convenience restaurant)	
Freeway service centre	Must meet the requirements of Clause 53.05.
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Market	
Medical centre	

Use	Condition
Place of assembly (other than Amusement parlour and Nightclub)	
Plant nursery	
Postal agency	
Primary produce sales	
Rural industry (other than Abattoir and Sawmill)	
Service station	The site must either: - Adjoin a commercial zone or industrial zone. - Adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3. The site must not exceed either: 3000 square metres 3600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
Utility installation (other than Minor utility installation)	
Warehouse	

Section 3 - Prohibited

Use
Industry (other than Automated collection point)
Any other use not in Section 1 or 2

2.0

14/01/2021
C57sgra

Use of land

The use of land must not significantly affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- Noise generated by the use.
- Any events or functions held on the site.
- The transport of materials or goods to or from the land.

Any use on the grounds of the Western Speedway and the motor racing track must comply with the applicable State Environment Protection Policy of the Environment Protection Authority.

Application requirements

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan and/or a written statement which demonstrates the following: [\[update for clarity\]](#)
 - How the proposed use will not further prejudice residential amenity of nearby residential areas.
 - The purpose of the use and types of activities which will be carried out.

- The likely effects, if any, on adjacent land including noise levels, traffic, noise and hours of operation and light spill.

In addition to the above, a planning permit application for the use of the site for the purpose of Motor racing track must be accompanied by a noise abatement plan and communication plan.

Decision Guidelines

The following decision guidelines apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that existing uses may have on the proposed uses.
- The effect that the proposed use and operations may have on the amenity of the neighbourhood.
- The effect of additional traffic on the operation, convenience and efficiency of existing roads.
- The need for and provision of car parking.

3.0

14/01/2021
C57sgra

Subdivision

Decision Guidelines

The following decision guidelines apply to an application for a permit to subdivide land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining land, especially the relationship with rural living areas.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of the zone.
- The drainage of the land.

4.0

14/01/2021
C57sgra

Buildings and works

Application requirements

The following application requirements apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas and pedestrian entry/exit points for the site.
 - Where required, details of any noise control measures.
 - Where required, a traffic management plan which includes traffic management and traffic control works considered necessary.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.

- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The provision of car parking.
- Any amenity impacts arising from the proposal including noise, dust, odour, vibration and light spill.
- Any increase in traffic generation.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The interface of the site with adjoining zones, especially the relationship with rural living areas.
- The provision for landscaping.
- The movement of pedestrians and vehicles providing for supplies, waste removal, emergency services and public transport.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.
- The storage of rubbish and materials for recycling.
- The availability of connection to services.

5.0

14/01/2021
C57sgra

Signs

None specified.

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE

1.0

14/01/2021
C57sgra

Application requirements

None specified.

2.0

14/01/2021
C57sgra

Decision guidelines

None specified.

3.0

14/01/2021
C57sgra

Signs

Land	Sign Category
None specified	

14/01/2021
C57sgra

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO1**.

EASTERN BARRED BANDICOOT AREA

1.0

14/01/2021
C57sgra

Statement of environmental significance

The Eastern Barred Bandicoot is one of Victoria's most endangered mammals. Formerly widespread across the basalt plains of western Victoria, it has suffered a greater than 99 percent reduction in range and abundance. The recovery programme for the species (DNRE Action Statement No.4 under the Flora and Fauna Guarantee Act) is intended to ensure to its immediate survival, and involves the management of the semi-wild population in the Hamilton area. The protection of the habitat of this species is fundamental to its survival.

2.0

14/01/2021
C57sgra

Environmental objective to be achieved

To protect current and potential habitat of the Eastern Barred Bandicoot and assist its survival.
[\[condense objective into one as per MD\]](#)

3.0

14/01/2021
C57sgra

Permit requirement

Applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

4.0

14/01/2021
C57sgra

Application requirements

None specified.

5.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether an application has demonstrated that it has taken into account the habitat of the Eastern Barred Bandicoot and includes measures to protect and enhance this habitat.
- Whether the proposal will have a detrimental impact on the Eastern Barred Bandicoot and its habitat. [\[draft neutrally as per Practitioners guide\]](#)

14/01/2021
C57sgra

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO2**.

PROTECTION OF WATERWAYS

1.0

14/01/2021
C57sgra

Statement of environmental significance

Salt Creek and the Wannon River play a key role in the landscape character of Dunkeld and in maintaining clean water, soil stability and habitat for flora and fauna. The management of land adjacent to streams and watercourses is necessary to reduce erosion, maintain vegetation and habitat, and improve water quality.

2.0

14/01/2021
C57sgra

Environmental objective to be achieved [\[further work required to rationalise the number of objectives in accordance with MDFC\]](#)

To maintain water quality.

To maintain the ability of streams and watercourses to carry natural flows.

To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.

To protect and encourage the long term future of flora and fauna habitat in and along watercourses.

To ensure development does not occur on land liable to flooding and minimise the potential for damage to human life, buildings and property caused by flood events.

To prevent pollution, elevated nutrients and increased turbidity in natural watercourses.

To prevent increased surface run-off or concentration of surface water run-off leading to erosion or siltation of watercourses.

To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.

To restrict the intensity of use and development of land and water to activities which are sensitive to environmental values and which are compatible with potential drainage or flooding hazards.

3.0

14/01/2021
C57sgra

Permit requirement

A permit is not required to:

- Construct a residential or commercial building provided:
 - The building is connected to reticulated sewerage; and
 - Written advice has been received from the relevant Floodplain Management Authority stating that the proposed building envelope is on land that is higher than the estimated 100 year ARI flood level.
- Construct or carry out works by a public authority to:
 - Regulate the flow of water in a watercourse.
 - Regulate flooding.
- Construct buildings or construct or carry out works associated with informal outdoor recreation.
- Construct a pergola, patio or decking.

Referral requirement

Any application to develop land must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

A referral agreement between the responsible authority and the referral authority may be in place that may affect the above requirement.

4.0

14/01/2021
C57sgra

Application requirements

None specified.

5.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing use of land and the reason for development in relation to that use.
- The possible effect of the development on the quality and quantity of water.
- The preservation of and impact on soils and the need to prevent erosion.
- The protection of the area for its recreation value.
- Whether the siting of buildings may cause demands in the future for tree lopping or removal.
- Whether the proposal will cause weed invasion of the area.
- The effect of any development on the flow of flood waters and flood control measures and the management of the land as a floodplain.
- The conservation of natural habitats and the preservation of native fauna, fish and other aquatic life.
- The effect of any possible flooding on any development.

14/01/2021
C57sgra**SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO3**.**WANNON RIVER ESCARPMENT PROTECTION****1.0**05/06/2014
C29**Statement of environmental significance**

The Wannon River and the notable escarpment that defines its floodplain to the north and west of Dunkeld is an important environmental and landscape asset. This escarpment is relatively steep and any development on this escarpment has the potential to impact negatively on the Wannon River floodplain. The impact of increased and potentially contaminated overland flows as a result of residential development is to be avoided. It is a critical foreground to the panorama of Mount Sturgeon and Southern Grampians' profile and plays a significant role in the visual amenity and landscape setting of Dunkeld. Given the environmental character of the escarpment, its relationship to the floodplain and visual prominence, the management of land adjacent to this waterway is necessary to reduce erosion, maintain vegetation and habitat, improve water quality and to ensure development is not visually intrusive.

Salt Creek is an ephemeral waterway partly regulated by the Dunkeld reservoir. It is characterised by a well-vegetated riparian corridor extending from the Arboretum to the town edge. The riparian vegetation buffer becomes sparse from the town edge to the Wannon River. The creek has high community and tourism values as it is extensively used for recreational activities such as fishing, walking and community events.

2.014/01/2021
C57sgra**Environmental objective to be achieved** [\[further work required to rationalise the number of objectives in accordance with MDFC\]](#)

To ensure development reflects the environmental constraints of the Wannon River escarpment.

To maintain water quality.

To prevent erosion of land adjoining Wannon River and the siltation of watercourses, drains and other features.

To protect and encourage the long term revegetation of flora and fauna habitat on the escarpment.

To prevent increased surface run-off or concentration of surface water run-off leading to erosion or siltation of watercourses.

To encourage siting, design and landscaping of buildings and works that are responsive to the environmental and landscape values of the escarpment.

To ensure that the siting and design of buildings and works addresses other environmental hazards, including erosion, fire and flooding.

To maintain vegetation as an important element of the escarpment landscape.

3.014/01/2021
C57sgra**Permit requirements**

A permit is not required to construct a building or construct or carry out works associated with the following:

- An alteration or extension to an existing dwelling, provided the floor area of the alteration or extension does not exceed 50 square metres.
- An outbuilding associated with an existing dwelling provided the floor area of the outbuilding does not exceed 50 square metres.
- An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension does not 50 square metres.
- A rainwater tank.

The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be demonstrated, to the satisfaction of the Responsible Authority, not to increase risk of erosion.

Referral requirement

Any application to develop land must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

A referral agreement between the responsible authority and the referral authority may be in place that may affect the above requirement.

4.0

14/01/2021
C57sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site plan and building elevations showing the proposed development, including proposed cut and fill, retaining walls and effluent disposal system.
- Details and location of existing vegetation, including any vegetation to be removed.
- A report detailing how the proposed development responds to the objectives and provisions of this Schedule.

5.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.
- The preservation of and impact on soils and the need to prevent erosion.
- Measures proposed to address environmental hazards or constraints including slope, erosion, drainage, salinity, fire and flooding.
- Whether the proposal will cause weed invasion of the area.
- The conservation of natural habitats and the preservation of native fauna on the escarpment.
- Whether the density of proposed buildings and/or subdivision will detrimentally affect areas of scenic value. [\[Draft neutrally as per Practitioners guide\]](#)
- Whether the siting, building design, building materials and construction practices for the proposed buildings and works will be in keeping with the environmental character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works. [\[Draft neutrally as per Practitioners guide\]](#)
- Whether any landscaping is proposed and the impact of this on maintaining existing viewlines. [\[Draft neutrally as per Practitioners guide\]](#)
- Effluent disposal considerations including any Environment Protection Authority requirements for on-site disposal in unsewered areas.

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**Shown on the planning scheme map as **VPO1**.**DUNKELD RIVER RED GUMS****1.0**05/06/2014
C29**Statement of nature and significance of vegetation to be protected**

The flats to the east and west of the Dunkeld township are open pastoral land scattered (in particular to the west) with notable cover of River Red Gums (*Eucalyptus camaldulensis*). These have a considerable presence on approach to the town along the Glenelg Highway and have a more limited presence in the town itself. There are also notable examples of large Red Gums in road reserves and on private property within Dunkeld and broad canopies are evident in the front and rear yards of private residences. This existing vegetation while in private ownership is considered important in its contribution to the rural feel of the Township.

2.014/01/2021
C57sgra**Vegetation protection objective to be achieved**

To conserve the existing pattern of vegetation and landscape quality within Dunkeld.

To protect remnant River Red Gums.

To ensure that River Red Gums are maintained as a dominant feature of the landscape.

To retain dead River Red Gum trees where possible to provide habitat and protect biodiversity.

3.005/06/2014
C29**Permit requirement**

A permit is required to remove, destroy or lop any River Red Gum tree.

This does not apply to pruning to improve tree health, structure or safety, provided normal growth habit is not adversely affected.

4.014/01/2021
C57sgra**Application requirements**

The following application requirements apply to an application for a permit under Clause 42.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A plan drawn to scale that shows: [\[edit for clarity\]](#)

- The location of each tree to be removed, destroyed or lopped.

A written statement describing: [\[edit for clarity\]](#)

- The height, trunk girth and condition of each tree to be removed, destroyed or lopped.
- The reason(s) for the removal, destruction or lopping. height.
- Any proposed actions to compensate for the loss of the tree(s), including the species and numbers of any trees or shrubs to be established or maintained, or areas identified for regeneration, as an offset to the proposed removal.

An assessment report prepared by a suitably qualified arborist, that takes into regard AS 4373-2007 'Pruning of amenity trees' where relevant. [\[moved from decision guidelines\]](#)

5.014/01/2021
C57sgra**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The reason for any removal of vegetation and whether an alternate way of carrying out any development on the land has been considered. [\[draft neutrally as per Practitioners guide\]](#)

- The location of driveways or crossing over roadside reserves.
- Whether provision is made for replacement vegetation of an appropriate species. [\[draft neutrally as per Practitioners guide\]](#)
- Whether vegetation areas can be fenced off to protect their environmental values. [\[draft neutrally as per Practitioners guide\]](#)
- The landscape and amenity value of the vegetation.
- The habitat value of dead trees and logs.
- Maintaining sight distance and clearance to fixed objects for road safety.
- Whether buildings or works could be located on existing cleared land. Any relevant fire management plan.
- Any relevant fire management plan.
- Risk to public safety.
[\[moved to application requirements\]](#)

14/01/2021
C57sgra

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**.

COLERAINE LANDSCAPE AREA

1.0

14/01/2021
C57sgra

Statement of nature and key elements of landscape

The Coleraine township is located in the valley of the Bryan Creek which includes a steep escarpment sloping upwards on the southern side of the town. This escarpment is the dominant landscape feature of the town and includes the Points Reserve Arboretum which has an extensive collection of Australian native plants. The high visibility of this area requires careful consideration of any application for development within the area of the overlay.

2.0

14/01/2021
C57sgra

Landscape character objectives to be achieved

To protect the appearance and presentation of the Coleraine Landscape area.

3.0

14/01/2021
C57sgra

Permit requirement

None specified.

4.0

14/01/2021
C57sgra

Application requirements

None specified.

5.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [\[duplicates parent provision at 42.03-5\]](#)The impact of the siting, height and design of any proposed development on views from the rest of the township. [\[edit for clarity\]](#)
- The extent to which proposed or existing vegetation will be used to screen the development. [\[edit for clarity\]](#)

14/01/2021
C57sgra**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO2**.**MOUNT ROUSE AND CRATER RESERVE****1.0**14/01/2021
C57sgra**Statement of nature and key elements of landscape**

The Mount Rouse Crater Reserve is located at the termination of the Mount Rouse Tourist Road, approximately five kilometres south of the township of Peshurst. The reserve consists of 63 hectares around the summit of Mount Rouse, an extinct volcano that has a large crater in the centre. The lower slopes of the reserve have had the indigenous vegetation denuded, and there are substantial plantings of Monterey Pines (*Pinus radiata*) on the higher slopes, particularly on the north western and north eastern sides. There are some built structures within the reserve, a fire tower located on the summit, steps up to a lookout and car park. Major Mitchell named Mount Rouse in 1836, presumably after the early Sydney settler, Richard Rouse who established Rouse Hill. The Mountain was in the centre of the 100 square mile 'Reserve', which as the Mount Rouse Aboriginal Protectorate from the 1840s. The Protectorate failed and from about 1852 the township of Peshurst began to develop centred on the Protectorate's remaining buildings, now the Police Reserve. The current reserve dates from the 1850s, when land immediately around the crater was reserved as a "Public Park" and a water reserve. The Mount Rouse Reserve was formally gazetted in 1870. Plantings of exotic species, such as buffalo grass, Monterey Pines and the removal of indigenous vegetation have led to serious erosion on the Mountain. A revegetation program started in the 1960s has halted this, planting a number of species of native trees and shrubs. Quarrying has been undertaken on the northeast face of Mount Rouse since the nineteenth century. The reserve is in good condition and retains a high degree of integrity.

The Mount Rouse Crater Reserve is of historical, social and aesthetic significance to the Southern Grampians Shire and to the township of Peshurst.

The Mount Rouse and Crater Reserve is of historical significance for its associations with the very early squatting run of John Cox and with the Aboriginal Protectorate. It is of continuing historical significance for its development as a cultural landmark through various planting programs. It is of social significance for its role as a recreation reserve. It is of aesthetic significance for its association with the homestead, Kolor and its landscaping, located on the western slope.

2.014/01/2021
C57sgra**Landscape character objectives to be achieved**

To protect the appearance and presentation of the Mount Rouse Crater Reserve.

3.014/01/2021
C57sgra**Permit requirement**

A permit is required to remove, destroy or lop any native vegetation.

4.014/01/2021
C57sgra**Application requirements**

None specified.

5.014/01/2021
C57sgra**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

[\[duplicates parent provisions at 42.03-5\]](#)

SOUTHERN GRAMPIANS PLANNING SCHEME

- The impact of the siting, height and design of any proposed development on views from the rest of the township of Penshurst and the Port Fairy-Hamilton Road. [\[edit for clarity\]](#)
- The extent to which proposed or existing vegetation will be used to screen the development. [\[edit for clarity\]](#)

[\[remove background document as it does not comply with MDFC, consider inserting application requirements\]](#)

14/01/2021
C57sgra**SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO3**.**NIGRETТА FALLS RESERVE****1.0**14/01/2021
C57sgra**Statement of nature and key elements of landscape**

The Nigretta Falls Reserve is about 12.5 kilometres north-west of Hamilton at the site of the former Nigretta Homestead overlooking the Wannon River. The total area now reserved is about 8 hectares and comprises some regenerated bushland, exotic trees and recreational facilities. The Nigretta run was typical for its sequence of ownership and the connections of its owners. The cottage, presumably built as early as 1848, was sited picturesquely. It fell into ruin by the 1930s and now is gone. The older exotics survive from the original garden. The Wannon and Nigretta (or Upper Wannon) Falls have been the consistent subject of significant art including works by some of Australian's most celebrated colonial artists, such as Nicholas Chevalier, Eugen von Guerard, Louis Buvelot, S.T. Gill and Thomas Clark. From the earliest times, tourists would stay at nearby Redruth and visit both falls. The Nigretta Falls Reserve was gazetted in 1912. It has been managed jointly with the Wannon Falls Reserve under a committee of management. The Reserve has been developed over the years, with changes reflecting different values and fashions. A grove of Golden ash trees continues the picturesque tradition. In the later twentieth century, there has been an emphasis on native plantings. The Reserve is substantially intact and in good condition.

The Nigretta Falls Reserve is of historical, social and aesthetic significance to the Southern Grampians Shire and the State of Victoria.

The Nigretta Falls Reserve is of historical significance as the site of the former Nigretta Homestead and as an early beauty spot and tourist destination established in the Western District. It is of social significance as a recreation reserve. It is of aesthetic significance for its long association with picturesque sensibility, the dominant aesthetic in colonial Victoria, which continued well into the twentieth century. It is the subject of much significant art. The Nigretta Falls Reserve is of significance as a comparative pair with the nearby Wannon Falls Reserve.

2.014/01/2021
C57sgra**Landscape character objectives to be achieved**

To protect the appearance and presentation of the Nigretta Falls Reserve.

3.014/01/2021
C57sgra**Permit requirement**

A permit is required to remove, destroy or lop any native vegetation.

4.014/01/2021
C57sgra**Application requirements**

None specified.

5.014/01/2021
C57sgra**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [\[Duplicates parent provision at 42.03-5\]](#)The impact of the siting, height and design of any proposed development on views within the Nigretta Falls reserve. [\[edit for clarity\]](#)
- The extent to which proposed or existing vegetation will be used to screen the development. [\[edit for clarity\]](#)

[remove background document as it does not comply with MDFC, consider inserting application requirements]

14/01/2021
C57sgra**SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO4**.**WANNON FALLS RESERVE****1.0**14/01/2021
C57sgra**Statement of nature and key elements of landscape**

The Wannon Falls Reserve is located on the south side of the Henty Highway, about 18 kilometres north-west of Hamilton where the highway crosses the Wannon River. The total area reserved is about 174 acres or 71 hectares and comprises bushland, some exotics and recreational facilities. Nearby is the township of Wannon, formerly called Redruth, which was established as a ford as a coaching stop. The Wannon Inn, now demolished, provided accommodation for visitors to the Falls from the 1840s. The Wannon Falls have been the consistent subject of significant art including works by some of Australia's most celebrated colonial artists, such as Nicholas Chevalier, Eugen von Guerard, Louis Buvelot, S.T. Gill and Thomas Clark. The township of Redruth and the Wannon Falls Reserve were gazetted in the mid 1860s. Much of the reserve was originally owned by local publican John Quigley. It has been managed jointly with the Nigretta Falls under a committee of management. The Reserve has been extended and developed over the years, with changes reflecting different values and fashions, including a Pine plantation for the local State School and football and cricket pitches. In the twentieth century there has been an emphasis on native plantings. The Reserve has a significant post-World War II entrance incorporating large boomerangs on crazy-stone piers. Most recently, the facilities have been modernised with contemporary concern for environmental values. The Reserve is substantially intact and in good condition.

The Wannon Falls Reserve is of historical, social and aesthetic significance to the Southern Grampians Shire and the State of Victoria.

The Wannon Falls Reserve is of historical significance as one of the earliest beauty spots and tourist destinations established in the Western District. It is of social significance as a recreation reserve. It is of aesthetic significance for its long association with picturesque sensibility, the dominant aesthetic in colonial Victoria, which continued well into the twentieth century. It is the subject of much important and popular art. The Wannon Falls Reserve is of significance as a comparative pair with the nearby Nigretta Falls Reserve.

2.014/01/2021
C57sgra**Landscape character objectives to be achieved**

To protect the appearance and presentation of the Wannon Falls Reserve.

3.014/01/2021
C57sgra**Permit requirement**

A permit is required to remove, destroy or lop any native vegetation.

4.014/01/2021
C57sgra**Application requirements**

None specified.

5.014/01/2021
C57sgra**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [\[Duplicates parent provision at 42.03-5\]](#) The impact of the siting, height and design of any proposed development on views within the Wannon Falls Reserve. [\[edit for clarity\]](#)

- The extent to which proposed or existing vegetation will be used to screen the development. [\[edit for clarity\]](#)

[\[remove background document as it does not comply with MDFC, consider inserting application requirements\]](#)

14/01/2021
C57sgra**SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO5.

KOROITE HOMESTEAD (ORIGINAL SITE), BUVELOT TREE AND WATERPOOL**1.0**14/01/2021
C57sgra**Statement of nature and key elements of landscape**

The original site of the Koroite Homestead complex, as part of the Koroite squatting run and the water pool and trees depicted in Louis Buvelot's 'Waterpool at Coleraine' are both located in the same area. This site is located 1.75 kilometres north east of the township of Coleraine, on the north side of Bryants creek, about 800 metres to the south behind the Coleraine Showgrounds Reserve. These sites were both once included in the original Koroite Station's Pre-emptive right (P.B 299). The Koroite run originally as part of the Whyte Brothers huge run, Konongwootong. In 1845, Konongwootong underwent a division, and one of the Whyte Brothers (C.J Whyte) took ownership of 8000 acres of land, based 1 mile north east of the Coleraine township, and named it Koroite. Between 1850 and 1870 the station went through a variety of owners, including Stephen George Henty (of the Henty Brothers) and finally being purchased in 1870 by William Swan. It was around 1871 when Louis Buvelot, the famous landscape painter visited the Coleraine district on a painting expedition. While in the area, he painted William Swan's homestead, Konongwootong, and also painted 'Waterpool at Coleraine', on land owned by Swan. There is no surviving evidence of the once substantial homestead complex which is evident from the 1855 survey by the Department of Lands and Survey, although there may be archaeological potential. The elements of the homestead complex, including a homestead (said to have been wattle and daub), a woolshed, garden, sheepwash, hut, ford, fences and tracks covered about one hectare. The Buvelot scene, including the waterhole and Eucalyptus camadulensis (River Red Gums) has survived, and is recognisable, although the trees are in poor condition and the waterpool has been damaged by cattle.

The site of the former Koroite Homestead Complex is of historic and archaeological significance to the township of Coleraine and the Southern Grampians Shire. The site of the scene depicted in Louis Buvelot's 'Waterpool at Coleraine' is of aesthetic and cultural significance to the State of Victoria.

The site of the original Koroite Homestead is of historical significance for its associations with important early local pastoralists, including C.J Whyte, Stephen George Henty and William Swan. It is historically important as one of the earliest runs in the district, and for its location, strategically situated close to the township of Coleraine. It is a representative example of how early pastoral homestead complexes thrived and declined, in that by 1855 it was a fully functioning homestead complex with a variety of elements, yet by 1886 the last surviving element (a wattle and daub homestead) blew down in a strong gale. It is of archaeological significance for the information it may reveal about the ways in which early pastoralists lived and construction materials and techniques of their buildings.

The surviving elements of the scene depicted in Louis Buvelot's 1871 painting, 'Waterpool at Coleraine' is aesthetically important to the State of Victoria as a rare surviving example of what an artist depicted in the 1870s. It is aesthetically important as an example of landscape tradition which is used by Buvelot, and went on to influence many of Australia's famous artists from the Heidelberg School.

2.014/01/2021
C57sgra**Landscape character objectives to be achieved**

To protect the appearance and presentation of the scene depicted in Louis Buvelot's 'Waterpool at Coleraine', including the Waterpool and the two River Red Gums.

3.014/01/2021
C57sgra**Permit requirement**

A permit is required to remove, destroy or lop any native vegetation and the tree identified in the Southern Grampians Heritage Study 2014 as the 'Buvelot Tree'.

4.0

14/01/2021
C57sgra

Application requirements

None specified.

5.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- [\[Duplicates parent provision at 42.03-5\]](#)The impact of the siting, height and design of any proposed development on views [\[edit for clarity\]](#)
- The extent to which proposed or existing vegetation will be used to screen the development. [\[edit for clarity\]](#)

[\[remove background document as it does not comply with MDFC, consider inserting application requirements\]](#)

14/01/2021
C57sgra

SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO6**.

HARMANS VALLEY

1.0

14/01/2021
C57sgra

Statement of nature and key elements of landscape

Harmans Valley is a landscape of State significance, as a unique collection of volcanic features.

Harmans Valley is a long lava flow valley extending from the western side of Mount Napier to Condah Swamp, and is recognised as one of the most intact and significant collections of young volcanic features in Australia. The lava flow itself and multiple individual features along the valley are of geological significance. Lava blister mounds, known as tumuli, are the largest of their kind in Australia and are internationally rare.

The section of the lava flow within Southern Grampians Shire is the most publicly visible section, most closely connected to the Mount Napier eruption point and contains a high concentration of tumuli.

The views across Harmans Valley of Mount Napier (Tapoc), the tallest eruption point on the Western Volcanic Plains, are particularly prominent from the Port Fairy - Hamilton Road, north of Byaduk. Harmans Valley presents as a textured valley of stony rises weaving across the landscape.

The native vegetation present across the Harmans Valley lava flow is an intrinsic part of this landscape. Areas of remnant Stony Rises Woodland, Stony Knoll Shrubland, Plains Grassy Woodland, Creekline Grassy Woodland, Swamp Scrub and other ecological vegetation classes all contribute to the character of the landscape, and may provide habitat for rare or threatened flora and fauna species, including Southern Bent-wing Bat.

The lava flow volcanic landscape is culturally significant to Aboriginal traditional owners.

Drystone walls have been constructed in parts of the landscape and contribute to the aesthetic and cultural significance of the place.

Harmans Valley is an important educational resource for interpretation of volcanic processes.

2.0

14/01/2021
C57sgra

Landscape character objectives to be achieved

To protect the landscape geological, scientific, aesthetic, cultural and biodiversity significance of Harmans Valley.

3.0

14/01/2021
C57sgra

Permit requirement

A permit is required for:

- the demolition or removal of drystone walls.
- the construction of a fence except for post and wire fencing that does not damage or require modification to the lava flow or associated geological features or structures.

A permit is not required for:

- the construction of a farm access track that does not change the topography of the land or damage or require modification to the lava flow or associated geological features or structures.

4.0

14/01/2021
C57sgra

Application requirements

None specified.

5.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The landscape character objective.
- The impact of the buildings or works on the landscape significance of Harmans Valley.
- Whether proposed buildings or works have attempted to avoid and minimise impacts on the landscape and any significant geological features, including the lava flow, tumuli and caves.
- Whether prominent viewlines have been avoided.
- Whether building forms, colours and materials integrate with the landscape setting.

21/11/2019
GC138

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

16/07/2020
C59sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 43.01, in addition to those specified in Clause 43.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: plans drawn to scale and fully dimensioned, showing: Plans drawn to scale and fully dimensioned, showing:

- surrounding developments
- details of external fixtures and materials
- the height and design of the existing and proposed development
- existing and proposed landscaping
- details of any vegetation to be removed or lopped.

A written assessment of the proposal against the relevant heritage citation in the Heritage Study Southern Grampians Shire Heritage Study (Timothy Hubbard and Annabel Neylon 2004) or Schedule to the Heritage Overlay.

2.0

20/03/2023
VC229

Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

SOUTHERN GRAMPIANS PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	BALMORAL								
HO1	Terra Dome House 14 Bell Street SGHS Datasheet 168	No	No	No	Yes	No	No	Yes	No

SOUTHERN GRAMPIANS PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>(Heritage Place is defined as all of the land within 10,000sqm rectangle centred on the original homestead site and including all surviving trees)</i> SGHS Datasheet 45								
	GRINGEGALGONA								
HO540	Gringegalgona Soldiers Memorial Hall, 2413 Coleraine-Balmoral Road, Gringegalgona	No	No	No	Yes	No	No	Yes	No

14/01/2021
C57sgra

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

INDUSTRIAL AREAS FRONTING KEY ENTRY ROADS INTO HAMILTON

1.0

14/01/2021
C57sgra

Design objectives

To ensure the overall presentation and image of Hamilton is positively reflected in the design and layout of industrial areas adjoining key entry roads leading into the city.

To ensure development enhances the visual appearance of Hamilton and provides an attractive frontage through appropriate building design, siting and landscaping.

2.0

20/01/2022
VC205

Buildings and works

Permit requirements

A permit is required for a fence located along a boundary that has a frontage to a road in a Transport Zone 2 or a Transport Zone 3, where the fence is visually impermeable and/or greater than 1.8 metres in height above natural ground level.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works, including front fencing:

- All buildings and works, except services, fencing, access ways and landscape works, should be set back at least 9 metres from a front boundary to a road in a Transport Zone 2 or a Transport Zone 3 and at least 3 metres from a side street boundary.
- Public entrances and front office/reception areas to buildings should be positioned and oriented to front the main road frontage.
- Built form, materials, colour and finishes should be of a high quality and compatible with the scale and character of the city of Hamilton.
- Front facades should be constructed predominantly of masonry such as brick or concrete slab.
- Massing and articulation, window and door treatments, materials and colours should create attractive public facades and avoid blank walls facing the main road frontage.
- The majority of car parking should be located to the side or rear of buildings.
- Car parking to be sealed and line marked.
- Loading and unloading areas, truck parking, outdoor goods or waste storage (including tanks and recycling) areas and electrical substations should be located at the rear of or within buildings and screened from street frontages.
- A landscaping strip of at least 3 metres width should be provided along the main road frontage to enhance the appearance of the development and contribute to the public realm.
- Service equipment should be integrated within the design of the building or appropriately screened from view.
- Fencing should be constructed of materials that integrate with and complement the building and surrounding area.
- Wherever possible, fencing should be softened and screened by vegetation planting.

3.0

14/01/2021
C57sgra

Subdivision

None specified.

4.0

14/01/2021
C57sgra

Signs

Sign requirements are at Clause 52.05. In addition to the requirements at Clause 52.05, signs should meet the following requirements:

- Signage should be co-located to avoid sign clutter.
- Signage should be co-ordinated and compatible with the building design.

5.0

14/01/2021
C57sgra

Application requirements

None specified.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the siting, height, bulk and appearance of the proposed buildings and works, including fencing, responds to the sensitive main road frontage.
- The impact of the development on the amenity and streetscape of the Glenelg and Henty Highways and Hamilton – Port Fairy Road being major gateway entry roads into Hamilton.
- Whether the proposed signage is a recessive element in the streetscape.
- The selection of building materials, colours and finishes.
- Whether the proposed fencing provides a reasonable degree of visual transparency.
- Whether the development provides for an appropriate level of landscaping that integrates with the adjoining public realm.

14/01/2021
C57sgra

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

COX STREET ENTRY PRECINCT

1.0

14/01/2021
C57sgra

Design objectives [\[further work required to rationalise the number of objectives in accordance with MDFC\]](#)

To create a landmark entry into the central business district area and a strong, active urban edge to Cox Street.

To promote opportunities for large format retail/bulky goods development along Cox Street and promote infill development in the blocks immediately behind Cox Street.

To consolidate lots on Cox Street north of Gray Street, providing a key location for a Discount Department Store development.

To establish through block laneways, creating a permeable pedestrian framework and connecting car parks behind.

To improve active frontages and retail potential along French Street and Station Street.

To promote mixed use development along the eastern side of Cox Street.

To promote mixed use infill development in the street block between Sedgewick Street and Finders Street.

To manage urban form on Cox Street to protect views to the Hamilton College tower to the north and Mt Pierrepont to the south by maintaining heights and setbacks to preserve the view corridor.

To implement the *Cox Street Masterplan*, 2011.

2.0

14/01/2021
C57sgra

Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Height and scale

- Buildings should not exceed a maximum building height of 3 storeys.
- The scale of buildings should relate to abutting development, wherever possible.

Building setbacks and form

- All new buildings should have a zero front setback from Cox Street.
- Buildings should be built to side boundaries, unless a side setback is required as a display area for outdoor trading.
- Active frontages should be provided along all street edges.
- Development at the Ballarat/French/Cox street intersection should be visually interesting and addresses the gateway location and existing important views.

Building façade and frontage treatments

- Buildings with a frontage to Cox Street should incorporate large glazed openings for access and egress and display areas. If a large format store is proposed, at least 50 percent of the street frontage should be transparent.
- Bulky goods developments should be designed to include a skin of active frontage, and fenestration and openings to any upper levels or mezzanines.
- Cantilevered awnings should be provided along Cox Street to mitigate the appearance of large shed forms.

Building materials

- Traditional building materials, including masonry, render, metallic sheeting and large areas of glazing should be used in an innovative manner.
- Building material colours should complement those found in the local landscape and/or streetscape.
- Highly reflective textures or colours should be avoided.

Car parking and access

- Vehicle access to development on Cox Street should be provided by rear laneways.
- Car parking should be located to the rear of buildings or in underground basement car parks.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (2) and the review rights of Section 82(1) of the Act.

3.0

14/01/2021
C57sgra

Subdivision

A permit to subdivide land must meet the following requirements:

- The provision of an appropriate range of lot types and size, including consideration of the need to consolidate existing lots to provide for strategic redevelopment potential of sites and centrally located parking areas.
- Road networks and accessways designed to ensure development will front onto roads by providing direct access and car parking to the rear or in consolidated centrally located sites.

4.0

14/01/2021
C57sgra

Signs

Sign requirements are at Clause 52.05. In addition to the requirements at Clause 52.05, signs should meet the following requirements.

- Signs should be coordinated and compatible with the building design.
- Signs should be consolidated into a single under awning sign and a fascia panel located below the parapet.
- Above verandah signs should be avoided.

5.0

14/01/2021
C57sgra

Application requirements

None specified.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether subdivision provides the potential for large format development in a preferred location.
- Whether buildings and works establish an active frontage to Cox Street.
- Whether the buildings and works are of a contemporary design that draws inspiration from traditional building forms in Hamilton.
- Whether buildings and works are consistent with the Cox Street Masterplan (2011) and Hamilton City Centre Urban Design Framework and Design Guidelines (2011).
- Whether through block laneways are provided and enhanced by development.

- The selection of building materials, colours and finishes.
- Whether the design considers energy efficiency and sustainable design principles.
- Whether the proposed sign/s are a recessive element in the streetscape.

Map 1 to Schedule 2 to Clause 43.02

Cox Street Masterplan



14/01/2021
C57sgra

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

MELVILLE OVAL / LONSDALE STREET PRECINCT, HAMILTON

1.0

14/01/2021
C57sgra

Design objectives [further work required to rationalise the number of objectives in accordance with MDFC]

To improve the built form presentation along the southern edge of Lonsdale Street to create a strong urban form.

To create a small civic space along Lonsdale Street that will form a meeting place, and a node that will connect Melville Oval through to the central business district.

To define the north-south pedestrian connection between Lonsdale Street and Gray Street as the major pedestrian thoroughfare.

To improve laneway connections for pedestrian permeability throughout the Lonsdale/Brown/Gray/Thompson Street block.

To consolidate inner block car parking in a multi-story car park area, activating the central block area and creating development opportunities.

To create inner block pocket parks, surrounded by active edges that would be created from car park consolidation and development opportunities.

To remove obstacles to key vistas from the inner block to Melville Oval, particularly along the north-south pedestrian connection.

To implement the *Melville Oval / Lonsdale Street Precinct Masterplan*, 2011.

2.0

14/01/2021
C57sgra

Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Height and scale

- Buildings on Lonsdale Street and overlooking Melville Oval should create a consolidated, defined edge of four-five storey building development.
- Buildings along Gray Street, between Brown and Thompson Streets, should not exceed a maximum building height of 2 storeys.
- In all other areas, buildings should not exceed a maximum building height of 3 storeys.
- The scale of buildings should relate to abutting development, wherever possible.

Building setbacks and form

- Buildings should have a zero front setback to all retail streets in order to achieve good retail activation at ground level.
- Upper level setbacks to the street frontage should be provided where it is necessary to match and abutting parapet and where necessary on Lonsdale Street above the third storey.
- Buildings within the retail core should be built to side boundaries and attached.
- Active frontages should be provided along all street edges.
- Development on Lonsdale Street should create a new landmark building which would frame the streetscape and improve the amenity of the urban form.
- Buildings and works should be designed to respond to pedestrian connections and pocket parks identified in the *Melville Oval / Lonsdale Street Precinct Masterplan* (2011).

Building façade and frontage treatments

- Wide building frontages should be vertically divided in a manner that respects the traditional ‘grain’ of the streetscape.
- Buildings at ground level on retail streets should be largely glazed and activated with display and building entry. A minimum of 70 percent of the street frontage should be transparent.
- Fenestration should be designed in sympathy with the proportions of other window openings in the street.
- On front and side elevations, floor levels should be defined horizontally.
- The front façade of retail buildings should be defined by a horizontal parapet or fascia. Parapets should match those along the streetscape to ensure a continuity of frontage form.
- Buildings on Gray Street between Brown and Thompson Street should incorporate decorative parapets and a fine grain.

Building materials

- Traditional building materials, including masonry, render, timber lining and exposed brickwork in association with painted surfaces when adapting existing buildings, should be used in an innovative manner.
- Buildings material colours should complement those found in the local landscape and/or streetscape.
- Retail building elevations should use a combination of materials with a diversity of texture to avoid single uniform surfaces that project ‘bulk’.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

14/01/2021
C57sgra

Subdivision

None specified.

4.0

14/01/2021
C57sgra

Signs

Sign requirements are at Clause 52.05. In addition to the requirements at Clause 52.05, signs should meet the following requirements:

- Signs should be co-ordinated and compatible with the building design.
- Signs should be consolidated into a single under awning sign and a fascia panel located below the parapet.
- Sky, above verandah and pole signs should be avoided.

5.0

14/01/2021
C57sgra

Application requirements

None specified.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings and works establish an active street frontage.

- Whether buildings and works are consistent with the Melville Oval / Lonsdale Street Precinct Masterplan (2011) and Hamilton City Centre Urban Design Framework and Design Guidelines (2011).
- Whether the design of the development considers key views, sight lines or heritage settings.
- Whether through block laneways are provided for and enhanced by development.
- The selection of building materials, colours and finishes.
- Whether the design considers energy efficiency and sustainable design principles.
- Whether the proposed signage is a recessive element in the streetscape.

Map 1 to Schedule 3 to Clause 43.02

Melville Oval/Lonsdale Street Precinct Masterplan



14/01/2021
C57sgra

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

HAMILTON AIRPORT

1.0

14/01/2021
C57sgra

Design objectives

To maintain the efficiency and safety of the Hamilton Airport.

To prevent development that is incompatible with airport operations.

To ensure that development is appropriately sited with respect to the operation of the Hamilton Airport.

To ensure that all buildings and works are sited to take account of and minimise any off site effects on the Hamilton Airport.

To recognise and implement any approved Obstacle Surface Limitation chart.

2.0

14/01/2021
C57sgra

Buildings and works

General

A permit is not required to construct a building or carry out works associated with an existing building where the height of the building is not increased and building materials are non-reflective.

DDO4-1: Obstacle Height Area 1

A permit is not required to construct a building or carry out works where the building or works will be less than 1 metre above ground level and the external materials and finishes are non-reflective.

Landscaping must be designed so that the height of any plant at maturity does not exceed 1 metre.

DDO4-2: Obstacle Height Area 2

A permit is not required to construct a building or carry out works where the building or works will be less than 5 metres above ground level and the external materials and finishes are non-reflective.

Landscaping must be designed so that the height of any plant at maturity does not exceed 5 metres.

DDO4-3: Obstacle Height Area 3

A permit is not required to construct a building or carry out works where the building or works will be less than 20 metres above ground level and the external materials and finishes are non-reflective.

Landscaping must be designed so that the height of any plant at maturity does not exceed 20 metres.

3.0

14/01/2021
C57sgra

Subdivision

None specified.

4.0

14/01/2021
C57sgra

Signs

None specified.

5.0

14/01/2021
C57sgra

Application requirements

None specified.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Hamilton Aerodrome Obstacle Limitation Surfaces chart.
- The Hamilton Airport Master Plan (2011).
- The need to prevent building or structures from being built which could interfere with or cause a safety hazard to aircraft operations in the immediate vicinity of the airport.
- The existing and likely future use and development of the airport.
- Whether a permit condition is required to ensure the mature height of landscaping does not interfere with or cause a safety hazard to aircraft operations.
- The effect of the proposed development and building materials on the clear flight path of aircraft.
- The intended use and purpose of the proposed building and development.

14/01/2021
C57sgra**SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO5**.**DUNKELD TOWNSHIP RESIDENTIAL AREAS****1.0**14/01/2021
C57sgra**Design objectives** [further work required to rationalise the number of objectives in accordance with MDFC]

To maintain the rural town character of residential areas and reinforce the low profile of buildings within local streetscapes.

To ensure that development in residential areas addresses local streetscapes and supports the traditional format of detached dwellings on lots with front setbacks.

To ensure that building siting, including side and front setbacks allow for garden frontages, layered landscaping and views through to the broader landscape.

To encourage new development to be subservient to the broad landscape character of Southern Grampians and the open pastoral landscape.

To ensure site design avoids the removal of native canopy vegetation, including established River Red Gums, wherever possible.

To encourage high quality architectural design and development that adopts a design theme and palette drawn from the town's rural character and landscape setting.

To encourage view sharing across the town towards the Grampians and the pastoral surrounds.

To ensure that subdivision proposals enable new buildings to be integrated with their site and the surrounding area.

2.014/01/2021
C57sgra**Buildings and works****Permit requirements**

A permit is required to construct a fence that is more than 1.2 metres in height and constructed of materials other than post and wire, timber, stone or metal picket with a semi-transparent profile.

Note: Post and wire construction includes wire strands, wire mesh, chain mesh and similar open rural-style fencing.

A permit is not required to construct a building or construct or carry out works associated with a dwelling provided all of the following are met:

- The dwelling is the only dwelling on the lot.
- The dwelling is single storey in height and not more than 6 metres above natural ground level.
- Buildings are set back from front, side and rear boundaries in accordance with the standards of Clause 54 or Clause 55.
- Any outbuilding is less than 10 square metres in area or 3 metres in height and set back at least 10 metres from the canopy edge of any Red Gum tree.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building height

- Buildings should maintain the low profile of buildings throughout residential areas, primarily through utilising single storey development forms with pitched roofs.
- Any upper level or double storey form should be moderated in building scale with upper levels incorporated wherever possible into roof form.

- Building height should be no greater than 8 metres above the natural ground level.

Building siting

- The siting of buildings should be carefully considered with respect to street address, solar orientation, amenity and the sharing of views from both the neighbouring properties and adjoining public domain.
- Buildings should be sited to respond to existing established vegetation, including canopy forms within the allotment and provide for new plantings within setback areas.
- The siting of dwellings on lots should reinforce the existing pattern of front and side setbacks in the streetscape, and ensure that any ancillary buildings such as garages and/or sheds are located to the rear.

Building setbacks

- Front setbacks from the street should be consistent with the prevailing pattern of front setbacks within the streetscape.

Building façade and frontage treatment

- Dwellings should be sited to reflect the rhythm and order of established dwellings in the street.
- Garages must not be the dominant front façade element of the dwelling and/or the streetscape.
- The design of detached or attached buildings should provide a sense of address to local streetscapes.
- Buildings should be designed with staggered frontage profiles, and the inclusion of windows and eave or canopy projections, as an effective means of ‘breaking up’ a facade.
- Where a lot accommodates two or more dwellings, the frontage form should extend across the lot with dwellings to the rear located behind and largely concealed from the street.

Building materials and roof form

- Buildings should use materials that are non-reflective and drawn from the prevailing finishes found in the streetscape, including timber, natural stone and brick. Use of broad expanses of render and Colorbond walling should be minimised.
- Roof forms should respond to the prevailing character of residential areas with pitched gabled-end forms and ridges aligned perpendicular to the street. Flat and skillion roofs may be provided in aid of long views towards the Grampians Ranges.
- Generous eaves should be provided to ensure shading of north and west facing windows.

Access and services

- Access to detached or multi-dwelling buildings should be provided directly off the local streetscape, via a single vehicle crossing and associated driveway.
- Where possible, crossovers from the streetscape to lots (i.e. on neighbouring properties) should be amalgamated.
- Pedestrian access from the street frontage to the front of dwellings must be provided.
- All infrastructure including services should be contained underground in the service trenches and pits and not be visible within the public realm.
- Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert. The visual impact of the concrete culvert should be minimised.

Sustainability

- Sustainability principles, particularly in the siting and orientation of dwellings, should be applied in the design and operation of new development.
- Development should adopt active and passive sustainability measures including the collection and storage of stormwater on-site and the incorporation of solar panels, energy efficient heating and cooling systems
- Encourage consideration of innovative environmentally sensitive systems in the management of waste, to the satisfaction of the Catchment Management Authority and Wannon Water.

Fencing, landscaping and vegetation

- Development should retain and protect existing established vegetation, particularly canopy vegetation wherever practicable.
- New areas for landscaping including the planting of native or exotic (non-weed) species should be provided within both front and rear setbacks.
- Front fencing should be of an open-style and of light weight material to present an attractive image to the street that does not dominate as a solid wall. Solid Colorbond fencing materials should be avoided.
- Side and rear fencing should be unobtrusive and where possible should be of post and wire construction. If privacy is a concern, a fence of appropriate materials to a maximum height of 1.7 metres that transitions down to 1.2 metres towards the street front may be provided.
- Any services must be integrated in an unobtrusive manner, including the undergrounding of power lines.

3.0

14/01/2021
C57sgra

Subdivision

A permit to subdivide land must meet the following requirements:

- The configuration of new lots must address existing street patterns and create a sense of street address by fronting onto existing roads.
- Avoid the use of common property access and battle-axe lots where possible by utilising existing road reserves for access to new lots.

4.0

14/01/2021
C57sgra

Signs

None specified.

5.0

14/01/2021
C57sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report detailing how the design of the proposed development responds to the design objectives and provisions of this schedule; and
- A landscape plan showing any proposed plantings.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the siting, height, bulk and appearance of the proposed buildings and works will be in keeping with the character and appearance of the area.

- The selection of building materials, colours and finishes.
- The architectural quality and innovative response of the building design.
- The interface with existing residential dwellings and the inclusion of design elements which protect the amenity of abutting residents.
- The impact the development may have on views across the town towards the Grampians and the pastoral surrounds.
- Whether the development provides for the retention of existing vegetation and the planting of canopy vegetation.

Diagram 1 to Schedule 5 to Clause 43.02

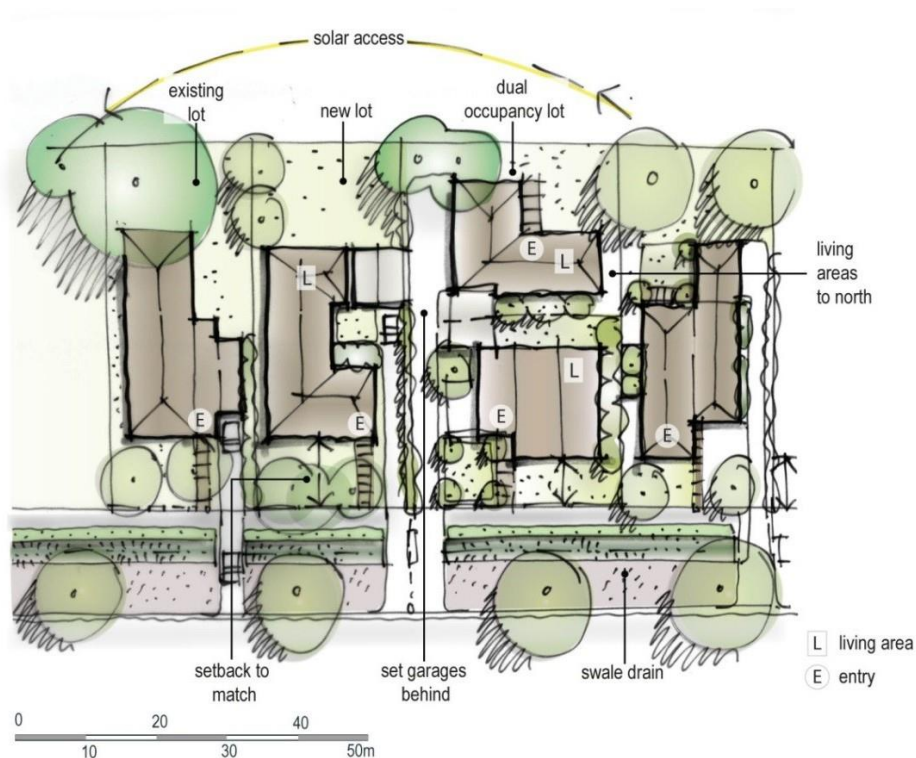
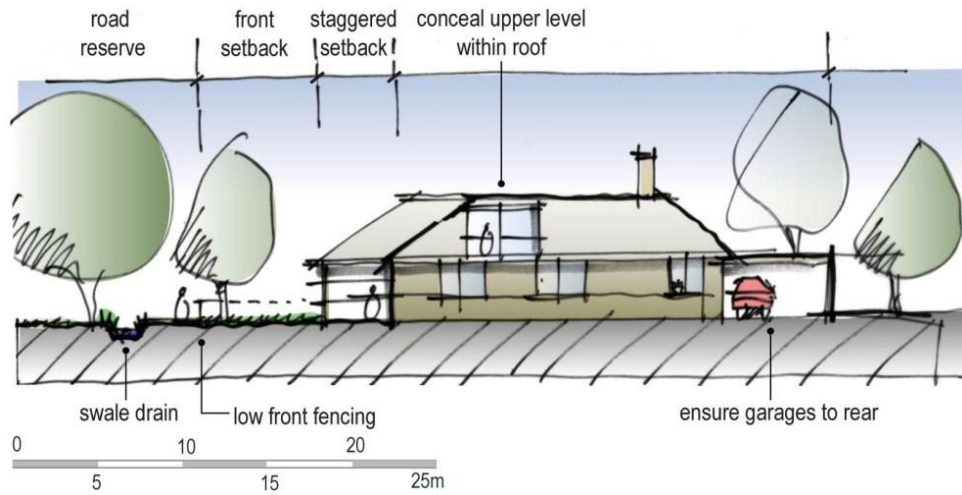


Diagram 2 to Schedule 5 to Clause 43.02



14/01/2021
C57sgra**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO6**.**DUNKELD LARGER LOT RESIDENTIAL AREAS****1.0**14/01/2021
C57sgra**Design objectives** [further work required to rationalise the number of objectives in accordance with MDFC]

To ensure that the design of buildings within low-density and rural-residential areas is responsive to the visual sensitivity of the setting from the public and private realms, and respects the pastoral landscape, aspects to the town on approach and long-range views across the town towards Mount Sturgeon and Mount Abrupt.

To support highly integrated design within low density and rural-residential areas that reflects a transition between township and rural conditions and provides an appropriate response to agricultural interfaces.

To encourage new development to be subservient to the broader landscape character.

To encourage view sharing across the township, towards the Grampians National Park and the pastoral surrounds.

To encourage generous front and side setbacks so that meaningful landscaping can be provided in these areas, where this will not compromise key views.

To ensure site design avoids the removal of native canopy vegetation, including established River Red Gums, wherever possible.

To encourage high quality architectural design and development that adopts a design theme and palette drawn from the town's rural character and landscape setting.

2.014/01/2021
C57sgra**Buildings and works****Permit requirements**

A permit is required to construct a fence that is constructed in a material other than post and wire construction.

Note: Post and wire construction includes wire strands, wire mesh, chain mesh and similar open rural-style fencing.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building height

- Buildings should be low profile, with single storey forms with pitched roofs preferred.
- Any upper level or double story form should be moderated in building scale with upper levels incorporated wherever possible into roof form.
- Building height should be no greater than 8 metres above the natural ground level.

Building siting

- The siting of buildings should have regard to the attributes of the site and any key features, including existing drainage lines and established vegetation.
- The siting of buildings should have consideration of existing public and private view lines.
- The siting of dwellings on larger lots should provide a setback address to the local streetscape.
- In rural living areas, dwellings should be sited to minimise visibility within key views, particularly from identified pedestrian paths and major roads.

- Outbuildings such as garages, sheds and other freestanding structures should be carefully sited so that they are not a dominating element when viewed from the street, and should be located to the rear of dwellings and out of sight where practical.

Building setbacks

- Buildings in low density areas should be set back at least 15 metres from the front boundary or be generally consistent with those properties to either side.
- Front setback areas should not be utilised for the purposes of car parking and/or storage of vehicles.
- Buildings should be set back at least 5 metres from side boundaries to allow for separation from adjoining sites and the sharing of views to the outlying landscape.
- In rural living areas, front and side setbacks should respond to any views into the sites as a first priority and be set back an appropriate distance to minimise impacts on key views and vistas.

Building façade and frontage treatment

- Lots should maintain an open landscape frontage of a considerable depth in line with the front setback requirements of this Schedule.
- Buildings should be designed with staggered frontage profiles, and the inclusion of windows and eave or canopy projections, as an effective means of breaking up a facade.

Building materials and roof forms

- Buildings should use materials drawn from the prevailing finishes found in the locality, including timber and the occasional use of natural stone, brick and corrugated metal surfaces.
- Use of broad expanses of render should be minimised.
- All metallic surfaces should be of muted tones and non-reflective.
- Roof forms should respond to the prevailing character of the township periphery with pitched gabled end forms and ridges aligned perpendicular to the street. Flat and all skillion roofs may be provided in aid of long views towards the Grampians Ranges.
- Generous eaves should be provided to ensure shading of north and west facing windows.
- The design of outbuildings should be consistent with other local building forms and screened with landscaping where possible. Simplified forms are preferred.

Access and services

- Access to buildings should be provided directly off the local street, via a single width vehicle crossing and associated driveway.
- Where possible, adjoining should be amalgamated.
- Single width driveways leading to rear garages are preferred.
- Any services to be provided should be integrated in an unobtrusive manner, including the undergrounding of power lines.

Sustainability

- Sustainability principles, particularly in the siting and orientation of dwellings, should be applied in the design and operation of new development.
- Development should adopt sustainability measures including the collection and storage of stormwater on site, incorporation of solar panels, and energy efficient heating and cooling systems
- Consideration of innovative, environmentally sensitive systems in the management of waste, to the satisfaction of the Catchment Management Authority and Wannon Water.

Fencing, landscaping and vegetation

- Development should retain and protect existing established vegetation, particularly canopy vegetation.
- New areas for landscaping including the planting of native or exotic (non-weed) species should be provided within both front and rear setbacks.
- Front, side and rear fencing should be of an open style such as post and wire construction to reflect the rural character of the area. Solid Colorbond fencing materials should be avoided.

Topography

- Development on sloping land should be avoided where possible. Where the development of buildings on sloping land is unavoidable, the extent of cut and fill and the removal of established on site vegetation should be minimised.
- Any dams, water detention features and other drainage lines should be set back at least 15 metres from any dwelling.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

14/01/2021
C57sgra

Subdivision

A permit to subdivide land must meet the following requirements:

- The configuration of new lots must address existing street patterns, streetscape character, and create a sense of street address.
- Avoid the use of common property access and battle-axe lots where possible by utilising existing road reserves for access to new lots.
- Carriageways within road reservations should be constructed of informal all weather gravel surfaces with soft verges leading to grassed open drainage swales. The colour and texture of road surfaces should be consistent with that across the township.
- All utilities infrastructure should be provided underground in service trenches and pits that are not be visible within the public realm.

4.0

14/01/2021
C57sgra

Signs

None specified.

5.0

14/01/2021
C57sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report detailing how the design of the proposed development responds to the design objectives and provisions of this schedule; and
- A landscape plan showing any proposed plantings.

6.0

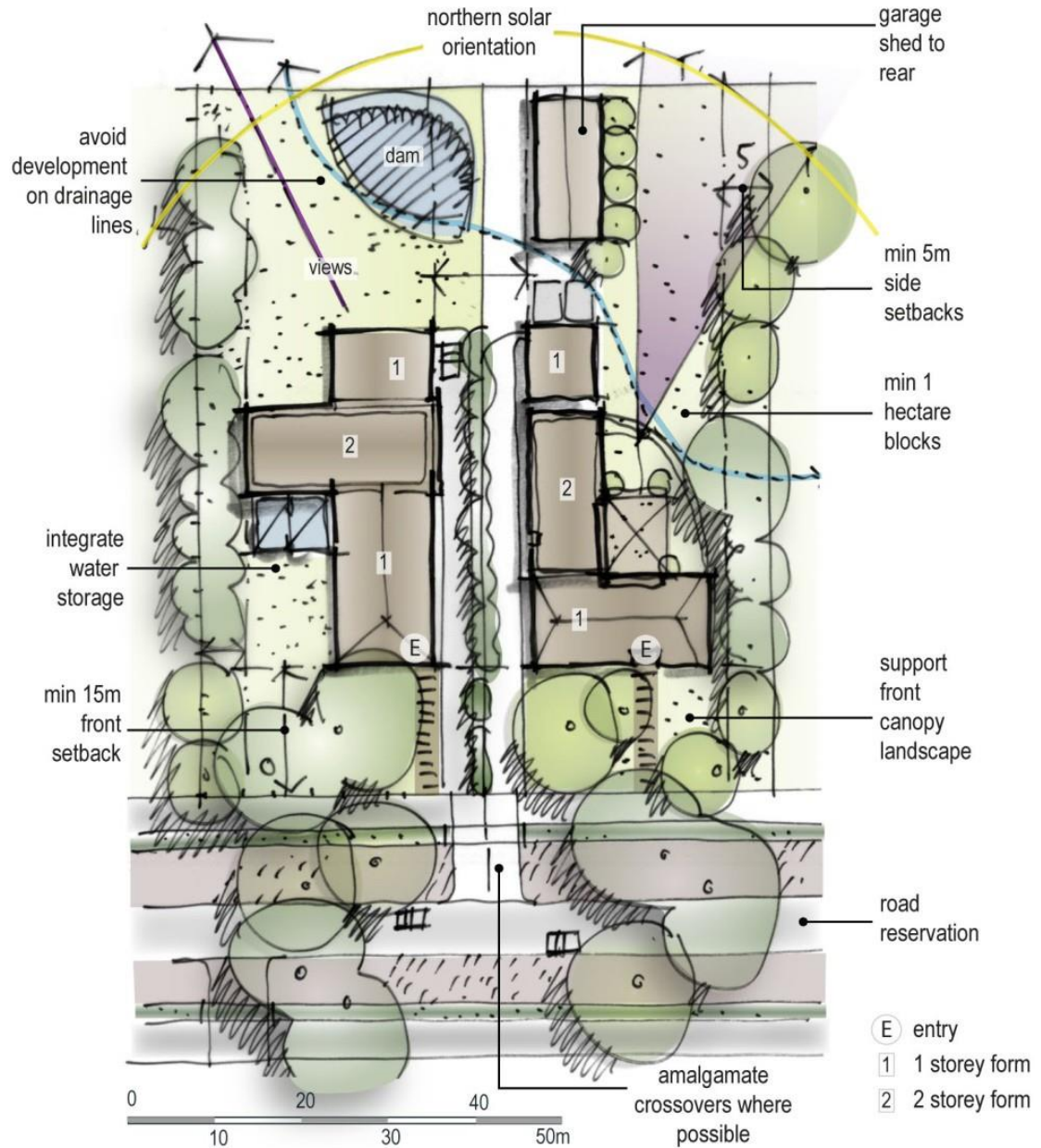
14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the design of development is responsive to the streetscape and natural landscape elements, including water courses.
- Whether the siting, height, bulk and appearance of the proposed buildings and works will be in keeping with the character and appearance of the area.
- The selection of building materials, colours and finishes.
- The visual impact of fencing.
- The architectural quality and innovative response of the building design.
- The interface with existing residential dwellings and the inclusion of design elements which protect the amenity of abutting residents.
- The impact development may have on views across the town towards the Grampians and the pastoral surrounds.
- Whether the development provides for the retention of existing vegetation and the planting of canopy vegetation.

Diagram 1 to Schedule 6 to Clause 43.02



14/01/2021
C57sgra

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

DUNKELD 'CREEKSIDE' PRECINCT

1.0

14/01/2021
C57sgra

Design objectives [further work required to rationalise the number of objectives in accordance with MDFC]

To encourage a new regime of Creekside development that addresses the waterway and supports a more active utilisation of drainage corridors.

To ensure that development along the creek corridor sensitively responds to the image and environmental condition, including drainage and topography, of the setting.

To support highly contemporary integrated design along the creek corridor that improves the accessibility and amenity of both the private and public realm.

To encourage development to be integrated with the landscape setting within the creek gullies in recognition of their role as scenic, drainage and habitat corridors.

To encourage view sharing of the creek corridor and its surroundings.

To encourage generous front and side setbacks so that landscaping can be provided in these areas.

To encourage new development to be subservient to the broad landscape character of the Grampians Ranges and the open pastoral landscape.

To ensure site design avoids the removal of native canopy vegetation, including established River Red Gum trees, wherever possible.

To encourage architectural design within the Creekside precinct to adopt a design theme and palette that is drawn from the existing rural qualities of the setting.

2.0

14/01/2021
C57sgra

Buildings and works

Permit requirements

A permit is required to construct a fence immediately adjoining the Salt Creek corridor.

Elsewhere a permit is required to construct a fence that is more than 1.2 metres in height and constructed in a material other than post and wire construction.

Note: Post and wire construction includes wire strands, wire mesh, chain mesh and similar open rural-style fencing.

A permit is not required to construct a building or construct or carry out works associated with a dwelling provided:

- The dwelling is the only dwelling on the lot;
- Earthworks of more than 1 metre in height / depth are not required to construct the dwelling;
- The dwelling or associated out-building is single storey in height and not more than 7.5 metres above natural ground level;
- All buildings are set back at least 9 metres from the creek boundary and at least 4 metres from side boundaries; and
- Building materials are of a muted tone and non-reflective.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building height

- Development must be designed to ensure views within the creek corridor and surrounds are not compromised.
- Any upper level or double storey form should be moderated in building scale with upper levels incorporated wherever possible into roof form.
- Buildings located along the creek corridor should be positioned so that they do not overshadow the public realm of the creek corridor.
- Stepped building forms and layouts should be used to limit the perceived height and scale of buildings when viewed from within the creek corridor.

Building siting

- Development that addresses the creek should provide a soft landscape frontage to this interface so as not to dominate the environmental setting.
- The siting of buildings should have consideration of existing public and private viewlines.
- Buildings should be sited to avoid land subject to flooding.

Topography

- Buildings should be designed to integrate with the slope of the land by being ‘broken’ into ‘modules’ and stepped with the landform, or by utilising split-level design (Refer to Diagram 1 to this Schedule).
- Development on sloping land should limit the extent of cut and fill and avoid the removal of established on-site vegetation.

Building setbacks

- Buildings should be set back at least 9 metres from any title boundary adjoining the creek corridor to accommodate for a layered landscape response.
- Buildings should be set back at least 4 metres from side boundaries to provide for a wide landscape strip that can accommodate canopy trees.

Building façade and frontage treatment

- Buildings should be oriented to front the creek corridor to improve passive surveillance and activation of public open space.
- The design of buildings should provide a sense of address to the creek frontage, and orientation of main living areas and window openings towards the creek, even where the main access to the building is not at the creek frontage.
- Driveways, garages, carports and service areas should not be visible from within the creek corridor and should be integrated with the dwelling design so that they are not perceived as dominant front façade elements.
- Development of an ‘informal’ arrangement is preferred, such as ‘cluster-style’ housing allowing for staggered units set within sloping landscapes.
- Facade design facing the creek should adopt a strong horizontal profile and substantial use of timber, glazing and where appropriate, corrugated metallic surfaces and stone.

Building materials and roof forms

- Buildings abutting the creek corridor should use materials drawn from the prevailing natural finishes of the corridor, including natural tones and soft tactile materials, such as timber weatherboards, corrugated metallic surfaces and the occasional use of natural stone and brick.
- All metallic surfaces should be of muted tones and non-reflective.

- Roof forms should use flat, skillion forms, or pitched gabled-end profiles to respond to the character of buildings in the area.
- Generous eaves should be provided to ensure shading of north and west facing windows.

Access and services

- Vehicle access to Creekside lots should be provided from the rear wherever possible to reduce the extent of hard surfacing, and conflict between vehicles and pedestrians.
- Pedestrian access from individual lots towards the creek corridor and associated pathway should be provided through the provision of informal gravel pathways and low profile gates.
- All infrastructure services should be contained underground within the service trenches and pits and not be visible within the public realm.
- Vehicle crossovers across drainage swales should be carefully designed to accommodate for a flush access with an appropriately sized concrete culvert.

Sustainability

- Sustainability principles should be applied in the design and operation of new development.
- Development should adopt passive sustainability measures including the collection and storage of stormwater on-site, and careful orientation and design of buildings to allow cross-ventilation.
- Active sustainability measures, including the incorporation of solar panels, and energy efficient heating and cooling systems should be provided in new developments.
- Rain gardens, water retention and on-site storage facilities in accordance with the Catchment Management Authority's recommendations should be provided in new developments.

Fencing, landscaping and vegetation

- Development should be designed and sited to provide for native canopy and understorey landscaping that integrates with the Creek corridor.
- Development should retain and protect existing established vegetation, particularly canopy vegetation, wherever practicable.
- Fencing along the creek corridor should be avoided where possible in favour of informal landscaping treatments to achieve boundary separation.
- If fencing must be provided, it should be of post and wire or post and rail construction.
- Solid Colorbond and timber fencing materials should be avoided.
- Any services to be provided should be integrated in an unobtrusive manner, including the undergrounding of power lines.

3.0

14/01/2021
C57sgra

Subdivision

A permit to subdivide land must meet the following requirements:

- Subdivision with an interface to Salt Creek should ensure new lots create a sense of address to the creek.
- New lots that address Salt Creek should be of an adequate size to allow for a detached dwelling that meets the setback requirements of this Schedule and is provided with vehicle access from another adjacent road.

4.0

14/01/2021
C57sgra

Signs

None specified.

5.014/01/2021
C57sgra**Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report detailing how the design of the proposed development responds to the design objectives and provisions of this schedule; and
- A landscape plan showing any proposed plantings.

6.014/01/2021
C57sgra**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The character of the area as a whole, including a design that is responsive to the streetscape and Salt Creek corridor.
- Whether the siting, height, bulk and appearance of the proposed buildings and works will be in keeping with the character and appearance of the area.
- The selection of building materials, colours and finishes.
- The visual impact of any fencing from within the creek corridor.
- The architectural quality and innovative response of the building design.
- The interface with existing residential dwellings and the inclusion of design elements which protect the amenity of abutting residents.
- Any loss of views caused by building bulk and scale.
- How the proposal improves the Salt Creek corridor for pedestrians.
- Whether the development provides for the retention of existing vegetation and the planting of canopy vegetation.

Diagram 1 to Schedule 7 to Clause 43.02

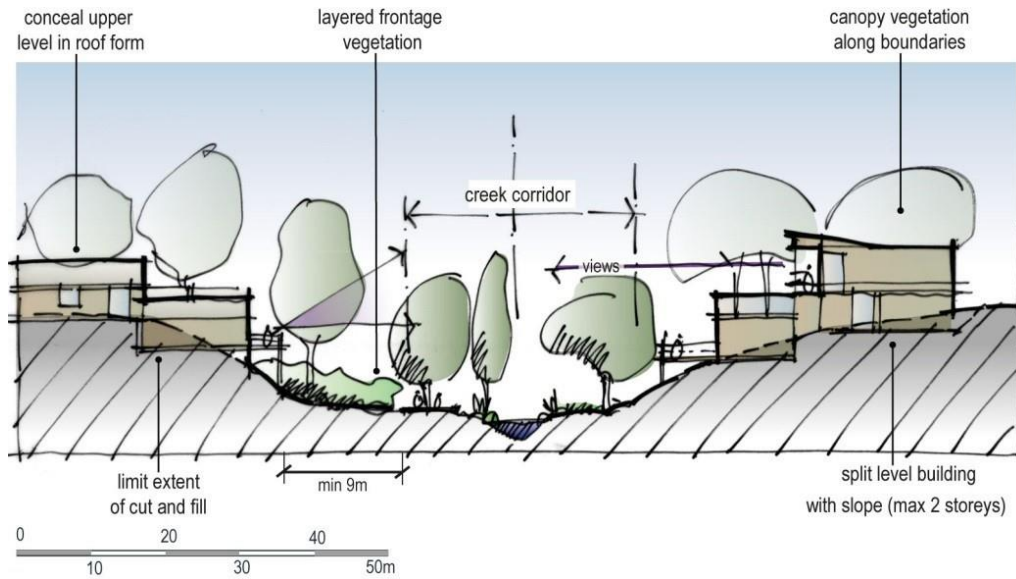


Diagram 2 to Schedule 7 to Clause 43.02



14/01/2021
C57sgra

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT

Shown on the planning scheme map as **DDO8**.

DUNKELD 'MAIN STREET' PRECINCT

1.0

14/01/2021
C57sgra

Design objectives

To maintain the rural town character of Parker Street and reinforce the low profile of buildings to either side of the main street.

To ensure that development in Parker Street responds to the streetscape rhythm of the commercial core while presenting an active street address.

To support a highly amenable and attractive 'main street' spine along Parker Street with an emphasis on the pedestrian experience.

To encourage high quality architectural design and development that adopts a design theme and palette drawn from the town's rural character and landscape setting.

2.0

14/01/2021
C57sgra

Buildings and works

Permit requirements

A permit is required to construct a solid front fence that is more than 1.2 metres in height.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building height

- Building heights should match the existing single storey profile of the main street. On the north side of Parker Street buildings must be one storey unless it can be demonstrated that there will be no impact on existing views to the mountains.
- Any upper level or double storey forms should be contained within a roof profile (such as an attic), or designed as a split-level following the slope of the land so as to be recessive in appearance.
- Upper level decks or viewing platforms should be completely contained within the roof form to protect existing public and private view lines.

(Refer Diagram 1)

Building setbacks

- Retail buildings should present an active street frontage set hard to the front boundary wherever possible to ensure a positive interface with the streetscape.
- Non-retail buildings may have a variable front setback provided the setback includes the provision of landscape behind semi-transparent or open fencing.
- Car parking or service areas fronting Parker Street should be avoided.
- Retail buildings fronting Parker Street should be set hard to side boundaries and attached. Non-retail buildings may incorporate side setbacks to support views and landscaping.

(Refer Diagram 2)

Building façade and frontage treatment

- Buildings should be designed in a contemporary manner that draws on the form and structure of the traditional building stock.

- Retail buildings set to the street frontage should include large areas of glazing to activate the street.
- Buildings addressing the street front should include weather protection in the form of canopy-levered awnings up to 0.75 metres from the kerb edge. New post supported awnings should not be provided.
- Building entries should be clearly marked.
- Retail buildings should be designed to present a clear single storey parapet to the street front.
- Solid front fencing on boundaries should be avoided.

Building materials and roof form

- Buildings in Parker Street should use a material palette that is drawn from the prevailing finishes found in the main street, including use of timber detailing, natural stone and brick. Use of render should be minimised.
- Buildings may incorporate the use of contemporary materials provided such materials are harmoniously applied as they present to the public realm.
- Roof form should respond to the prevailing character of the commercial core including pitched gabled-end forms with ridges aligned perpendicular to the street. Alternatively flat and skillion roofs should be provided in aid of long views towards the Grampians Ranges.

Access and services

- Pedestrian access to properties fronting Parker Street should be available directly from the Parker Street footpath, with secondary access provided to the rear.
- Vehicle crossovers should be provided via rear access where this is appropriate.
- Where side setbacks are utilised, through-block pedestrian linkages, in particular to the north of Salt Creek, should be provided.
- All existing and future infrastructure within Parker Street should be located underground.

Sustainability

- Sustainability principles should be applied in the design and operation of new development in Parker Street.
- Passive and active sustainability measures, including the collection and storage of stormwater on-site and the incorporation of solar panels, are encouraged.

3.0

14/01/2021
C57sgra

Subdivision

A permit is not required to subdivide land.

4.0

14/01/2021
C57sgra

Signs

Sign requirements are at Clause 52.05. All land is in Category 1 - Commercial areas.

In addition to the requirements at Clause 52.05, signs should meet the following requirements:

- Signage should be integrated into building design, so it does not compromise the integrity of the streetscape.
- Signage should be limited to fascia treatments and under-awning panel signs.
- Pole signs must not be erected within Parker Street.
- Internally-illuminated signage is not permitted.
- Illumination of building facades should be designed to integrate with the facade design.

5.0

14/01/2021
C57sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report detailing how the design of the proposed development responds to the design objectives and provisions of this schedule.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the design, height and visual bulk of new buildings addresses potential amenity impacts on surrounding development.
- Whether the siting, height, bulk and appearance of the proposed buildings and works will be in keeping with the rural town character of Dunkeld.
- The impact the proposal may have on views to the Grampians.
- How the proposal improves the street environment for pedestrians.
- The extent to which buildings provide an active frontage to Parker Street.
- The selection of building materials, colours and finishes.
- The architectural quality and innovative response of the building design.

Diagram 1 to Schedule 8 to Clause 43.02

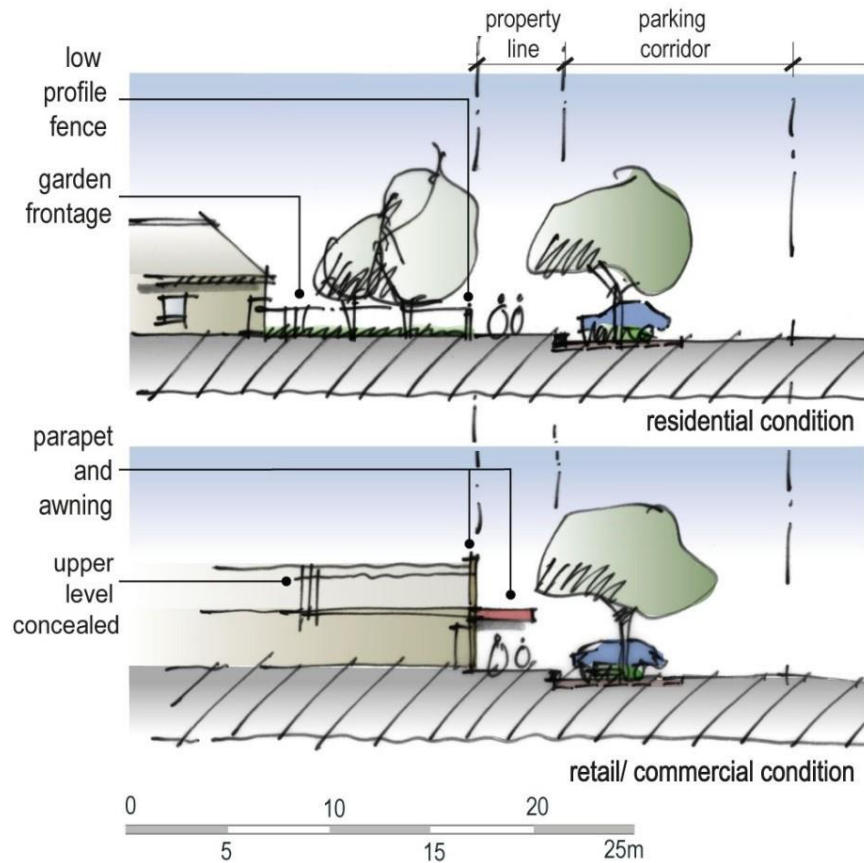
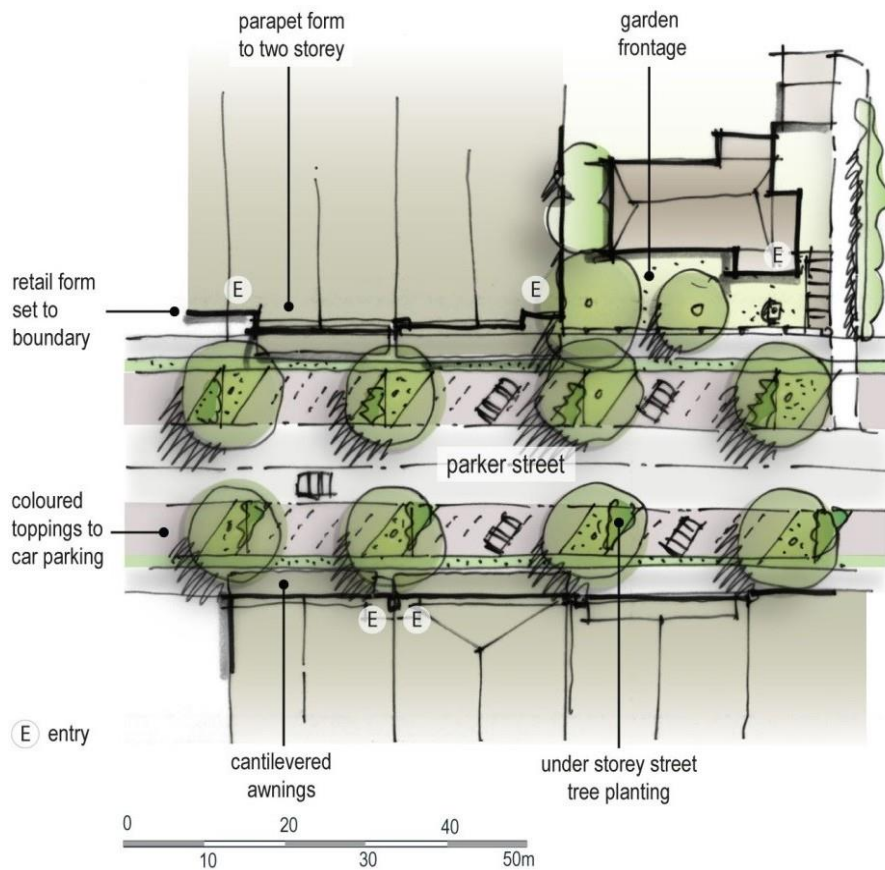


Diagram 2 to Schedule 8 to Clause 43.02



14/01/2021
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SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

DUNKELD SOUTH-EAST INDUSTRIAL BUSINESS PARK

1.0

14/01/2021
C57sgra

Design objectives [further work required to rationalise the number of objectives in accordance with MDFC]

To minimise the visual impact of buildings and structures on the natural landscape.

To protect the significance of vistas towards Mt Abrupt and the Grampians National Park on approach to Dunkeld.

To ensure site layout and built form is responsive to landscape character.

To ensure that new development achieves a high standard of design that complements the surrounding rural landscape character.

To provide safe, convenient access to the site for all road users.

To avoid adverse amenity impacts on surrounding farming and rural-residential areas.

To ensure buildings and works incorporate best-practice environmental sustainability principles.

2.0

14/01/2021
C57sgra

Buildings and works

Permit requirements

A permit is required to construct a fence located along a boundary that has frontage to a road, where the fence is visually impermeable and/or greater than 1.8 metres in height above natural ground level.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Built form

- Buildings must be sited to avoid or minimise the removal of native vegetation, particularly River Red Gums.
- Buildings should be sited and designed to provide a strong sense of address and a positive presentation on the Blackwood-Dunkeld Road and any planned future unmade roads, where considered appropriate.
- Buildings should not exceed a wall height of 6 metres above natural ground level and a maximum height of 7 metres above natural ground level. This may be varied where demonstrated that an increased building height will not impact on significant views or vistas.
- Lower scale building elements, such as administration, reception and display areas, must be located to the front of large buildings to provide visual interest and reduce the overall mass of buildings when viewed from Blackwood-Dunkeld Road from the east, and where appropriate from the Armitage Street road reserve to the west.
- Building massing and articulation, window and door treatments, materials and colours should create attractive public facades and avoid blank walls facing the Blackwood-Dunkeld Road and Recreation Road.
- Buildings should be orientated parallel to boundaries to minimise their visibility when viewed along Blackwood-Dunkeld Road and Recreation Road.
- Building should be finished in a mixture of contemporary and traditional rural materials and finishes including corrugated steel, timber and masonry.

- Building materials and colours should immerse the building within the landscape and provide minimal contrast with the surrounding environment particularly through use of muted tones and matte finishes.
- Roofs should be designed to complement the traditional rural setting, incorporating a moderate pitch or skillion form.
- Setbacks of new buildings should be at least 30 metres from Blackwood-Dunkeld Road and the Armitage Street road reserve and 20 metres from the railway line reserve and the southern boundary which abuts the Farming Zone.
- Buildings should be set back a minimum of 3 metres from each side and rear boundary of any new lots, except where new lots utilise the existing Blackwood-Dunkeld Road, Armitage Street road reserve, railway line reserve or southern parcel boundaries. Any setback to these boundaries must be in accordance with the built form requirement under dot-point ten (10).
- Windows should be located to overlook car parking areas and provide passive visual surveillance.
- Service-related facilities, such as loading and storage areas, should be integrated within building envelopes, where possible.
- Service equipment should be integrated within the design of the building or appropriately screened from publicly viewed areas.
- Best-practice Environmentally Sustainable Design principles should be incorporated into the design and construction of all new buildings and structures.

Landscaping

- Landscape buffers with a minimum width of 10 metres must be provided adjacent to Blackwood-Dunkeld Road, the Armitage Street road reserve, the railway line reserve and the southern boundary, which abuts the Farming Zone.
- A 5 metre wide landscape buffer should be provided along the frontage of each new lot.
- Landscape buffers should incorporate existing trees, new medium to large-sized trees, understorey shrubs / grasses and earth mounding (where appropriate).
- Landscaping clusters should be provided to screen buildings and external storage areas when viewed from Recreation Road and Blackwood-Dunkeld Road through use of existing trees, new tree plantings, shrubs and earth mounding (where appropriate).
- Landscaping along Blackwood-Dunkeld Road should allow occasional views into and across the site rather than screening the area entirely from view.
- Landscape plans should use the existing landscape character of the area to guide the selection of new vegetation. Vegetation should be planted in clumps and clusters rather than formal row plantings.
- Where space permits, medium to large-sized trees should be planted to provide scale, aesthetic relief and shade to front building entrances.
- Tree planting and landscaping should be provided along access roads to soften the visual impact of road infrastructure in the landscape.

Car parking and access

- Paving materials should provide texture, patterns, subtle colour and permeability.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain out of the site with integrated landscaping.
- Visitor parking should be co-located, where possible, and generally to the front of buildings or adjacent to main office areas. Larger development should locate employee parking to the side or rear of the building to avoid a large expanse of car parking within the frontage.

- Loading, truck parking and service areas should be located to the rear and side of buildings to minimise their visibility from street frontages.
- The layout of car parking and access areas should minimise potential conflict between pedestrian and vehicle movements.

Storage and waste

- Storage and waste facilities must be located to the rear of buildings and effectively screened from public viewpoints using vegetation and/or fencing.

Acoustics

- Buildings and external loading areas should be designed to minimise the impact of noise emissions on sensitive uses.

Infrastructure

- Powerlines and other utility services should be located underground.
- Development should incorporate water sensitive urban design treatments for the collection and treatment of roof, road, car park and service area run-off.

Fences

- Boundary fences should be constructed of post and wire materials.
- Fences required for security or screening storage and loading areas should be designed to integrate with the design of adjacent buildings.

3.0

14/01/2021
C57sgra

Subdivision

A permit to subdivide land must meet the following requirements:

Subdivision of land should provide for the creation of lots capable of meeting the requirements of Clause 2.0.

4.0

14/01/2021
C57sgra

Signs

Sign requirements are at Clause 52.05. All land is in Category 2 – Office and industrial.

In addition to the requirements at Clause 52.05, signs should meet the following requirements:

- Signs must be designed in a manner that is integrated with the design of buildings and supports the design objectives of this schedule.
- Signs should be co-located to avoid clutter.

5.0

14/01/2021
C57sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which addresses the following as relevant:
 - A site context and layout plan and design response addressing the character of the location and response to the design objectives of this schedule.
 - Fully dimensioned elevations and plans of all proposed buildings and building materials.
 - The location of areas to be used for storage, piling, car parking, access, vehicle crossings and waste.
- A land capability report, if no reticulated sewerage is required.

- A plan of proposed subdivision (where relevant).
- An Environmental Management Plan, including management of native vegetation, management of waste water (including recycling) and management of dust and noise.
- A landscape plan.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works comply with the requirements of this schedule.
- Whether the proposed signage is a recessive element in the landscape.
- Whether the proposed fencing provides a reasonable degree of visual transparency.

14/01/2021
C57sgra

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

TARRINGTON TOWNSHIP

1.0

14/01/2021
C57sgra

Design objectives [\[further work required to rationalise the number of objectives in accordance with MDFC\]](#)

To strengthen the presence of Tarrington's main street core.

To ensure that future development and capital works better articulate and define Tarrington's commercial and civic centre.

To encourage new development that responds to established built form.

To promote a vehicle, cycle and pedestrian environment that responds to Tarrington's main street core and connects with the local street system.

To ensure buildings address the Hamilton Highway and contribute to the streetscape character.

To facilitate the location of commercial and civic buildings into the heart of Tarrington.

2.0

14/01/2021
C57sgra

Buildings and works

Permit Requirements

A permit is not required for any buildings and works undertaken by or on behalf of the public land manager.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Height and scale

- Building heights within the Township core should avoid competing with established visual landmarks or blocking views to them. Single storey buildings are strongly preferred.

Building setbacks and form

- New commercial buildings should be located within the commercial or civic precincts to consolidate existing activity.
- New buildings should have setbacks similar to existing buildings in these precincts to help define a sense of visual enclosure appropriate to the centre of the township.

Building façade and frontage treatments

- New buildings must address the street and visually contribute to the streetscape character.
- The front façade of commercial buildings should be defined by a horizontal parapet or fascia.
- Awnings that define a pedestrian space and provide weather protection should be provided.

3.0

14/01/2021
C57sgra

Subdivision

None specified.

4.0

14/01/2021
C57sgra

Signs

Sign requirements are at Clause 52.05. In addition to the requirements at Clause 52.05, signs should meet the following requirements:

- Signs should be considered during the building design and integrated into new structures.

- Signs should be consistently located under awnings and on fascia panels below the parapet.
- Signs within the road reserve, above awnings/verandahs, on poles or rooftops should be avoided.

5.0

14/01/2021
C57sgra

Application requirements

None specified.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings and works establish an active street frontage.
- Whether buildings and works are consistent with the objectives of this schedule.
- Whether the design of the development considers key views, sight lines or established character settings.
- Whether the design considers energy efficiency and sustainable design principles.
- Whether the proposed signage is a recessive element in the streetscape.

14/01/2021
C57sgra

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

TARRINGTON'S GATEWAYS

1.0

14/01/2021
C57sgra

Design objectives

To articulate the clear transition between rural surrounds and the Tarrington Township.

To encourage landscaping that contributes to the sense of enclosure and arrival to Tarrington.

To enhance the urban gateways of Tarrington through design responses and landscaping.

2.0

14/01/2021
C57sgra

Buildings and works

Permit requirements

A permit is not required for any buildings and works undertaken by or on behalf of the public land manager.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Height and scale

- Low building heights should be retained across the township to avoid competing with established visual landmarks or blocking views to them. Single storey buildings are strongly preferred.

Building setbacks and form

- Buildings should be set back from the Hamilton Highway and in most cases match the setbacks of neighbouring buildings.
- New buildings and structures should not be designed to have a faux 'heritage' appearance.
- Landscaping should contribute to the sense of enclosure and enhance existing vegetation.

3.0

14/01/2021
C57sgra

Subdivision

None specified.

4.0

14/01/2021
C57sgra

Signs

None specified.

5.0

14/01/2021
C57sgra

Application requirements

None specified.

6.0

14/01/2021
C57sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings and works establish an active street frontage.
- Whether buildings and works are consistent with the objectives of this schedule.

- Whether the design of the development considers key views, sight lines or established character settings
- Whether the design considers energy efficiency and sustainable design principles.

[\[remove as not MD\]](#)

14/01/2021
C57sgra

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

INFILL RESIDENTIAL

1.0

14/01/2021
C57sgra

Objectives

To ensure the co-ordinated and sequential development of land in order to provide for the immediate and long term residential requirements of Hamilton.

To require development to respond to the existing topography and natural assets of the precinct.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A permit may be granted for the following before a Development Plan has been prepared to the satisfaction of the responsible authority:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extension, alteration or modification to an existing use or development.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s to implement the requirements or conditions set out in the development plan.
- Condition/s requiring that all lots must be serviced with sealed roads provided at the cost of the developer before a statement of compliance is issued.
- Condition/s requiring that before any road works commence, detailed construction plans must be submitted and approved by the Responsible Authority. When approved, the plans will be endorsed by the Responsible Authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:
 - All roads shown on the Plan of Subdivision
 - Roads, footpaths, verges and stormwater infrastructure with dimensions commensurate with the requirements of Clause 56.

All works constructed or carried out must be in accordance with these plans.

- Condition/s requiring all residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.

4.0

14/01/2021
C57sgra

Requirements for development plan

A development plan must include the following requirements:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- List the staging and anticipated timing of development.

SOUTHERN GRAMPIANS PLANNING SCHEME

- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Where possible, provide open space along waterways and natural drainage corridors.
- Provide a soil and water report that demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

14/01/2021
C57sgra

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

TOWNSHIP ZONE

1.0

14/01/2021
C57sgra

Objectives

None specified.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A Development Plan must be prepared to the satisfaction of the responsible authority prior to the issue of a planning permit for the subdivision of two or more lots.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- All township development must be serviced with reticulated water and sewerage and underground reticulated electricity, and where sewerage infrastructure cannot be provided, soil and water reports must be submitted demonstrating compliance with State and Local Policies on effluent and stormwater disposal.
- All township development must be serviced with sealed roads and underground stormwater drainage.

4.0

14/01/2021
C57sgra

Requirements for development plan

A development plan must include the following requirements:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to township areas.
- Provide a Soil and Water Report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

14/01/2021
C57sgra

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

RURAL LIVING

1.0

14/01/2021
C57sgra

Objectives

To ensure the co-ordinated and sequential development of land in order to ensure that the long term residential development opportunities of Hamilton are not compromised.

To protect long term subdivision and development opportunities for Hamilton.

To require development to respond to the existing topography and natural assets of the precinct.

To provide for larger rural living (lifestyle lots) on land to the north-west and south-east of Hamilton.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A permit may be granted for the following before a Development Plan has been prepared to the satisfaction of the responsible authority:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extension, alteration or modification to an existing use or development.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s to implement any requirements or conditions set out in the development plan.
- Condition/s requiring that all development must be serviced with reticulated water.
- Condition/s requiring that all lots must be serviced with sealed roads, provided at the developers cost, before a statement of compliance is issued.
- Condition/s requiring that before any road works commence, detailed construction plans must be submitted and approved by the Responsible Authority. When approved, the plans will be endorsed by the Responsible Authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:
 - all roads shown on the Plan of Subdivision; and
 - roads, footpaths, verges and stormwater infrastructure with dimensions commensurate with the requirements of Clause 56.

All works constructed or carried out must be in accordance with these plans.

4.0

14/01/2021
C57sgra

Requirements for development plan

A Development Plan must include the following requirements:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Respond to the existing topography and natural assets of the area.

- Provide for larger rural living (lifestyle) lots on land to the north west and south east of Hamilton.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas.
- Provide a soil and water report that demonstrates the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development. Where sewerage infrastructure cannot be provided, the plan should detail:
 - compliance with State and Local Policies on effluent and stormwater disposal
 - that soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.

14/01/2021
C57sgra

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

INDUSTRIAL 1 ZONE

1.0

14/01/2021
C57sgra

Objectives

None specified.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A Development Plan must be prepared to the satisfaction of the responsible authority prior to the issue of a planning permit for the subdivision of two or more lots, and/or the development of land for industrial purposes.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- All industrial development must be serviced with reticulated water and sewerage, or where reticulated infrastructure is not available the applicant must demonstrate the adequacy of proposed sullage and drainage works.
- All industrial development must be serviced with sealed roads.

4.0

14/01/2021
C57sgra

Requirements for development plan

A Development Plan must include the following requirements:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between highways, major roads and urban areas.
- Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

14/01/2021
C57sgra

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

HAMILTON RACECOURSE RELATED INDUSTRIES DEVELOPMENT AREA

1.0

14/01/2021
C57sgra

Objectives

None specified.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A Development Plan must be prepared to the satisfaction of the responsible authority prior to the issue of a planning permit for the subdivision of two or more lots, and/or the construction of a dwelling or dwellings.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

None specified.

4.0

14/01/2021
C57sgra

Requirements for development plan

A development plan must include the following requirements:

- Define the relationship and impacts between the uses proposed for the land and the adjoining racecourse.
- Ensure any development does not prejudice future expansion to the existing racecourse.
- Provide the opportunity for associated land use such as horse stables, training facilities and other industries related to horse racing.

14/01/2021
C57sgra

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

OFFENSIVE INDUSTRIAL DEVELOPMENT

1.0

14/01/2021
C57sgra

Objectives

None specified.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A Development Plan must be prepared to the satisfaction of the responsible authority prior to the issue of a planning permit for the subdivision of two or more lots, and/or the development of land for industrial purposes.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Except with the agreement of the responsible authority, all industrial development should be serviced with reticulated water and sewerage, and serviced with sealed roads.

4.0

14/01/2021
C57sgra

Requirements for development plan

A development plan must include the following requirements:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between highways, major roads and urban areas.
- Provide a soil and water report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

14/01/2021
C57sgra

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

SOUTH EAST RESIDENTIAL PRECINCT, HAMILTON

1.0

14/01/2021
C57sgra

Objectives

To ensure the co-ordinated and sequential development of land in order to provide for the immediate and longer term residential requirements of Hamilton.

To require development to respond to the existing topography, natural assets and land ownership patterns of the precinct.

To implement the South East Residential Precinct Masterplan (2012).

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

None specified.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s ensuring that any requirement or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.
- Condition/s requiring that all lots must be serviced with sealed roads provided at the developers cost before a statement of compliance is issued.
- Condition/s requiring that detailed construction plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed by the Responsible Authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must detail:
 - All roads shown on the plan of subdivision
 - Roads, footpaths, verges and stormwater infrastructure with dimensions commensurate with the requirements of Clause 56.

All works constructed or carried out must be in accordance with these plans.

4.0

14/01/2021
C57sgra

Requirements for development plan

The South East Residential Precinct Masterplan (2012) is the approved development plan for the purpose of this schedule.

An alternative development plan may be approved by the responsible authority provided it is generally in accordance with the South East Residential Precinct Masterplan (2012).

An alternative development plan must show or include the following matters:

- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- A transition of land use from medium to conventional density to lower density lots, from north-west to south-east across the precinct. This is to include conventional residential lots to the north-west and larger lots with a minimum subdivision area of 2,000 – 3,000 square metres to the south-east of the drainage line.
- Provision of east-west oriented lots in the north-west section of the precinct, to allow for improved solar access for future dwellings.

- Roads generally in the location shown on the Masterplan, unless an alternative location will not undermine the continuity of the overall road network in the longer term.
- Existing driveways and the handle of existing battleaxe lots utilised as road alignments where possible and appropriate.
- The location of roads along existing tree rows, where possible, in order to maintain the treed character of the precinct.
- Connection of the precinct with the Hamilton central business district through the extension of Kennedy Street as the primary access point to this precinct.
- Consideration of the potential to extend the public bus network into this area, via the existing route that already services the northern part of Rippon Road.
- A soil and water report that demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
- Provision of a public open space corridor along the natural drainage line running north east-south west.
- A **landscape plan** that addresses the following key principles:
 - Creation of ‘green loops’ on the road corridor along Fyfe Street that provides a safe pedestrian and cycle access path to the RMIT site, Monivae College and Cox Street. This loop is to connect with the public open space spine in the precinct and return along the potential Kennedy Street extension towards the central business district;
 - Provision of informal indigenous planting along key road corridors, in keeping with the vegetated character of the precinct;
 - Provision of Water Sensitive Urban Design features along main road corridors, and as part of the public open space spine, to enable effective on-site storm water retardation and treatment; and
 - Protection of existing trees across the site and consideration of controls to prevent removal of established trees in order to retain the treed character of the precinct.
- The staging and anticipated timing of development.

Map 1 to Schedule 7 to Clause 43.04

South East Residential Precinct



14/01/2021
C57sgra

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

HENSLEY PARK ROAD RESIDENTIAL PRECINCT, HAMILTON

1.0

14/01/2021
C57sgra

Objectives

To ensure the co-ordinated and sequential development of land in order to provide for the immediate and long term residential requirements of Hamilton.

To require development to respond to the existing topography and natural assets of the precinct.

To implement the Hensley Park Road Residential Precinct Masterplan, 2011.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

None specified.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s ensuring that any requirements or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all development must be serviced with reticulated water.
- Condition/s requiring that all lots with an area under one hectare must be serviced with reticulated sewerage.
- Condition/s requiring that all lots must be serviced with sealed roads provided at the developers cost, before a statement of compliance is issued.
- Condition/s requiring that detailed construction plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed by the responsible Authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must detail:
 - All roads shown on the Plan of Subdivision.
 - Roads, footpaths, verges and stormwater infrastructure with dimensions commensurate with the requirements of Clause 56.

All works constructed or carried out must be in accordance with these plans.

- Where required, condition/s requiring drainage easements must be shown on a plan of subdivision to provide for drainage infrastructure and the passage of stormwater.
- Condition/s requiring that the owner must enter into an agreement under section 173 of the *Planning and Environment Act 1987* to protect or retain trees and other significant vegetation identified on the site. This requirement only applies to a permit which allows the development (including subdivision) of a lot shown on the approved development plan with as containing vegetation to be retained or protected.

4.0

14/01/2021
C57sgra

Requirements for development plan

The Hensley Park Road Residential Precinct Masterplan (2011) is the approved development plan for the purpose of this schedule.

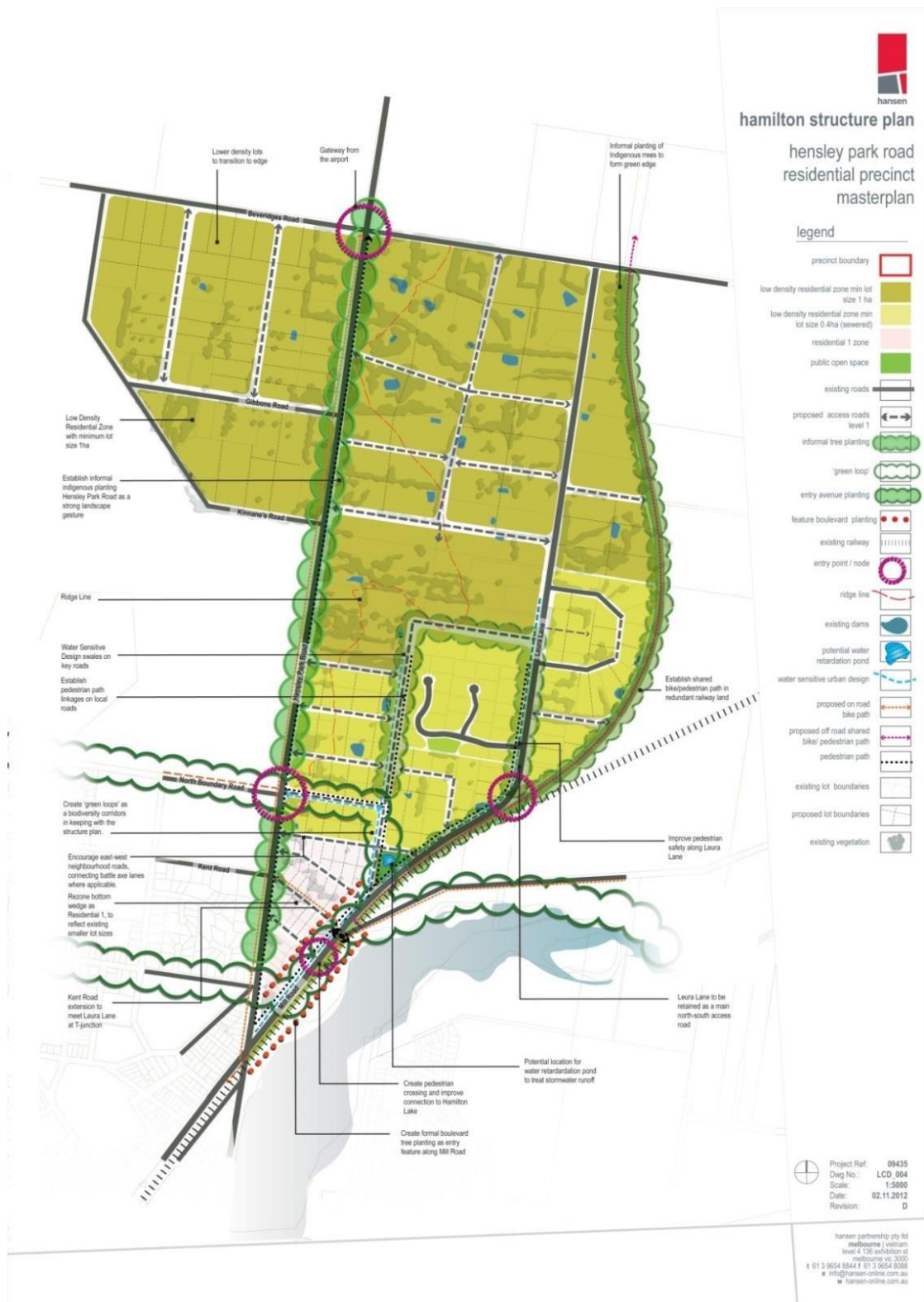
An alternative development plan may be approved by the responsible authority provided it is generally in accordance with the Hensley Park Road Residential Precinct Masterplan (2011).

An alternative development plan must show or include the following matters:

- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses and public land.
- Identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- A variety of lot sizes to accommodate demand for rural living in a manner that respects the existing low density neighbourhood character.
- Provision of a hierarchy of streets to allow for progressive subdivision over time.
- Through roads located to integrate with the existing land ownership pattern, to respond to the existing topography and to avoid existing dwellings and significant vegetation.
- The location of roads and key roads generally in accordance with the Master Plan, unless an alternative location will not undermine the continuity of the overall road network in the longer term. The responsible authority may consider an alternative, interim solution to providing access to new lots, when the road network shown on the Master Plan cannot be achieved until adjoining lots are subdivided.
- Existing driveways and the handle of existing battleaxe lots to be used as road alignments where possible and appropriate.
- Provision of a shared bike/pedestrian path in the rail reserve along the eastern boundary of the precinct.
- An improved pedestrian circulation along key roads with proposed footpaths. Footpaths should be unsealed and informal, in keeping with the precinct's character. Particular attention is to be paid to improving pedestrian safety along Leura Lane, through a footpath network.
- An at-grade pedestrian crossing at the railway line to improve connection to Lake Hamilton.
- A landscape plan that addresses the following key principles:
 - Creation of 'green loops' to form an extension of landscape treatment along North Boundary Road.
 - Provision of feature trees along the south eastern boundary of the precinct to form an attractive edge to the precinct.
 - Provision of avenue street tree planting along Hensley Park Road as a strong landscape gesture, highlighting the road as a key axis through the precinct and as a connection point to the airport. This landscape treatment should be informal planting of indigenous trees, to create a solid vegetation row, whilst maintaining the informal, rural character of the precinct.
 - Provision of informal indigenous planting along key roads in the central area, to enhance the treed character of the area.
 - Provision of Water Sensitive Urban Design (WSUD) treatments along natural drainage lines and along key roads.
- The staging and anticipated timing of development.
- A land capability assessment to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development demonstrating:
 - compliance with State and Local Policies on effluent and stormwater disposal;
 - that soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.
- Proposed water supplies, storages and systems required for fire fighting purposes.

Map 1 to Schedule 8 to Clause 43.04

Hensley Park Road Residential Precinct Masterplan



14/01/2021
C57sgra**SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

SALEYARDS/INDUSTRIAL PRECINCT, HAMILTON**1.0**14/01/2021
C57sgra**Objectives**

To develop a cohesive framework for the development of the Saleyards/Industrial Precinct over time, and to create a framework for improved economic opportunity in the Hamilton area.

To implement the Saleyards/Industrial Precinct Masterplan 2011.

2.014/01/2021
C57sgra**Requirement before a permit is granted**

None specified.

3.014/01/2021
C57sgra**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- Condition/s ensuring that any requirements or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all industrial development must be serviced with reticulated water and sewerage, or where reticulated infrastructure is not available, conditions requiring that an appropriate alternative method of waste disposal and drainage is provided.
- Condition/s requiring that all industrial development is serviced with sealed roads to the satisfaction of the responsible authority.

4.014/01/2021
C57sgra**Requirements for development plan**

The Saleyards/Industrial Precinct Masterplan (2011) is the approved development plan for the purpose of this schedule.

An alternative development plan may be approved by the responsible authority provided it is generally in accordance with the Saleyards/Industrial Precinct Masterplan (2011).

An alternative development plan must show or include the following:

- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provision of variation in types of industrial development and lot sizes that encourages:
 - ‘light’ industrial uses on smaller lots of 0.4 hectares in the north to create a transition to the residential edge of the central business district and to the Grange Burn
 - moderate sized lots of up to 1 hectare to the east of the Saleyards
 - larger format industry on 2-3 hectare lots to the south of the Saleyards.
- Provision of a heavy vehicle hub at the intersection of South Boundary Road and Hamilton-Port Fairy Road.
- Provision of offices, truck parking areas, service stations and food outlets associated with transit use, and for use by the Saleyards, along the Hamilton-Port Fairy Road, north of the proposed truck stop.
- A **landscape plan** that addresses the following key principles:
 - Recognition of the role of the Henty Highway and the Hamilton-Port Fairy Road as a major entry into Hamilton from the south west, by establishing boulevard tree planting.

- Provision of a share bike/pedestrian path in redundant railway land, providing a bike/pedestrian connection through the precinct and a linear open space corridor.
- A tree buffer running east-west to filter views from existing residences to the Graincorp site.
- Upgraded lighting along Portland Road to improve the facilities in the area and support the development of this precinct.
- Through roads strategically located to allow for coordinated subdivision and wherever possible follow the existing land ownership pattern.
- Provision of building envelopes on lots on the north side of Officer Street showing a 20 metre building setback from the Council depot and future industrial lots.
- The staging and anticipated timing of development.
- A **soil and water report** to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

Map 1 to Schedule 9 to Clause 43.04

Saleyards/Industrial Precinct Masterplan



14/01/2021
C57sgra

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

SOUTH GRANGE PRECINCT, HAMILTON

1.0

14/01/2021
C57sgra

Objectives

To develop a cohesive framework for the development of the South Grange Precinct over time, and to create a framework for improved economic opportunity and environmental enhancement in the Hamilton area.

To implement the South Grange Precinct Masterplan 2011.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

None specified.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s ensuring that any requirements or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all development must be serviced with reticulated water and sewerage, or where reticulated infrastructure is not available, conditions requiring that an appropriate alternative method of waste disposal and drainage is provided.

4.0

14/01/2021
C57sgra

Requirements for development plan

The Grange Burn Precinct Masterplan (2011) is the approved development plan for the purpose of this schedule.

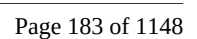
An alternative development plan may be approved by the responsible authority provided it is generally in accordance with the Grange Burn Precinct Masterplan (2011).

An alternative development plan must show or include the following:

- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses;
- A **landscape plan** that addresses the following key principles:
 - Create “green loop” in keeping with the Hamilton Structure Plan by establishing and enhancing informal indigenous planting to improve visual amenity and biodiversity along the river corridor;
 - Provision of a share bike / pedestrian path the vicinity of the Grange Burn, providing a continuous bike/pedestrian connection through the precinct and a linear open space corridor.
- Through roads strategically located to allow for coordinated subdivision and wherever possible follow the existing land ownership pattern.
- Formalise the extension of Officer Street.
- Maintain road reserves for future access.
- Provision of building envelopes on lots on the north side of Officer Street showing a 20 metre building setback from the Council depot and future industrial lots in the Industrial 1 Zone.

- The staging and anticipated timing of development.
- A soil and water report that demonstrates the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

South Grange Precinct Masterplan



14/01/2021
C57sgra

SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO11**.

LOW DENSITY RESIDENTIAL

1.0

14/01/2021
C57sgra

Objectives

None specified.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A permit may be granted for the following before a Development Plan has been prepared to the satisfaction of the responsible authority:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extension, alteration or modification to an existing use or development.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s requiring that all development must be serviced with reticulated water and sewerage or where reticulated infrastructure is not available, conditions requiring that an appropriate alternative method of waste disposal and drainage is provided.
- Condition/s requiring that all development must be serviced with sealed roads.

4.0

14/01/2021
C57sgra

Requirements for development plan

A development plan must include the following requirements:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses and public land.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas.
- Provide a soil and water report that demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development, all in accordance with State and local policies on effluent and stormwater disposal.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.

14/01/2021
C57sgra

SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**.

RESIDENTIAL DEVELOPMENT: RECREATION ROAD, DUNKELD

1.0

14/01/2021
C57sgra

Objectives

To ensure the precinct develops in a coordinated manner.

To ensure that infrastructure services in the public realm are unobtrusive.

To require development to respond to the existing topography and natural assets of the precinct.

To protect long-term subdivision and development opportunities.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

A permit may be granted for the following before a Development Plan has been prepared to the satisfaction of the responsible authority:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extension, alteration or modification to an existing use or development.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s ensuring that any requirement or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.
- Condition/s requiring that all lots must be serviced with unsealed roads provided at the developers cost before a statement of compliance is issued.
- Condition/s requiring that detailed construction plans must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed by the responsible authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must detail:
 - All roads shown on the plan of subdivision;
 - Roads, footpaths, verges and stormwater infrastructure with dimensions commensurate with the requirements of Clause 56.

All works constructed or carried out must be in accordance with these plans.

4.0

14/01/2021
C57sgra

Requirements for development plan

A development plan must include the following requirements:

- The relationship of uses proposed on the land to existing and proposed uses on adjoining land, and proposed buffer areas separating land uses and public land.
- The location of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provision of a hierarchy of streets to allow for progressive subdivision over time.

- Roads located to integrate with the existing land ownership pattern, to respond to the existing topography and to avoid existing dwellings and significant vegetation.
- Arrangements for the provision of all physical and community infrastructure services to the land.
- The shared pathway network, including opportunities to link paths to formal networks on abutting land. Footpaths should be unsealed and informal, in keeping with the precinct's character.
- The layout of major areas of open space and the type of facilities, if any, to be provided for users of the open space.
- A **landscape plan** that includes:
 - Any necessary arrangements for the preservation or regeneration of existing vegetation.
 - Provision of informal indigenous planting along key roads.
 - Provision of Water Sensitive Urban Design (WSUD) treatments along natural drainage lines and along key roads.
- Stormwater management methods, including the location of any on-site drainage retention facilities.
- The proposed subdivision layout and development of the land including roads, lot boundaries, streetscape treatments and landscaping.
- The staging and anticipated timing of development.
- General consistency with the Dunkeld Structure Plan, January 2014 and 'Township Residential' Urban Design Guidelines, 2012.
- A **soil and water report** must be provided with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.

14/01/2021
C57sgra

SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**.

PICNIC ROAD SUBDIVISION MASTER PLAN, TARRINGTON

1.0

14/01/2021
C57sgra

Objectives

To ensure the co-ordinated and sequential development of land in order to provide for the immediate and longer term residential requirements of Tarrington.

To require development to respond to the existing topography, natural assets and land ownership patterns of the precinct.

To provide optional subdivision patterns that ensure effective retention of waste water, through implementing the Picnic Road Subdivision Master Plan, Options 1 or 2.

2.0

14/01/2021
C57sgra

Requirement before a permit is granted

None specified.

3.0

14/01/2021
C57sgra

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Condition/s ensuring that any requirement or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all residential development must be serviced with underground reticulated electricity.
- Condition/s requiring that detailed construction plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed by the Responsible Authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided.

All works constructed or carried out must be in accordance with these plans.

4.0

14/01/2021
C57sgra

Requirements for development plan

The Picnic Road Subdivision Master Plan, Option 1 or 2 is the approved development plan for the purpose of this schedule.

An alternative development plan may be approved by the responsible authority provided it is generally in accordance with the Picnic Road Subdivision Master Plan.

An alternative development plan must show the following matters:

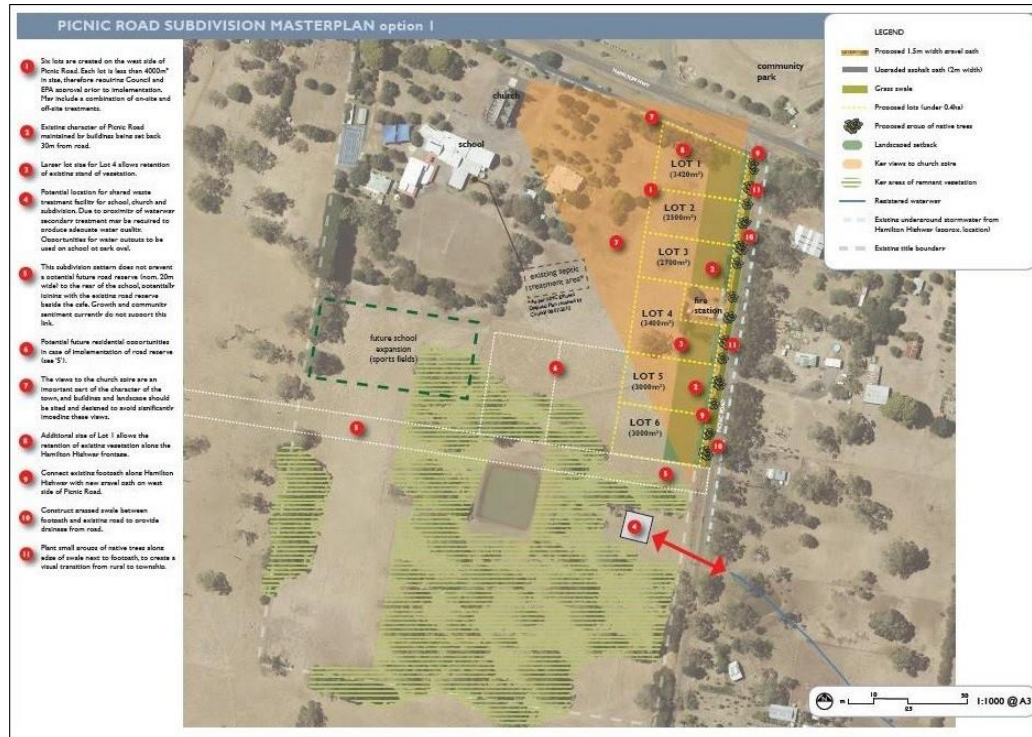
- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land
- The potential future road generally in the location shown on the Master Plan, unless an alternative location will not undermine the continuity of the overall road network in the longer term.
- A soil and water report that demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water quality downstream of the development.
- Should the development potential shown in Option 1 be sought, provision of a shared waste treatment facility for school, church and subdivision. Secondary treatments required to produce adequate water quality and opportunities for water outputs to be used on a school or park oval.
- A landscape plan that addresses the following key principles:

SOUTHERN GRAMPIANS PLANNING SCHEME

- Provision of informal indigenous planting along key road corridors, in keeping with the vegetated character of the precinct;
- Provision of Water Sensitive Urban Design features along Picnic Road and any new roads, and as part of the public open space spine, to enable effective on-site storm water retardation and treatment; and
- Protection of existing trees across the site.
- The staging and anticipated timing of development.

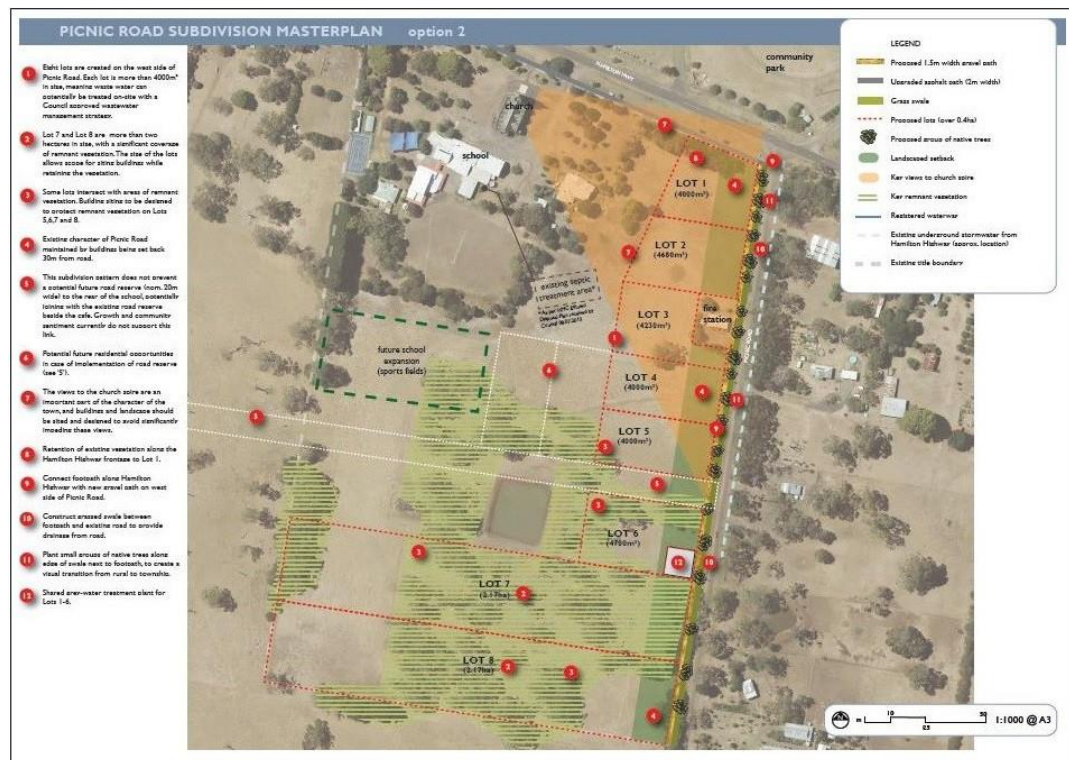
Map 1 to Schedule 13 to Clause 43.04

Picnic Road Subdivision Master Plan - Option 1



Map 2 to Schedule 13 to Clause 43.04

Picnic Road Subdivision Master Plan - Option 2



10/06/2021
C54sgra

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO1**.

HAMILTON AND COLERAINE FLOOD INVESTIGATION

1.0

10/06/2021
C54sgra

Floodway objectives to be achieved

To ensure the natural functions and values of the floodplain environments are preserved while minimising loss or injury to life or property.

To ensure the risks associated with flooding and inundation are addressed.

2.0

10/06/2021
C54sgra

Statement of risk

None specified.

3.0

10/06/2021
C54sgra

Permit requirement

A permit is not required to construct a building or to construct or carry out works for the following:

Buildings and works on land subject to an existing planning permit, restriction or agreement

- If land has been developed in accordance with a planning permit, restriction or Section 173 agreement requiring its ground surface level to be finished at least 300 millimetres above the 100 year ARI flood level; and
- Survey plans confirm that the ground surface level has been constructed in accordance with the requirements of a planning permit, restriction or agreement; and
- Any buildings and works do not lower the ground surface level or result in a finished floor level for a dwelling that is below 300 millimetres above the 100 year ARI flood level.

Replacement buildings

- If the footprint of the replacement building(s) is the same or less than the original building(s); and
- If the floor level of the replacement building is finished at least 300 millimetres above the 100 year ARI flood level; and
- If the replacement building is on unenclosed foundations such as stumps or piers with open style cladding below floor level.

External alterations to existing buildings

- If the original building footprint remains the same.

Extensions to existing habitable buildings

- If the floor level of the extension is at least 300 millimetres above the 100 year ARI flood level; or
- If the floor level of the extension is not lower than the existing floor level and the gross floor area of the extension is no greater than 20 square metres.

Repairs and routine maintenance of existing fences

- If the fence design and materials remain the same.

New or replacement fence

- If the fencing complies with Floodplain Management Authority guidelines for fencing in flood prone areas.

Earthworks

- If the earthworks do not change the rate of flow or the discharge point of water across a property boundary.

Other buildings and works

- A building which is open on all sides including a pergola, carport, domestic shed, animal enclosure, outbuilding, stockyard or agricultural shed with unenclosed foundations.
- A verandah or decking area with a floor raised on stumps or piers and with unenclosed foundations.
- Road works or works to any other access way (public or private) that:
 - do not change the finished level of the road surface; or
 - are limited to resurfacing of an existing road.
- Bicycle or pedestrian paths where there is no alteration in the natural ground level.
- Repairs and routine maintenance that do not affect the height, length, width or location of a levee or embankment.
- A rainwater tank with a capacity of not more than 4500 litres.
- A shed (including a pump shed) of less than 10 square metres gross floor area.
- An in-ground domestic swimming pool or spa, and associated mechanical and safety equipment where:
 - the excavated spoil is removed from within the 100 year ARI floodplain; and
 - the perimeter edging of the pool is finished at natural ground level.

4.0

10/06/2021
C54sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans and supporting documents which include the information requirements contained in the *Hamilton and Coleraine Local Floodplain Development Plan 2020* incorporated into this scheme.
- A Flood Risk Report in accordance with Clause 44.03-4 if the application does not comply with the *Hamilton and Coleraine Local Floodplain Development Plan 2020* incorporated into this scheme.

5.0

10/06/2021
C54sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The *Hamilton and Coleraine Local Floodplain Development Plan 2020* incorporated into this scheme.

10/06/2021
C54sgra

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO1**.

HAMILTON AND COLERAINE FLOOD INVESTIGATION

1.0

10/06/2021
C54sgra

Land subject to inundation objectives to be achieved

To ensure the natural functions and values of the floodplain environments are preserved while minimising loss or injury to life or property.

To ensure the risks associated with flooding and inundation are addressed.

2.0

10/06/2021
C54sgra

Statement of risk

None specified.

3.0

10/06/2021
C58sgra

Permit requirement

A permit is not required to construct a building or to construct or carry out works for the following:

Buildings and works on land subject to an existing planning permit, restriction or agreement

- If land has been developed in accordance with a planning permit, restriction or Section 173 agreement requiring its ground surface level to be finished at least 300 millimetres above the 100 year ARI flood level; and
- Survey plans confirm that the ground surface level has been constructed in accordance with the requirements of a planning permit, restriction or agreement; and
- Any buildings and works do not lower the ground surface level or result in a finished floor level for a dwelling that is below 300 millimetres above the 100 year ARI flood level.

Replacement buildings

- If the footprint of the replacement building(s) is the same or less than the original building(s); and
- If the floor level of the replacement building is finished at least 300 millimetres above the 100 year ARI flood level; and
- If the replacement building is on unenclosed foundations such as stumps or piers with open style cladding below floor level.

External alterations to existing buildings

- If the original building footprint remains the same.

Ground level extensions to existing buildings

- If the floor level of the extension is at least 300 millimetres above the 100 year ARI flood level; or
- If the floor level of the extension is not lower than the existing floor level and the gross floor area of the extension is no greater than 40 square metres.

Upper level extensions to existing buildings

- If there is no increase in the ground floor building footprint (other than the floor area exempted above).

Repairs and routine maintenance of existing fences

- If the fence design and materials remain the same.

New or replacement fences

- If the fencing complies with Floodplain Management Authority guidelines for fencing in flood prone areas.

Earthworks

- If the earthworks do not change the rate of flow or the discharge point of water across a property boundary.

Other buildings and works

- A building which is open on all sides including a pergola, carport, domestic shed, animal enclosure, outbuilding, stockyard or agricultural shed with unenclosed foundations.
- A verandah or decking area with a floor raised on stumps or piers and with unenclosed foundations.
- Road works or works to any other access way (public or private) that:
 - do not change the finished level of the road surface; or
 - are limited to resurfacing of an existing road.
- Bicycle or pedestrian paths where there is no alteration in the natural ground level.
- Repairs and routine maintenance that do not affect the height, length, width or location of a levee or embankment.
- A rainwater tank with a capacity of not more than 4500 litres.
- A shed (including a pump shed) of less than 10 square metres gross floor area.
- An in-ground domestic swimming pool or spa, and associated mechanical and safety equipment where:
 - the excavated spoil is removed from within the 100 year ARI floodplain; and
 - the perimeter edging of the pool is finished at natural ground level.

4.0

10/06/2021
C54sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans and supporting documents which include the information requirements contained in the *Hamilton and Coleraine Local Floodplain Development Plan 2020* incorporated into this scheme.

5.0

10/06/2021
C54sgra

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The *Hamilton and Coleraine Local Floodplain Development Plan 2020* incorporated into this scheme.

10/06/2021
C54sgra

SCHEDULE 2 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO2**.

LAND SUBJECT TO INUNDATION

1.0

10/06/2021
C54sgra

Land subject to inundation objectives to be achieved

None specified.

2.0

10/06/2021
C54sgra

Statement of risk

None specified.

3.0

10/06/2021
C54sgra

Permit requirement

A permit is not required to construct or carry out the following buildings or works:

- The construction of a building having an area less than 200 square metres, to be used for agricultural purposes.
- Buildings and works associated with informal outdoor recreation.
- A fence.
- The construction of an extension to a dwelling provided that the floor area of the extension is less than 40 square metres and is constructed at least 300 millimetres above the 1 in 100 year flood level.

4.0

10/06/2021
C54sgra

Application requirements

None specified.

5.0

10/06/2021
C54sgra

Decision guidelines

None specified.

14/01/2021
C57sgra

SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO1**.

BALMORAL, COLERAINE BAL-12.5 AREAS

1.0

14/01/2021
C57sgra

Statement of the bushfire management objectives to be achieved

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0

14/01/2021
C57sgra

Application

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0

14/01/2021
C57sgra

Permit requirement

None specified.

4.0

14/01/2021
C57sgra

Application requirements

The following application requirements apply to an application for a permit under Clause 44.06:

- A bushfire management plan that:
 - Shows all of the required bushfire protection measures specified in this schedule,
 - Includes written conditions that implement the required bushfire protection measures,
 - Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
 - Details vehicle access.

5.0

14/01/2021
C57sgra

Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02, and
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.0

14/01/2021
C57sgra

Substitute approved measures for Clause 53.02

None specified.

7.0

14/01/2021
C57sgra

Additional alternative measures for Clause 53.02

None specified.

8.014/01/2021
C57sgra**Mandatory Condition**

An application must include the mandatory conditions as specified in Clause 44.06-5.

9.014/01/2021
C57sgra**Referral of application not required**

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

10.014/01/2021
C57sgra**Notice and review**

None specified.

11.014/01/2021
C57sgra**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether all of the bushfire protection measures in this schedule have been met.

11/02/2021
C55sgra

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY**1.0**

11/02/2021
C55sgra

Public acquisition

PS map ref	Acquiring Authority	Purpose of acquisition
PAO1	Southern Grampians Shire Council	Construction of Dunkeld to Mount Sturgeon shared path.

14/01/2021
C57sgra**SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY**Shown on the planning scheme map as **PO1**.**HAMILTON CENTRAL ACTIVITY DISTRICT****1.0**14/01/2021
C57sgra**Parking objectives to be achieved** [\[further work required to rationalise the number of objectives in accordance with MDFC\]](#)

To maximise the supply of on-street parking in core commercial areas giving preference to customer parking and encouraging appropriate turnover rates.

To locate employee and trader parking remote from central commercial areas.

To discourage parking in laneways to allow for access for loading vehicles.

To capitalise on sharing parking opportunities throughout the Hamilton central business district.

To capitalise on consolidation of car parking opportunities, to make better use of available land in terms of the number of spaces within car parks and circulation.

To encourage infill city centre blocks with developments incorporating car parking within their form rather than expansive exterior at-grade car parking.

To encourage mid-block parking cells as opposed to block edge parking cells to promote active street frontages.

To promote shared or public parking in preference to single user or private parking to capitalise on shared parking opportunities and make better use of the parking supply.

To provide for the collection of financial contributions to contribute to the construction of shared car parking facilities.

2.014/01/2021
C57sgra**Permit requirement**

None specified.

3.014/01/2021
C57sgra**Number of car parking spaces required**

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

Table: Car parking spaces

Use	Rate	Measure
Amusement parlour	3.5	To each 100 sqm of net floor area
Art and craft centre	3.5	To each 100 sqm of net floor area
Betting agency	3.5	To each 100 sqm of leasable floor area
Convenience restaurant	3.5	To each 100 sqm of leasable floor area
Convenience shop if the leasable floor area exceeds 80 sq m	3.5	To each 100 sqm of leasable floor area
Display home	0	To each dwelling for five or fewer contiguous buildings plus
	2	To each additional contiguous dwelling
Dwelling	1	To each one or two bedroom dwelling, plus

SOUTHERN GRAMPIANS PLANNING SCHEME

Use	Rate	Measure
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom) plus
	0	For visitors to every 5 dwellings for developments of 5 or more dwellings
Education centre – other than listed in this table	0.3	To each student that is part of the maximum number of students on the site at any time
Food and drink premises other than listed in this table	3.5	To each 100 sqm of leasable floor area
Freezing & cool storage	1	To each 100 sqm of net floor area
Gambling premises other than listed in this table	3.5	To each 100 sqm of leasable floor area
Hotel	3.5	To each 100 sqm of leasable floor area
Industry other than listed in this table	1	To each 100 sqm of net floor area
Mail centre	3	To each 100 sqm of net floor area
Market	3.5	To each 100 sqm of site area
Medical centre	3.5	To each 100 sqm of leasable floor area
Office other than listed in this table	3	To each 100 sqm of net floor area
Postal agency	3.5	To each 100 sqm of leasable floor area
Primary produce sales	3.5	To each 100 sqm of leasable floor area
Primary school	1	To each employee that is part of the maximum number of employees on the site at any time.
Research and development centre	3	To each 100 sqm of net floor area
Residential village	1	To each one or two bedroom dwelling plus
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	0	For visitors to every five dwellings for developments of five or more dwellings
Restaurant	3.5	To each 100 sqm of leasable floor area
Restricted retail premises	2.5	To each 100 sqm of leasable floor area
Retirement village	1	To each one or two bedroom dwelling plus

Use	Rate	Measure
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms) plus
	0	For visitors to every five dwellings for developments of five or more dwellings
Secondary school	1.2	To each employee that is part of the maximum number of employees on the site at any time
Shop other than listed in this table	3.5	To each 100 sqm of leasable floor area
Veterinary centre	3.5	To each 100 sqm of leasable floor area
Warehouse other than listed in this table	2 spaces minimum	To each premises plus
	1	To each 100 sqm of net floor area
Winery	3.5	To each 100 sqm of leasable floor area

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* in Column B of Table 1 in Clause 52.06-5 applies.

4.0

14/01/2021
C57sgra

Application requirements and decision guidelines for permit applications

None specified.

5.0

14/01/2021
C57sgra

Financial contribution requirement

A financial contribution of \$8,000 (plus GST and adjusted annually from 1 July 2012 using the CPI all groups as an index) must be paid to the responsible authority in lieu of each car parking space required but not provided on the land.

A permit to reduce the requirement for car parking pursuant to clause 45.09-6 must contain the following condition:

Before the use or development begins, a financial contribution of {INSERT \$ AMOUNT} (plus GST) must be paid to the responsible authority for [INSERT NUMBER] car parking spaces. This amount is to be indexed annually from 1 July 2012 using the CPI all groups as an index.

The contribution must be made before the new use of development commences, unless a permit condition allows payment in instalments through an agreement under section 173 of the Planning and Environment Act 1987.

Contributions received will be used to construct car parks within the Melville Oval/Lonsdale Street Precinct and the Cox Street Entry Precinct.

6.0

14/01/2021
C57sgra

Requirements for a car parking plan

None specified.

7.0

14/01/2021
C57sgra

Design standards for car parking

None specified.

8.0

14/01/2021
C57sgra

Decision guidelines for car parking plans

None specified.

9.0

14/01/2021
C57sgra

Background document

Hamilton Central Activity District Parking Precinct Plan (2012).

12/12/2019
C56sgra

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY**1.0**

12/12/2019
C56sgra

Specific controls

PS Map Ref	Name of incorporated document
SCO1	Iluka Resources Limited Heavy Mineral Concentrate Transportation Project - 159 Burgins Road, Hamilton (Lot 1 on PS514585), September 2010

31/07/2018
VC148

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0
12/12/2019
C56sgra

Specific sites and exclusions

Address of land	Title of incorporated document
None specified	None specified

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES**1.0**

19/01/2006
VC37

Under Section 23 of the Subdivision Act 1988

Land	Easement or restriction	Requirement
None specified		

2.0

19/01/2006
VC37

Under Section 24A of the Subdivision Act 1988

Land	Person	Action
None specified		

3.0

19/01/2006
VC37

Under Section 36 of the Subdivision Act 1988

Land	Easement or right of way	Requirement
None specified		

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 52.05 SIGNS

1.0
14/01/2021
C57sgra

Exemption from notice and review

Land	Condition
None specified	

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

1.0
15/09/2008
VC49

Native vegetation precinct plan

Name of plan
None specified

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0

14/01/2021
C57sgra

Scheduled area

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
None specified	

2.0

14/01/2021
C57sgra

Scheduled weed

Area	Description of weed
None specified	

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES

1.0
19/01/2006
VC37

Permit not required

Land	Type of licence
None specified	

2.0
19/01/2006
VC37

Permit may not be granted

Land	Type of licence
None specified	

14/01/2021
C57sgra**SCHEDULE TO CLAUSE 52.28 GAMING****1.0**14/01/2021
C57sgra**Objectives**

None specified.

2.014/01/2021
C57sgra**Prohibition of a gaming machine in a shopping complex**

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
Thompson Plaza Shopping Centre, Hamilton	138-146 Gray St, Hamilton

3.014/01/2021
C57sgra**Prohibition of a gaming machine in a strip shopping centre**

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.014/01/2021
C57sgra**Locations for gaming machines**

None specified.

5.014/01/2021
C57sgra**Venues for gaming machines**

None specified.

6.014/01/2021
C57sgra**Application requirements**

None specified.

7.014/01/2021
C57sgra**Decision guidelines**

None specified.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

1.0

31/07/2018
VC148

Wind energy facility prohibition

Land where a Wind energy facility is prohibited

All land within five kilometres of a residential zone, an industrial zone, a commercial zone or a special purpose zone in the urban area of Hamilton.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0
31/07/2018
VC148

Permit requirement for dry stone walls

Land
None specified

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

1.0

31/07/2018
VC148

Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
Land in Development Plan Overlay Schedule 1	5%
Land in Development Plan Overlay Schedule 7	5%
Land in Development Plan Overlay Schedule 8	1.5%

18/02/2021
GC175**SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES****1.0**04/05/2022
VC210**Areas to which Clause 53.06 does apply**

Name of area	Description
None specified	

2.004/05/2022
VC210**Areas to which Clause 53.06 does not apply**

Name of area	Description
None specified	

3.004/05/2022
VC210**Other venues to which Clause 53.06 applies**

Name of venue	Address	Condition or limitation
None specified		

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

1.0
14/01/2021
C57sgra

Incorporated statement

Land	Incorporated Document
None specified	

31/07/2018
VC148

SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS

1.0

14/01/2021
C57sgra

Table 1 Classes of VicSmart application under zone provisions

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.0

14/01/2021
C57sgra

Table 2 Classes of VicSmart application under overlay provisions

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.0

14/01/2021
C57sgra

Table 3 Classes of VicSmart application under particular provisions

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

14/01/2021
C57sgra

SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

1.0

14/01/2021
C57sgra

Information requirements

None specified.

2.0

14/01/2021
C57sgra

Decision guidelines

None specified.

14/01/2021
C57sgra**SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS****1.0**14/01/2021
C57sgra**Referral of permit applications under local provisions**

Clause	Kind of application	Referral authority	Referral authority type
Clause 3.0 of Schedule 3 to Clause 37.01 (SUZ)	Applications for subdivision	The following service agencies: - water, drainage, sewerage authority; - electricity supply or distribution authority; - gas supply authority; - telecommunications authority.	Determining referral authority
Clause 3.0 of Schedule 1 to Clause 42.01 (ESO)	All applications	Secretary to the Department of Energy, Environment, and Climate Action	Determining referral authority
Clause 3.0 of Schedule 2 to Clause 42.01 (ESO)	Applications for buildings and works	Glenelg Hopkins Catchment Management Authority	Recommending referral authority
Clause 3.0 of Schedule 3 to Clause 42.01 (ESO)	Applications for buildings and works	Glenelg Hopkins Catchment Management Authority	Recommending referral authority
Schedule 1 to Clause 45.02 (AEO)	Uses listed in Schedule 1 to clause.	Airport owner	Determining referral authority
Schedule 2 to Clause 45.02 (AEO)	Uses listed in Schedule 2 to clause.	Airport owner	Determining referral authority

14/01/2021
C57sgra

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0

14/01/2021
C57sgra

Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
None specified	None specified	None specified

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0

31/07/2018
VC148

Responsible authority for administering and enforcing this planning scheme:

The Southern Grampians Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0

31/07/2018
VC148

Responsible authority for administering and enforcing a provision of this planning scheme:

None specified.

3.0

31/07/2018
VC148

Person or responsible authority for issuing planning certificates:

Minister for Planning.

4.0

06/05/2020
VC179

Responsible authority for VicSmart and other specified applications:

The Chief Executive Officer of Southern Grampians Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of South Grampians Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

1.0

31/07/2018
VC148

Area covered by this planning scheme:

The municipal district of the Southern Grampians Shire council.

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?**1.0**10/06/2021
C58sgra**Maps comprising part of this planning scheme:**

Zoning maps: 1 to 49

Environmental Significance Overlay maps:

- 25ESO, 27ESO, 28ESO, 29ESO, 30ESO, 31ESO, 32ESO, 35ESO and 36ESO.

Vegetation Protection Overlay maps:

- 35VPO and 36VPO.

Significant Landscape Overlay maps:

- 17SLO, 25SLO, 26SLO, 42SLO, 45SLO and 47SLO.

Heritage Overlay maps:

- 1HO, 2HO, 3HO, 4HO, 5HO, 6HO, 9HO, 10HO, 11HO, 12HO, 14HO, 15HO, 16HO, 17HO, 18HO, 19HO, 20HO, 21HO, 23HO, 24HO, 25HO, 26HO, 27HO, 29HO, 30HO, 31HO, 32HO, 33HO, 34HO, 35HO, 36HO, 37HO, 38HO, 39HO, 40HO, 41HO, 42HO, 43HO, 44HO, 45HO, 46HO, 47HO, and 48HO.

Design and Development Overlay maps:

- 19DDO, 25DDO, 27DDO, 28DDO, 29DDO, 30DDO, 32DDO, 34DDO, 35DDO and 36DDO.

Development Plan Overlay maps:

- 2DPO, 3DPO, 4DPO, 17DPO, 25DPO, 27DPO, 28DPO, 29DPO, 30DPO, 31DPO, 32DPO, 33DPO, 34DPO and 36DPO.

Land Subject to Inundation Overlay/Floodway Overlay maps:

- 1LSIO-FO, 3LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 27LSIO-FO, 28LSIO-FO, 29LSIO-FO, 30LSIO-FO, 31LSIO-FO, 32LSIO-FO, 33LSIO-FO, 40LSIO-FO, 41LSIO-FO.

Airport Environs Overlay maps:

- 29AEO, 31AEO and 32AEO.

Environmental Audit Overlay maps:

- 30EAO, 31EAO and 32EAO.

Bushfire Management Overlay maps:

- 2BMO, 3BMO, 4BMO, 5BMO, 6BMO, 7BMO, 8BMO, 9BMO, 10BMO, 11BMO, 12BMO, 13BMO, 14BMO, 15BMO, 16BMO, 17BMO, 18BMO, 19BMO, 20BMO, 21BMO, 22BMO, 23BMO, 24BMO, 25BMO, 26BMO, 28BMO, 29BMO, 31BMO, 34BMO, 35BMO, 36BMO, 37BMO, 40BMO, 41BMO, 42BMO, 43BMO, 44BMO, 45BMO, 47BMO.

Parking Overlay maps:

- 30PO and 32PO.

Specific Controls Overlay maps:

- 25SCO

Public Acquisition Overlay maps:

- 35PAO

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

10/06/2021
C54sgra

Incorporated documents

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Iluka Resources Limited Heavy Mineral Concentrate Transportation Project - 159 Burgins Road, Hamilton (Lot 1 on PS514585), September 2010	C21
Hamilton and Coleraine Local Floodplain Development Plan 2020	C54sgra

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

1.0

31/07/2018
VC148

Date this planning scheme began:

1 July 1999

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

16/07/2020
C59sgra**Background documents**

Name of background document	Amendment number - clause reference
<i>City of Hamilton Conservation Study</i> (Timothy Hubbard Pty Ltd, 1991)	15.03-1L
<i>Coleraine Flood Investigation Final Summary Report</i> (Venant Solutions in association with HARC, Michael Cawood & Associates Pty Ltd and Utilis, 2019)	02.03
<i>Coleraine Urban Design Framework</i> (4D Form Pty Ltd and Architecture, 2003)	02.03
<i>Dunkeld Structure Plan</i> (Hansen Partnership, 2014)	11.03-6L
<i>Dunkeld Structure Plan, Urban Design Guidelines - 'Creekside'</i> (Hansen Partnership, 2012)	02.03
<i>Dunkeld Structure Plan, Urban Design Guidelines - 'Low Density Residential'</i> (Hansen Partnership, 2012)	02.03
<i>Dunkeld Structure Plan, Urban Design Guidelines - 'Main Street'</i> (Hansen Partnership, 2012)	02.03
<i>Dunkeld Structure Plan, Urban Design Guidelines - 'Town-Residential'</i> (Hansen Partnership, 2012)	02.03
<i>Dunkeld Urban Design Framework Final Report</i> (Hansen Partnership/Context Conybeare Morrison, July 2002)	02.03
<i>Green Triangle Region Freight Action Plan</i> (Victorian and South Australian Governments, 2009)	02.03
<i>Hamilton Airport Australian Noise Exposure Forecast 2030 (ANEF 2030)</i> (Kneebush Planning Pty Ltd in association with Airports Plus Pty Ltd, 2011)	02.03
<i>Hamilton Airport Master Plan</i> (Airports Plus Pty Ltd in association with Kneebush Planning Pty Ltd, 2011)	18.02-7L
<i>Hamilton Central Activity District Parking Precinct Plan</i> (Cardno, 2012)	02.03
<i>Hamilton City Centre Urban Design Framework</i> (Hansen Partnership, 2011)	11.03-6L
<i>Hamilton Design Guidelines</i> (Hansen Partnership, 2011)	02.03
<i>Hamilton Flood Investigation</i> (Glenelg Hopkins CMA, 2012)	02.03
<i>Hamilton Masterplans</i> (Hansen Partnership, 2011)	11.03-6L
<i>Hamilton Outline Development Plans</i> (Parsons Brinkerhoff, 2007)	02.03
<i>Hamilton Structure Plan</i> (Hansen Partnership, 2011)	11.03-6L
<i>Infrastructure Design Manual</i> (2019, Local Government Infrastructure Design Association)	02.03, 19.03-2L
<i>Neighbourhood Safer Place – Bushfire Place of Last Resort Assessment Guideline</i> (Country Fire Authority, July 2020)	19.02-6L
<i>Regional Bushfire Planning Assessment, Grampians Region</i> (Department of Planning and Community Development, 2012)	02.03
<i>Southern Grampians Shire Domestic Wastewater Management Plan</i> (Decentralised Water Consulting, 2019)	02.03
<i>Southern Grampians Shire Economic Development Strategy 2011-2021</i> (Geographia and Tim Nott, 2011)	02.03

SOUTHERN GRAMPIANS PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Southern Grampians Shire Hamilton Stormwater Management Plan</i> (ID&A, September 2001)	02.03
<i>Southern Grampians Shire Heritage Study</i> (Timothy Hubbard and Annabel Neylon, 2004)	15.03-1L
<i>Southern Grampians Shire Leisure Services Strategic Plan</i> (Stratcorp Consulting Pty Ltd, November 2006)	02.03
<i>Southern Grampians Shire Retail Strategy</i> (Tim Nott, Geografia with support of Regional Development Victoria, 2011)	02.03
<i>Southern Grampians Shire Roadside Native Vegetation Management Plan</i> (Biodiversity Services, 2011)	02.03
<i>Southern Grampians Shire Small Towns Urban Design Framework Final Report</i> (David Lock Associates in association with PBAI and ADR, May 2005)	02.03
<i>Southern Grampians Shire Sustainability Strategy 2010-2020</i> (Southern Grampians Shire Council, 2010)	02.03
<i>Southern Grampians Shire Tourism Strategic Plan 2010-2015</i> (Insight Communications, June 2010)	02.03
<i>Tarrington Structure Plan</i> (SED, March 2014)	02.03
<i>Tarrington Structure Plan Wastewater Management Guidelines</i> (TGM, 2014)	02.03
<i>The Great South Coast Regional Strategic Plan</i> (Regional Development Australia and Regional Development Victoria, 2010)	02.03

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**1.0****Application of zones, overlays and provisions**

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- The Farming Zone to the rural areas of the Shire.
- The Rural Activity Zone to rural land adjoining the Hamilton and Dunkeld urban areas.
- The Rural Living Zone to land on the fringes of Hamilton.
- The Low Density Residential Zone and Rural Living Zone towards the threshold of the Grampians.
- The Low Density Residential Zone to areas of low density housing and to respond to development constraints.
- The Rural Conservation Zone to heavily vegetated land affected by the Bushfire Management Overlay.
- The Industrial 3 Zone to land at Lot 1 TP 563118 (2505 Blackwood-Dunkeld Road, Dunkeld).
- The Industrial 1 and 2 zones to existing and proposed industrial areas.
- The Mixed Use Zone to provide for establishment of convenience retail and associated uses at the intersection of Hiller Lane- Ballarat Road, Hamilton.
- The General Residential Zone to areas of conventional density housing.
- The Commercial 1 Zone to the existing business and commercial areas.
- The Urban Floodway Zone to recognise and protect floodprone areas.
- The Special Use Zone to the Hamilton Airport.
- The Environmental Significance Overlay to identify land with environmental constraints and ensure development is compatible with environmental values.
- The Vegetation Protection Overlay to protect areas of significant vegetation.
- The Significant Landscape Overlay to identify, conserve and enhance significant landscapes.
- The Environmental Significance Overlay to protect buffer areas around critical infrastructure.
- The Environmental Audit Overlay to land generally in Fenton Street, Hamilton.
- The Floodway Overlay and Land Subject to Inundation Overlay to areas subject to flooding.
- The Bushfire Management Overlay to areas of the Shire where bushfire hazard is identified.
- The Airport Environs Overlay Schedules 1 and 2 and the Design and Development Overlay 4 to the Hamilton Airport.
- The Heritage Overlay to precincts, places, buildings, trees and items of heritage significance identified in the City of Hamilton Conservation Study, 1991 and the Shire of Southern Grampians Heritage Study, 2004.
- The Development Plan Overlay to areas designated for industrial and residential development.
- The Design and Development Overlay to identify areas that are affected by specific requirements relating to the design and built form of new development.
- The Public Acquisition Overlay schedule 1 to land in Dunkeld to facilitate the construction of a pedestrian link from the Dunkeld Visitor Information Centre to the Mount Sturgeon car park.

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0****Further strategic work****Settlement**

- Undertake township plans for Balmoral, Branhholme, Cavendish, Coleraine, Penshurst and Glenthompson to confirm infrastructure needs, zonings and lot size controls.
- Update township plans, minimum subdivision sizes, zones and policy to implement the Domestic Waste Water Management Plan.
- Amend the planning scheme to clarify when land capability assessments are required to be submitted with planning permit applications.
- Prepare a discretionary uses policy for the General Residential and Township zones to guide the location of non-residential uses.
- Prepare an Open Space Strategy to ensure decision making in relation to facilities is considered in a broader strategic context.
- Investigate need for and prepare policy to guide settlement planning for bushfire prone areas.
- Review the Outline Development Plans for the Rural Living and Low Density Residential areas in outer Hamilton and include them in the planning scheme under the appropriate schedules.
- Update the 'Permit conditions' clause of the Schedule to the Development Plan Overlay to require connection to reticulated sewerage when land is subdivided.
- Update the 'Permit conditions' clause of the Schedule to the Development Plan Overlay to reflect that new access roads as designated by the Development Plan are vested in Council as a road reservation and contributions are shared.

Environment and landscape

- Progress the South West Landscape Assessment Study and Grampians Landscape Assessment.
- Complete the biodiversity significance mapping project in partnership with Department of Environment, Land, Water, and Planning, and implement the Vegetation Protection Overlay or Environmental Significance Overlay to protect significant flora and fauna.
- Develop a Vegetation Protection Overlay or Environmental Significance Overlay to protect remnant trees across the Township and Rural Living Zones in Tarrington.
- Apply the Environmental Significance Overlay to protect buffer areas around critical infrastructure including declared water storages, water supply and treatment infrastructure, the Hamilton Regional Livestock Exchange (saleyards), and the Hamilton Landfill and Waste Transfer Station.

Natural resource management

- Complete the Rural Strategy, and refine minimum lot sizes and policy on dwellings in the Farming Zone.

Built environment and heritage

- Amend the Schedule to the Public Park and Recreation Zone to change the sign category for active recreation assets.
- Amend Design and Development Overlay Schedule 6 'Dunkeld Larger Lot Residential Areas' to exempt all buildings and works associated with single dwellings, with the exception of buildings and works associated with large outbuildings, houses over 6 metres in height and high fences.

- Amend Design and Development Overlay Schedule 5 'Dunkeld Township Residential Areas' to increase the minimum floor area for exempted outbuildings from 10 square metres to 40 square metres (approximately a standard double garage) and require exempted outbuildings to have a minimum setback in-line with the dwelling or to the rear.
- Amend Low Density Residential Zone Schedule 2 'Dunkeld' Areas' to increase the minimum floor area for exempted outbuildings from 10 square metres to 40 square metres.
- Review the extent of the Heritage Overlay within the Hamilton CBD, having regard to changes that have occurred since 1991.

Economic development

- Update industrial policy to reflect Dunkeld industrial land, new major industry and meat processing.

Infrastructure

- Amend the Parking Overlay to remove use as a trigger and only to apply to development (increase in floorspace only)
- Update the Infrastructure Design Manual to reflect local conditions and incorporate in the Planning Scheme.
- Update the planning scheme to reflect the Council Asset Management Policy.

HAMILTON ATHLETICS FACILITY FEASIBILITY STUDY PROPOSAL



NOVEMBER 2023

Otium Planning Group Pty Ltd

Head Office:

Suite 19, Waterman Workspaces
Level 1, 678 Victoria Street
Richmond VIC 3121
ABN: 30 605 962 169
Phone: (03) 9046 2316
Email: info@otiumplanning.com.au
Web: www.otiumplanning.com.au

Local Office:

Contact: Kate Maddock – Managing Director
Phone: 0419 316 540
Email: kate@otiumplanning.com.au
Or
Contact: Ben Bainbridge - Associate
Phone: 0481 176 287
Email: ben@otiumplanning.com.au

Otium Planning Group has offices in:

- Brisbane • Cairns • Christchurch • Melbourne • Perth • Sunshine Coast • Sydney

Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.



Figure 1: Mitchell Park Aerial (Metromaps)

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1. Introduction

The Hamilton Running Club and Little Athletics Centre proposes to partner with the Southern Grampians Shire Council in the development of a feasibility study for an athletic centre in Hamilton.

This return brief includes a proposed methodology and budget for the project.

1.1 Project Scope

The feasibility study will determine the facility requirements of an athletics centre in Hamilton together with assessing site options. Once a preferred site is determined, a concept master plan and cost plan will be prepared.

The study will include:

- Delivering a strategic investigation to determine the future service level. This will include a strategic review, demand assessment, trends analysis and benchmarking analysis.
- A review of the current facility will consider the condition and compliance of existing facilities with athletics facility standards and contemporary sports facility design principles and standards.
- An engagement process with key stakeholders (Southern Grampians Shire Council, Hamilton Running Club and Little Athletics Centre, Athletics Victoria and Little Athletics Victoria) to discuss current use, issues and future needs.
- Preparing an Issues and Options Report that summarises the key findings from market research, facility review and engagement tasks. These findings will be discussed and considered with the Project Control Group and will help inform the concept development and site assessment tasks.
- A functional design and components schedule will be prepared.
- A site assessment will be undertaken once potential sites are identified.
- The functional design components schedule will inform the development of concept design of pavilion and illustrative landscape plan for reserve improvements, once a preferred site is endorsed by the Project Control Group.
- A cost plan will be prepared. The proposed improvements will be costed by an independent Quantity Surveyor.
- A Feasibility Study Report will be prepared including a Summary Report that will be graphically designed. The Report will summarise the key challenges and development options for a Hamilton Athletics Centre together with a Funding Strategy for improvements.

The study will not include:

- Detailed design and reserve and structures.
- Detailed geotechnical studies.
- Cultural Heritage Management Plan or heritage assessments.
- Detailed fauna and flora studies.

This document contains our understanding of the project and why Otium is best placed to deliver your project.

1.2 Project Understanding

The Hamilton Running Club and Little Athletics Centre currently compete in the Western Country Region and operate from Mitchell Park, Mt Napier Road in Hamilton.

Mitchell Park is a shared-use reserve for cricket, football and athletics. The reserve includes an oval with a 300m grass track, a small pavilion, a playground, and a public toilet.

The **Hamilton Running Club Inc.** was incorporated in 2018. It is an all-inclusive recreational running club. The club have Athletics Australia-accredited coaches and provides a range of sessions every week either at Mitchell Park or at varied locations around Hamilton and surrounding towns. The club supports members and facilitates groups competing in major running events, including Peaks and Trails, Port Fairy Marathon, Great Ocean Road Marathon and Melbourne Marathon running festivals.

A summary of the sessions is provided below:

- Learn to Run (L2R) is a half-hour session conducted at Mitchell Park. These sessions are for people starting their running journey, returning after time off, or those who like to break up their running with walking intervals. Club coaches provide advice on a wide range of running topics, including goal setting, motivation, and accountability and promote a sensible approach to running in a caring, supportive environment.
- Social Runs allow members to run/walk with others in a supportive, relaxed environment. The location of the Social Runs changes weekly, which provides a variety of terrain and scenery to enjoy the local area. Distance varies depending on your preference, from 5km to 12km in length.
- General Quality Sessions are held at Mitchell Park on the 300m grass athletics track for one hour. The sessions start with a warm-up jog together as a group, followed by drills and strides led by Club coaches. The main workout is generally 20 minutes long and provides interval training for all fitness levels. Club coaches change the sessions weekly and help members improve their speed and technique. The sessions finish with a cool down and stretch.

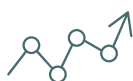
The **Hamilton Little Athletics Centre** was established in 1969. The 12-week program runs from Term 4 and Term 1 each year on Tuesday afternoons. The program currently has 50 participants. They compete in the Western Country Region and are affiliated with Little Athletics Victoria.

Hamilton Athletics Centre's current athletics schedule:

- Hamilton Running Club – Monday - Learn to Run - 6:30am
- Hamilton Running Club – Tuesday - Social Run - 6:00am
- Hamilton Little Athletics Centre – Tuesday - 4:30pm
- Hamilton Running Club – Wednesday - Learn to Run - 7:00pm
- Hamilton Running Club – Thursday - General Quality Session - 6.00pm
- Hamilton Running Club – Sunday - Social Run - 7.30am.

Mitchell Park falls short of the current athletics track standards and can only be used as a training track.

According to IAAF Technical Track and Field Facilities Manual (1 November 2019) the key facility requirements should include a 400m track with 6-8 lanes. If designed to standard, the field area within the track is large enough to accommodate all throwing events (shot put, discus and javelin) and high jump. It can also provide for a standard full-size football (soccer) pitch. In addition, jumping pits for long jump and triple jump should be provided outside the track together with club rooms and spectator facilities. The club rooms should include competition management office, inclusive change rooms, public toilets, storage and first aid room. Spectator facilities should include a covered seating area.



Growing population leading to increased participation demand



Current facilities are not fit for purpose

1.3 Catchment Analysis

The catchment analysis for Mitchell Park shows a district athletics centre catchment.

The map below shows a 15-minute drive travel distance. Within this catchment area we found:

- A 2021 population of 9,678 that has grown modestly from 9,598 in 2015. The population has remained between 9,500 and 10,000 people over the last 10 years and shows a stable catchment size.
- There are a higher proportion of females (52.29%) to males (47.71%) in the facility catchment area compared to the rest of Victoria. Ausplay 2021 athletics participation rates show near 50-50 split between female (47%) and male (53%) athletics participants.
- There is a lower proportion of 5 to 19 years compared to the rest of Victoria, but a higher proportion of 20 to 30 years and 65+ years compared to the rest of Victoria. Ausplay 2021 athletics participation rates show that the peak participation rates are 9 to 11 years and 25 to 34 years. This means that there is a growing demand for social athletics participation programs and competitions.
- There is a higher proportion of people that have low weekly incomes compared to rest of Victoria. This means sport participation opportunities will need to be affordable.
- Travel by car is the preferred mode of transport with most households having one or two cars.
- The site is on the outskirts of Hamilton, however accessible via public transport from a bus stop located 650m away and via Mt Napier Road, a “tertiary road” that links to the centre of town.
- The facility has the potential to provide for 13 primary and secondary schools. These schools could utilise an athletic track for school or inter-school athletics carnivals.

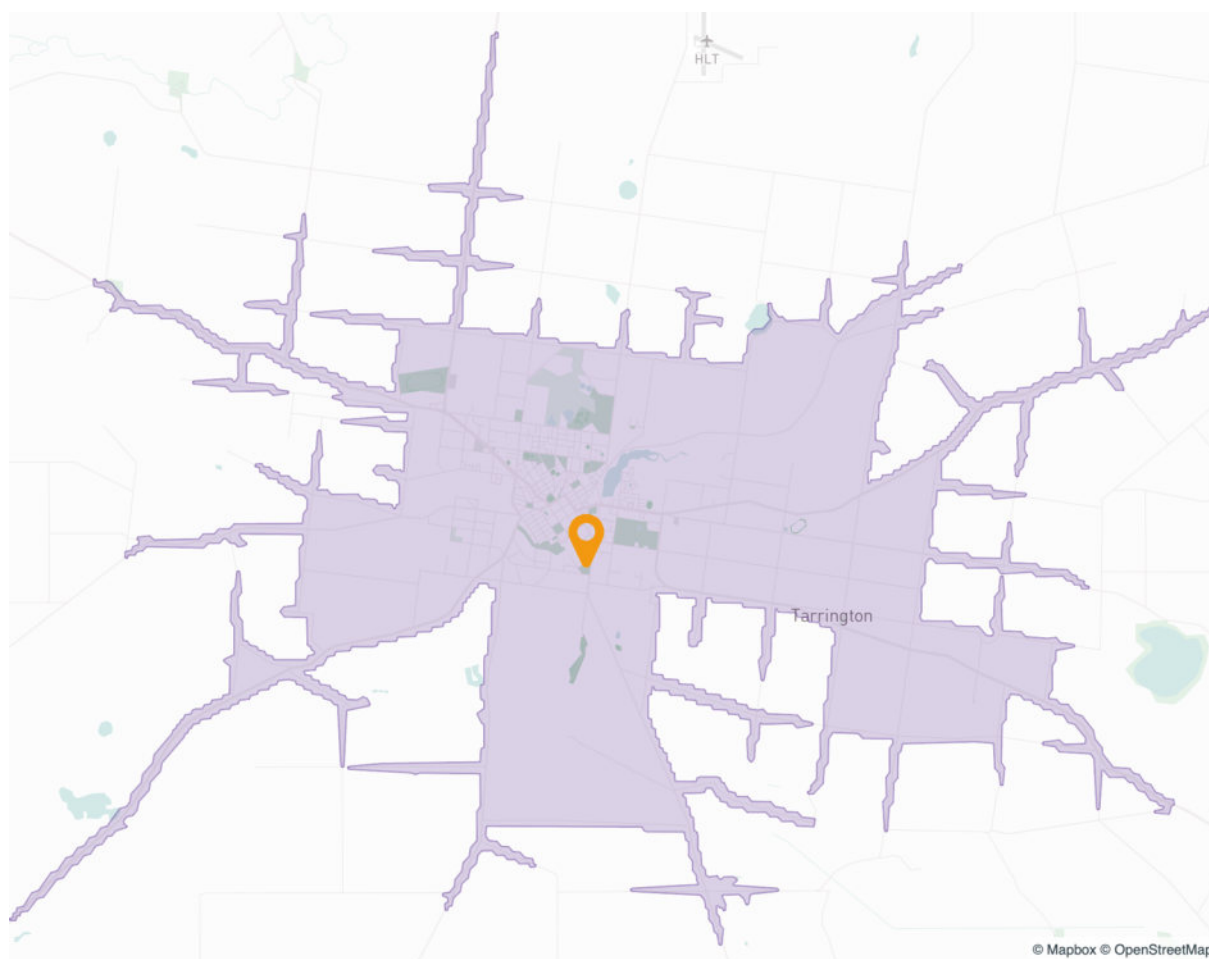


Figure 2: Facility Catchment Map (Planwisely)

2. Why Otium Planning Group

We are a contemporary sport and leisure consultancy providing services in planning, facility development, management and funding for the sport, recreation and leisure industries throughout Australia, New Zealand and Asia Pacific.

We are an industry leader in sport and leisure planning and seek innovative solutions to meet client needs. OPG continually researches trends here and overseas to ensure our advice is contemporary and reflects best practice. Our industry experience means we can support our clients in every facet of sport and recreation.

The Otium Advantage

National Expertise + Local Understanding

With decades of project knowledge and contemporary industry understanding to draw on, we offer realistic evidence-based solutions, scaled to suit the needs and resources of the project. Our project experience includes more than 2,100 projects across Australia and New Zealand. Recent examples include:

- North Park Master Plan featuring Stawell Athletics Centre
- Wimmera Regional Multi-Sport Precinct Feasibility Study featuring Horsham Athletics Centre
- John Landy Athletics Centre Facility Improvements Plan
- Civic Reserve Athletics Centre Management Plan Review
- Morrison Reserve Master Plan featuring the Yarra Ranges Athletics Centre
- Surrey Park Master Plan featuring Invercargill Athletics Centre (NZ).

Please see **Appendix 2** for a full list of relevant project experience.



Otium's project experience includes more than 2,100 projects across Australia and New Zealand

In the last five years...

230

Aquatic
Strategies
and
Feasibility
Studies

126

Indoor
Sports
Strategies
and
Feasibility
Studies

181

Recreation
and Open
Space
Strategies
and Master
Plans

88

Trails /
Tourism /
Event
Strategies
and Advice

Understanding the Issues

Our consultants are highly experienced and have direct experience working in local and state government environments across Australia. As individuals and as a team we understand the evolving challenges the sport, recreation and active living industry is facing.

Our project team have been involved in all phases of projects at a local, regional and state-wide level. This includes delivering strategies, project managing capital delivery and providing advice on business planning, funding, occupancy and management. We have relationships with all our subconsultants who have a proven record of delivery as a project team.

Specifically, Kate Maddock, Ben Bainbridge, and Mal Kuhn have been involved in feasibility studies and master plans featuring athletic centres in Horsham and Stawell. Our engagement with local athletics clubs together with Athletics Victoria and Little Athletics Victoria has identified the need for a regional athletics centre in the Western Region together with support (feeder) clubs and facilities. The regional athletics centre would host regional Athletics Victoria and Little Athletics Victoria events, where local centres would support training and local competitions.

Benchmarking + Modelling + Mapping Capability

OPG has developed advanced and reputable modelling programs. We have an advanced and reputable Facility Financial Operational Model that has been informed by benchmarking over 150 projects. It is a tried, tested and trusted tool.

OPG has recently completed benchmarking of regional athletics centres in Australia and New Zealand

Our consultants are trained specialists in taking the data we collect and analysing it using tools such as Planwisely and Maptitude, mapping programs we use to analyse the impacts on facility catchments.

Scale + Reach + Capacity + Track Record

The capacity to respond rapidly to clients with the right staff and resource networks means we can deliver on the most challenging projects. With offices in most capital cities and key specialist partners in architecture, engineering and landscape architecture, we can assemble a team with the right skills for any project. Our past clients will confirm that our collaborative approach to planning and design will deliver well researched and readable reports with realistic and implementable recommendations.

Industry Leaders

We are passionate about the industry and our staff work hard to contribute to expanding the profile and importance of the role that sport and recreation facilities play in keeping communities active and healthy. We regularly present at conferences, provide training and professional development workshops and support research in numerous interest areas. We maintain professional memberships in Parks and Leisure Australia, Aquatic and Recreation Institute, Planning Institute of Australia, Venue Managers Association, Outdoors QLD, International Association of Sport and Leisure Facilities and the International Association for Public Participation.

Generate Network Australia

Otium is the proud national sponsor and industry partner of Generate Network Australia. This long-term partnership with Parks and Leisure Australia delivers a national support and development program for young and emerging professionals in our industry. To find out more go to: <https://www.parksleisure.com.au/about/generate/>



Project Case Studies

Civic Reserve Athletics Centre Management Plan Review



Figure 3: Athletics Centre Opening (Mornington Peninsula SC)

In May 2016, the Federal Government announced a \$2 million contribution to the development of a synthetic athletics track at Civic Reserve in Mornington. The construction of the \$7 million project (that also included a four-pitch soccer facility) was completed in late 2019.

As a result of the development of the new athletics track, Council engaged OPG to undertake a review into the possible management options for the future operation of the facility. OPG conducted a demand assessment for the facility together with a review of the pros and cons of management model options in the context of Civic Reserve. This included: Internal management, external management and Committee of Management. This report provided the analysis required for Council to decide on the best management model for the facility in the future.



Figure 4: Civic Reserve Aerial Photo (Mornington Peninsula SC)

3. The Project Team

The following OPG team members will be engaged on this project.

3.1 Project Director



Kate Maddock – Managing Director (Project Director)

BA (Recreation), MBA. Member of Parks & Leisure Australia.

Kate is the Founding Managing Director of Otium. She is an experienced leisure and sports planner who has undertaken an extensive range of projects in all states of Australia and in New Zealand. Kate has been involved in all areas of leisure, sport and recreation planning with a specialist focus on leisure and sport facility master planning, development, design, management and business analysis. Her project experience is extremely varied ranging from international and national facility development through to local area facility, business and management strategies.

Kate has also worked with numerous State Sporting Associations on the development of strategic plans and has assisted many clients in successfully securing State and Federal Government grants. Her focus is on building strong, ongoing relationships with clients to ensure practical solutions from feasibility through to project delivery. As Managing Director of OPG, Kate, along with her fellow Directors, has contributed to the company quickly becoming a dynamic and highly respected sport and recreation planning company.

3.2 Project Team



Ben Bainbridge – Associate (Project Manager)

BA (Sport Administration). Member of Parks and Leisure Australia, Member PLA Advisory Committee.

Ben has over 20 years' experience as a Senior Manager spanning State and Local government and private consultancy. He has delivered strategy, projects and services in sport, community, planning, tourism, development and government sectors and has enjoyed changing sports facilities at local and elite level, parks, public spaces and townships into diverse and active communities and places.

Ben has broadened sport and active living services to encourage participation for all and tackle social equity and inclusion issues with managing Pride Cup and the Matilda's Camp and Friendly career highlights. He is an experienced strategic planner and project manager who brings a partnership approach and is a skilled facilitator and advocate. Ben maintains a network across sport, government and industry including holding executive roles with Parks and Leisure Australia at state level and with the National Advisory Group.



Malcolm Kuhn – Senior Consultant

B.App.Sc. (Human Movement) majoring in Sports Administration, Dip Bus (Frontline Management), Certificate - Pool Operator. Member of Aquatics and Recreation Victoria.

Malcolm has over 30 years leadership experience across local government and private sectors. He is a passionate advocate and leader within the Leisure and Recreation industry with a strong reputation for developing great leaders and team culture, driving business performance, raising the bar with service professionalism and building strong relationships with the community. In his role as the Manager Leisure and Recreation Services at the City of Greater Geelong for 12 years, Malcolm was responsible for one of the largest local government-operated leisure portfolios in Australia. He has overseen significant business growth and delivery of major leisure infrastructure projects, including the \$9 million expansion of the Bellarine Aquatic and Sports Centre and the construction of the \$31 million Leisurelink Aquatic and Recreation Centre.

Since joining Otium, Malcolm has completed a variety of projects, including aquatic strategies, indoor stadium feasibility studies and business cases, sports reserve master plans, aquatic and golf facility management contract specifications, operational reviews and financial modelling, and extensive stakeholder engagement.



Saeed Patil – Recreation Planner

Master of Sports Management, Master of Tourism, BBus (International Business).

Saeed is passionate about the sports industry and sports education and joins the Otium team with a solid background in Aquatics education. Her previous experience in aquatics programs at the Melbourne Sports and Aquatic Centre and at Geelong Grammar School included coordinating and executing sports programs, swim teaching and program planning.

Saeed was also responsible for planning and executing sports events and was in charge of plant room operations, developing an Operations Manual and Water Quality Risk Management Plan to ensure council regulations were met. Program Supervisor and Coordinator roles allowed her to develop management and leadership experience and involvement in recruitment, teamwork and planning.

3.3 Sub Consultant Team

A sub consultant will be required if the provision item is supported by Council. Company profiles and CVs are provided for sub consultants.

- **HBArch Architects**

Gray Barton, Director / Architect and Allison Hopper, Director / Architect from HBArch are experienced sports facility architects and will provide design services to the project.

Gray Barton has 25+ years' experience as an architect, with 9 years as a director of Williams Ross Architects. With a professional focus on sports and recreational architecture, Gray's expertise in the management of challenging and complex project types extends to performing arts, education, community and commercial design.

Gray excels at the understanding of operational detail and construction technical knowledge, including those of specialist consultants critical to complex projects. He has specialist knowledge of sports, aquatic and recreation design, including high performance sports training facilities and leads the majority of HBArch's sports feasibility studies and development projects.

Allison Hooper has 12+ years' experience as an architect, developing a passion for design excellence and resolving complex functional outcomes. Allison demonstrates a complete range of architectural skill from pre-design analysis, through design resolution to construction site project administration.

HB Arch has a wide range of experience in master planning, design and delivery of high performance and community sports, aquatic and recreation facilities, working extensively over many years as detailed in their profile with private sporting organisations, peak sports bodies, schools, local and state government.

<https://www.hbarch.com.au>

- **SportsEng**

Jarrold Hill, Director and Civil Engineer from SportEng is an experienced sports field engineer. SportEng will provide sports field design and cost services.

As Director at SportEng, Jarrold blends his Civil Engineering profession with his extensive knowledge for the development of sport and recreation facilities. Jarrold's expertise is based on extensive knowledge of specialist engineering applications and a detailed understanding of athlete and facility/venue owner requirements.

Jarrold's knowledge of the planning, design and construction of sports and recreation facilities has seen him work on most of the major stadia projects and sports precincts throughout Australia in recent years. Having worked closely with architects and facility operators, Jarrold has developed a strong understanding on the operational and maintenance requirements for sport facilities.

<https://www.sporteng.com.au>

- **Currie and Brown Quantity Surveyors**

Mike Cox, Director from Currie and Brown has been involved in over 20 years of providing cost plans for sport facilities in Australia and New Zealand. Currie and Brown will be engaged to provide a high-level cost plans of development options.

<https://www.curriebrown.com>

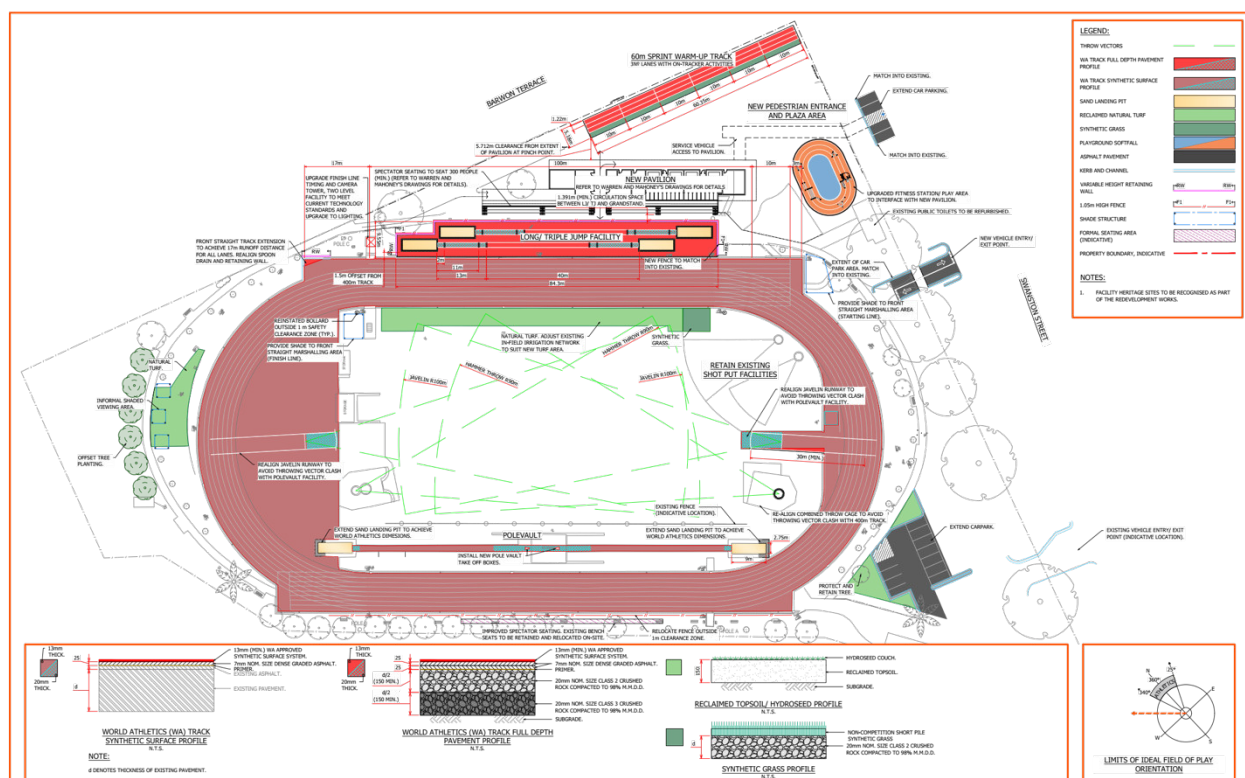


Figure 5: John Landy Athletics Centre Master Plan

4. Project Methodology

In line with the project brief we have prepared a detailed project methodology based on the key outputs identified within the project brief. The proposed methodology and timeline are shown in the tables below.

Table 6: Project Methodology

Stage	Tasks	Detail	Who
Project Commencement	Project Inception Meeting	OPG will host a Project Inception Meeting with the Project Control Group to confirm methodology, timing, stakeholder engagement, discuss relevant reports and documents to review and establish communication and project management protocols.	Otium
	Project Plan	OPG will prepare a Project Plan that refines the methodology, identifies key milestones and delivery timeframes and includes a governance framework, risk management plan and engagement plan. OPG will identify relevant information and data requirements and issue an RFI.	Otium
Project Management	PCG Workshops	Three workshops are proposed with the Project Control Group to discuss key questions, research findings, next steps and key decisions. The following workshops are proposed: • Project Inception Meeting • Issues and Options Report Workshop • Draft Master Plan Report Workshop.	Otium
Stage 1 Situational Analysis and Stakeholder Engagement	Background Research	OPG will conduct background research including all previous research and strategy documents. This includes: • Council Plan 2021-2025 • Recreation and Leisure Strategy Plan 2019-2029 • Athletics Victoria Strategy Plan 2023-2026 • Little Athletics Victoria Strategic Plan 2020-2023 • Other peak sporting associations' strategic plans • Peak sporting associations' facility planning guidelines. A summary of these documents will be developed to identify strategic relationships, rationale and relevant recommendations for the study.	Otium
	Demographic Review	An analysis of the demographics of Southern Grampians Shire Council that will be serviced by the sporting precinct will be completed to identify characteristics that may impact on the current and future use of the site.	Otium

Stage	Tasks	Detail	Who
	Demand Assessment	OPG will conduct a demand assessment, examining current and future participation trends including demand modelling projecting future participation use. The review will help determine: • Current participation levels and facility demands • Future participation modelling and facility demand • Participation trends that may impact on the use of a facility • Facility and service provision levels • Key issues, threats, and opportunities. A post code mapping analysis of current registered participants of proposed key user groups will help inform the catchment analysis for the proposed sports precinct. A benchmarking against other athletics facilities in regional LGAs will be conducted with learnings captured.	Otium
	Targeted Stakeholder Engagement	OPG will coordinate interviews with: • Southern Grampians Shire Council • Hamilton Running Club and Little Athletics Centre • Athletics Victoria • Little Athletics Victoria. Other stakeholders to be considered in the engagement plan and agreed consultation methods determined at the inception meeting. • Local Australian Rules football and cricket clubs that use the park • AFL Victoria and Cricket Victoria. The purpose of the consultation will be to confirm usage and demand and gain a clear understanding of facility scope and operational requirements. An engagement report will be prepared and summarised in the Issues and Options Report.	Otium
	Site Review and Inspection	The Project Team will undertake a detailed site assessment that will review the condition and capabilities of the current facilities to meet the current and future needs of sports for the proposed sports precinct. This will include a site walk with relevant Council staff and to identify site attributes, issues, and opportunities.	Otium HBArch SportENG

Stage	Tasks	Detail	Who
		A condition and functional compliance assessment will be undertaken by the project team. The functional compliance assessment will assess how “fit for purpose” the facilities are against relevant peak sporting bodies preferred facility guidelines and standards. The assessment will be informed by asset data available. OPG will conduct a desktop analysis of all relevant site information including reviewing key findings from previous technical reports prepared, identified in the project brief.	
Stage 2 Issues and Options Analysis	Issues and Options Report	An Issues and Options Report will summarise the key market research, site review, technical assessments, and stakeholder engagement. The Issues and Options Report will also identify key issues and development opportunities for the project that will be discussed and tested with the Project Control Group.	
	Vision and Guiding Principles	Otium Planning Group will develop a preliminary vision and set of design principles for the site. These will be guided by the initial needs schedule, site analysis and findings of the stakeholder engagement process.	
	Functional Design Components Schedule	The preferred development options will be translated into a Functional Design Components Schedule. The schedule will help inform the Site Assessment and the Project Architect and Sports Field Engineer in the development of a concept master plan design.	Otium
	Site Assessment	A site assessment will be conducted of potential sites using OPG’s well-developed site criteria. The existing site will also be assessed. The analysis will apply the site criteria outlined in Appendix 3 of this report. The assessment will consider all site information and building condition reports; involve a site visit of short-listed site.	Otium HBArch SportENG
Stage 3 Concept Development	Concept Plan	HBArch will conduct a high-level assessment of the current sports building condition and capacity. OPG will engage HBArch to prepare the concept plans for the proposed sports precinct. The plans will include: • Obtain and review existing conditions reports and drawings. • Prepare an illustrative master plan of the site with input from preliminary site assessments and sports field engineer layouts. • One site visit and walk through. Allows for one design option - draft issue and one round of client review feedback/edits. The concept plan suite will include: • Overall precinct plan that captures sports field layouts.	HBArch

Stage	Tasks	Detail	Who
		Floor layouts of buildings.	
	Sports Field Layout Plans and Costing Advice	SportENG will conduct a high-level assessment of the current sports field condition and capacity. OPG will engage SportENG to prepare sports field layout plans and provide cost advice for the proposed sports precinct.	SportENG
	QS Cost Plan	OPG will engage Currie and Brown Quantity Surveyor to prepare a cost plan for the proposed sports precinct.	Currie and Brown
Stage 4 Master Plan Report	Draft Report	The draft Feasibility Study report will be prepared for PCG's review.	Otium
	Final Report	We will amend the report to reflect PCG feedback. We have allowed for one revision based on consolidated feedback.	Otium

Table 7: Project Timeframe

Stage	Tasks	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025
Project Commencement	Project Inception Meeting								
	Project Plan								
Project Management	PCG Workshops								
Stage 1 Situational Analysis and Stakeholder Engagement	Background Research								
	Demographic Review								
	Demand Assessment								
	Targeted Stakeholder Engagement								
	Site Review and Inspection								
Stage 2 Issues and Options Analysis	Issues and Options Report								
	Vision and Guiding Principles								
	Functional Design Components Schedule								
	Site Assessment								
Stage 3 Concept Development	Concept Plan								
	Sports Field Layout Plans and Costing Advice								
	Cost Plan								
Stage 4 Master Plan Report	Draft Masterplan Report								
	Final Masterplan								

5. Project Budget

The total project costs, including consultant hours and project disbursements, are based on:

Total Consultant Costs (excluding GST)	\$22,052.00
Total Sub Consultant Costs (excluding GST)	\$15,000.00
Project Disbursements (excluding GST)	\$2,943.00
Subtotal Project Costs (excluding GST)	\$39,995.00
GST (10%)	\$4,000.00
TOTAL PROJECT COSTS (including GST)	\$43,995.00

NOTE: The above fee estimate is based on our proposed methodology and the scope and tasks detailed within. For this project we have discounted our normal hourly rates to prepare the above estimate. These rates apply solely to the tasks specified in our methodology.

The discounted hourly rates used to estimate the fixed fee are:

Roles	Hourly Rates (excl GST)
• Director	\$300
• Senior Associate	\$270
• Associate	\$250
• Senior Consultant	\$225
• Consultant	\$190
• Graduate	\$150
• Administration	\$100
• Architecture/Landscape	\$300
• Mapping	\$165
• Graphic Art	\$150

Additional Tasks, Change of Scope and Variations

Where additional tasks, a change of scope and variations arise, we will revert to our standard hourly rates.

Circumstances where this may occur could include:

- Additional iterations of reports (beyond that identified in our methodology).
- Additional tasks involved in reviewing/reconciling feedback provided by the client that has not been consolidated into a single set of comments/changes.
- Additional engagement tasks requested by the client.
- Any other additional tasks requested that are not outlined within our methodology.

Our standard commercial rates are summarised below:

Roles	Hourly Rates (excl GST)
• Director	\$360
• Senior Associate	\$324
• Associate	\$300
• Senior Consultant	\$270
• Consultant	\$228
• Graduate	\$180
• Administration	\$120
• Architecture/Landscape	\$360
• Mapping	\$198
• Graphic Art	\$180

Sub-consultant Fees and Additional Travel and Other Expenses

Where additional tasks, change of scope and variations impact on the work required from sub-consultants within our team, the cost of this additional work will be charged to the client plus administration costs of 10%.

Where additional travel and other expenses are incurred due to a change in scope, tasks or other variations, these costs will be charged to the client plus administration costs of 10%.

5.1 Project Payment Schedule

OPG understands that the payment schedule as outlined below is proposed for this project:

Stage 1	Project Inception meeting	20%	July 2024
Stage 2	Issues and Options Report	30%	October 2024
Stage 3	Concept Plan	20%	December 2024
Stage 4	Draft Report	20%	January 2025
Stage 4	Final Report	10%	February 2025

6. Project Referees

We are happy for any of our previous clients to be contacted for references regarding the quality of our work. We have also nominated the following projects and associated contacts who can provide references on our experience with similar projects:

Name	Organisation	Project	Contact Details
Amie Higgs Manager Community Programs and Venues	City of Greater Geelong	John Landy Athletics Centre Feasibility Study	0466 496 137
Mandy Kirsopp Co-ordinator Recreation and Open Space	Horsham Rural City Council	Wimmera Regional Multi-Sports Precinct Feasibility Study	(03) 5382 9518
Tony Dark Coordinator Community Placemaking	Northern Grampians Shire Council	North Park Master Plan	0400 640 828

7. Administrative Matters

7.1 Insurances

OPG holds the following insurances:

Type of Cover	Insurer	Sum Insured	Policy Number	Expiry Date
Public Liability	CGU Insurance Limited	\$20,000,000	15T4581436	06/02/2024
Professional Indemnity	CGU Professional Risks Insurance	\$10,000,000	04MIS2298906	27/07/2024
WorkCover	Allianz Australia Workers' Compensation (Victoria) Limited	N/A	14658671	30/06/2024

7.2 Contract Provisions

7.2.1 Documents Comprising Our Full Proposal

This proposal and any attached schedules or appendices form the basis of our submission and response to the brief. The tasks and costings detailed within this proposal comprise our full submission and any other tasks or actions which have not been expressly identified within this proposal are not considered to be included within our proposal or contained within our fee estimate.

7.2.2 Completion of Tasks and Unavoidable Delays

Otium has prepared this proposal and proposed project timing in good faith and based on the information available at the time. However, we are unable to account or effectively allow for unforeseen events or external impacts that may significantly affect our ability to deliver the agreed services. Extreme weather events, state and national emergencies, and potential impacts of major health events (such as COVID-19) are beyond our control and may cause delays, travel restrictions or other unforeseen impacts. In all such cases we will work with the client to redesign project methodologies or adjust timeframes.

8. Further Project Supporting Information

For further supporting information on Otium's skills, services and relevant project experience please refer to our website: www.otiumplanning.com.au.

As a guide to some of our major projects please click on our YouTube video channel link to view our range of projects: https://www.youtube.com/channel/UCUkHexcJsQ4_5rPLFOYvtlg/videos

Appendix 1: Other Tender Information

Quality Assurance

OPG has an internal quality assurance system which it uses for all projects. All assignments are managed by a Company Director, who is responsible for project management and ensuring the project meets the needs of the client. The company's quality assurance procedures are:

- The Project Director will personally control all aspects of the assignment. In this role they will have prime responsibility for meeting project specifications and personally presenting key data and reports to clients.
- The Project Manager will be the Lead Consultant and key liaison for the project. They will manage all project tasks.
- Consultants will work directly under the supervision of the Project Director and be directed by the Project Manager. Their primary role will be in consultation, data collection, summary and analysis.
- All reports and written material prepared by the Consultant will be vetted and authorised by the Project Director, prior to dispatch to the client.
- The Project Manager will maintain regular contact with the client to ensure that the project specifications are being met.
- We also complete second party reviews and edits on all written documents and reports. All final draft and final reports are reviewed under our internal quality control process where an independent company representative reviews and identifies any issues identified from this review.

Work Health and Safety

OPG is committed to providing a healthy and safe working environment. All employees, contractors and visitors to our workplaces will be expected to follow safe work practices in keeping with the Workplace Health and Safety Act 2011 and the company's policy and procedures, and to make every effort to reduce the risk of injury and illness to themselves and others. A copy of our Work Health and Safety Policy is available on request.

Environmental Initiatives

OPG is committed to reducing its impact on the environment. We will strive to improve our environmental performance over time and initiate additional projects and activities that will further reduce our environmental impacts. Our commitment to the environment extends to our customers, our staff, and the community in which we operate. We are committed to:

- Providing a safe and healthful workplace.
- Complying with all applicable environmental regulations.
- Preventing pollution whenever possible.
- Only use sustainable or recycled products where possible and conserve natural resources by reusing and recycling.
- Ensuring the responsible use of energy throughout the organisation.
- Working with suppliers who promote sound environmental practices.
- Training all of our staff on our environmental program, educating and motivating them to act in an environmentally responsible manner and empowering them to contribute and participate.
- Communicate our environmental commitment and efforts to our customers, staff, and our community.
- Continually improve over time by striving to measure our environmental impacts and by setting goals to reduce these impacts each year.

Appendix 2: Project Experience

Over the past 30 years OPG team members have completed in excess of 2,100 projects in the Sport, Recreation and Leisure industry. Many of these projects relate to Facility Feasibility Studies, Master Plans, Community Needs Studies, Recreation Strategy Plans, Development Strategies and Business and Operational Plans.

Project Experience Summary

As a guide to our most recent and current work we note the following projects:

Client	Project
Active Southland / Invercargill City Council	Surry Park Master Plan – Invercargill Athletics Centre
City of Greater Geelong	John Landy Athletics Facilities – Facility Improvement Plan
Mornington Peninsula Shire Council	Civic Reserve Athletics Centre Management Plan Review
Northern Grampians Shire Council	North Park Master Plan – Stawell Athletics Centre
Horsham Rural City Council	Wimmera Regional Multi-Sport Precinct Feasibility Study featuring Horsham Athletics Centre
Yarra Ranges Council	Morrison Reserve Master Plan – Yarra Ranges Athletics Centre
AFL QLD	Chelmer AFL Master Plan
Alice Springs Town Council	Sports Facilities Master Plan
Banyule City Council	Ivanhoe Sports Master Plan
Brisbane City Council	Northside Precinct Master Plan
City of Gold Coast	Gold Coast Sports Precinct Master Plan
City of Greater Bendigo	Bendigo Stadium Future Master Plan
City of Greater Geelong	Leisuretime Sports Precinct Master Plan
City of Greater Geelong	Hamlyn Park Master Plan
City of Melbourne	Recreation Facility Provision Master Plan
City of Moonee Valley	Quinn Grove Precinct Master Plan
City of Rockingham	Lark Hill Northern Expansion Master Plan
City of Rockingham	Stakeholder Engagement Mike Barnett Sports Complex Master Plan
City of Ryde	Christie Park Football Centre of Excellence Master Plan and Feasibility Study
City of South Perth	Hensman Park Precinct Master Plan
Conrad Gargett (Logan CC)	Lowe Oval and Cronulla Park Master Plan
Cook Shire Council	Lakeland Sports Field Master Plan
Cowra Council	Development of 2020-2030 Cowra Sport & Recreation Plan
Darebin City Council	John Cain Memorial Park Master Plan
Dave Lanfear Consulting (City of Swan)	Whiteman Park Master Plan
Dave Lanfear Consulting (City of Wanneroo)	Wanneroo Recreation Precinct Master Plan
Department of National Parks, Sport & Racing (QLD)	SRS Venues Strategy and Master Plans
Fraser Coast Regional Council	Fraser Coast Sports and Recreation Precinct Stage 2 Master Plan
GHD Woodhead (Port Stephens Council)	Kings Park Complex Master Plan
Gladstone Regional Council	Coal Exporters Sports Complex Master Plan Study

Client	Project
Greenedge Design Consultants (Sunshine Coast Council)	Caloundra Road Sport and Recreation Park Master Plan
Harness Racing Victoria	Tabcorp Park Master Plan Stage 2
Hawthorn Football Club	Master Plan of Hawthorn Football Club Facilities
Katherine Town Council	Binjari Sports Master Plan
Kempsey Shire Council	Verge Street Sports Complex Master Plan
Kempsey Shire Council	Sportsground Masterplans
Mareeba Shire Council	Master Planning for Davies Park
Moonee Valley City Council	Quinn Grove Precinct Plan (East Keilor)
Nillumbik Shire Council	Plenty Park Master Plan Review
Noosa Shire Council	Noosa District and Cooroy Sports Complexes Master Plan
NT Government Department of Sport and Recreation	NT Sport & Active Recreation Master Plan
Place Design Group (Gold Coast CC)	Pizze Park Master Plan
Rockhampton Regional Council	Rockhampton Sporting Precinct Master Plan
Shire of Exmouth	Sport and Recreational Master Plan
Somerset Regional Council	Lowood Recreational Complex - Facilities Master Plan
Somerset Regional Council	Mount Glen Rock Master Plan
South Burnett Regional Council	Memorial Park Master Plan
Toowoomba Regional Council	Toowoomba Regional Sports Precinct Master Plan Update
Toowoomba Regional Council	Sport, Active Recreation & Healthy Living (SAHRL) Plan 2019-2026
Town of Cambridge	Alderbury Reserve Needs Assessment and Master Plan
Western Sydney Parklands Trust (City of Sydney)	Southern Parklands Master Plan
Wollongong City Council	Darkes Road District Sports Park and Community Hub Concept Plan
Yarra Ranges Council	Yarra Junction Recreation Reserve Master Plan

Appendix 3: Site Assessment Tool

To help review and assess the sites, the following two-stage site selection process was used:

- Stage One: Shortlist all sites into potential and non-potential sites. Assessment criteria assess the suitability of the sites to provide for the proposed facility.
- Stage Two: Complete a more detailed assessment of the potential sites to determine final priority sites for a more detailed investigation.

Stage One	Stage Two
•Location to Catchment Population •Size of Site Meets Development Requirements •Public and Active Transport Access •High Visibility of Site •Land Suitability •Place (Transformative Place Making Criteria 1) •People (Transformative Place Making Criteria 2) •Access to Land and Timing of Development	•Planning/Zoning •Site Services •Site Geology •Site Access and Traffic Impacts •Impact on Current Users •Neighbourhood Effects •Compatibility of Site •Site Image •Shared Development Opportunities •Commercial Potential of Site •Future Facility Expansion Capability •Environmental Impact •Value of Site •Potential of Part Land Sale or Lease •Capital Cost of Development

Stage One Primary Selection Criteria

Of all main success factors for high use community and leisure facilities (based on industry trends) the following eight are regarded as primary site selection criteria. The last two, people and place, relate to transformative place making.

1. Location to Catchment Population

Central location to maximise use and how close it caters for the current and projected project area population (Primary and Secondary catchment zones).

The site is located within an existing residential catchment and is in close proximity to the greatest existing of planned density and diversity of housing types.

The site does not overlap catchments with other existing facilities in neighbouring suburbs.

2. Size of Site Meets Development Requirements

The site is of sufficient size to accommodate facility requirements to enable efficient development and meets the minimum site size and configuration requirements.

3. Public and Active Transport Access

The site is accessible by public transport and has active transport (shared use trails/footpath).

The site is within an existing street-based walking distance or is co-located with the primary open space and other community and recreational facilities in the local area.

4. High Visibility of Site

The site on major traffic zones, high profile corner site or road, with prominent street frontage and/or high volume of pedestrian traffic. The ability of the site to present high visibility to facilities.

5. Land Suitability

The site is a good fit for the type of facility purpose and range of activities.

The site should be relatively flat, have suitable stable soil conditions and be able to be protected from floods, high water table and not have a previous landfill or fill site history.

6. Place (Transformative Place Making Criteria 1)

Contributes to the productivity and sustainability of the local area through improved economy, community, diversity, connection and sustainability).

The site is abutting or in close proximity to other existing and clustered social infrastructure.

The site has the potential to act as a catalyst for revitalisation of an existing Town Centre or place.

7. People (Transformative Place Making Criteria 2)

Contributes to the wide engagement of people together in one place through being walkable, safe, vibrant and welcoming.

The site aligns with community preferences for location and is considered to be neutral space for the representative community demographic.

The site is abutting an existing community or civic public space.

8. Access to Land and Timing of Development

The site is available to develop in the short term and has no known land tenure or occupancy agreement constraints.

Stage Two Secondary Selection Criteria

For sites that meet all of stage one primary selection criteria they are then categorised as priority sites and these are assessed across a range of secondary site selection criteria, including:

9. Planning/Zoning

Capability of site to meet all current and proposed planning requirements.

The site and its intended use complement adjacent land use patterns, links with plans or developments, is supported by the location of transport infrastructure and fills an identified gap in the area.

10. Site Services

Major services are available on site or closely located to minimise cost and to ensure facility can be serviced?

- Electrical
- Water
- Gas
- Sewer
- Storm water.

11. Site Geology

Site geology affects overall design and construction costs. A flat site with good soil conditions and no history of rubbish deposits or poor drainage is essential.

12. Site Access and Traffic Impacts

Site Access and Traffic Impacts: Most site visitors (80% to 90%) will come by car so there needs to be adequate site access and provision of appropriate car parking, bus parking and group drop off and pick up.

The site is safe, comfortable and enjoyable to walk or cycle and has no physical or perceived barriers.

13. Impact on Current Users

If the site is within an open space, it does not reduce, replace or compromise open space that is valued for sport or play or impact negatively on the environment, amenity and value of the open space network.

14. Neighbourhood Effects

The intended use of the site is compatible with neighbouring activities and there is a low likelihood of reverse sensitivity issues. Identify any negative neighbourhood impacts likely to occur from the development in relation to surrounding neighbourhood i.e., noise, traffic, lighting and amenity.

15. Compatibility of Site

The site is located within or abutting a Town Centre or place. Close development links to existing or other site users/uses or adjoining or close by facilities including the clustering of community facilities.

16. Site Image

Does site image complement the proposed development? (i.e., visual aesthetics/environmental issues).

17. Shared Development Opportunities

Are there any shared or compatible development/uses or management opportunities i.e., commercial/community partnerships?

18. Commercial Potential of Site

Is the site commercially attractive to other funding parties or commercial investors?

19. Future Facility Expansion Capability

The site is sufficiently flexible to accommodate an integrated or connected facility and meets the minimum site size and configuration requirements. Does the site have surrounding available land for future facility expansion?

20. Environmental Impact

The site has the potential to complement or enhance its local environment and cultural heritage. Assess the impact the development has on the local environment and cultural heritage.

21. Value of Site

The site is either set aside or is affordable to purchase for development. The cost to either purchase or create the development on the site can be compared to determine the likely development impost at each site.

22. Potential of Part Land Sale or Lease

The site offers an opportunity for part land sale or leasing. Does the site have extra area suitable for sale/lease to assist with development/funding opportunities?

23. Capital Cost of Development

The site allows for the development of a facility that is affordable. Which site provides the project with the lowest development capital cost?

Site Assessment Scoring

The site selection scoring system OPG have used is based on:

- 10 points = Meets every criterion and it is the best site.
- 8 to 9 points = Meets most criteria 80% to 90%.
- 6 to 7 points = Meets 60% to 70% of criteria.
- 4 to 5 points = Meets only 40% to 50% of criteria.
- 2 to 3 points = Meets only 20% to 30% of criteria.
- 1 point = Meets 10% of less criteria.
- 0 points = does not meet any criteria.

Council Policy

SOCIAL MEDIA

Date Adopted:	
Adopted By:	Council
Review Due:	XXX
Responsible Officer:	Manager Communications and Engagement
Directorate:	Office of the CEO
EDRMS No:	XXX

STATEMENT

Southern Grampians Shire Council uses social media to connect and engage with the community, promote council services, programs, initiatives and events, and build community awareness of local issues.

Social media platforms such as Facebook, LinkedIn and Instagram, enable Council to be more active in building positive relationships with residents, partners and stakeholders, encouraging them to be more involved in local decision making, enabling better information sharing, engagement and feedback, and ultimately helping to improve Council services and reputation.

The intent of this policy is to provide understanding and guidance for the appropriate use of social media platforms and tools. It aims to assist Council staff, contractors and volunteers officially appointed by Council for the purpose of conducting Council business.

The policy outlines requirements for compliance with confidentiality, governance, legal, privacy and regulatory parameters when using social media to conduct Council business. It aims to:

- Inform appropriate use of social media tools for Southern Grampians Shire Council;
- Promote effective and productive community engagement through social media;
- Minimise miscommunication or inappropriate communications; and
- Assist Southern Grampians Shire Council manage the inherent challenges arising from the immediacy, access and spread of social media communication.

The policy applies to all online digital spaces collectively referred to as social media where people may comment, contribute, create, forward, post, upload and share content.

DEFINITIONS

Social media - a general term to describe the tools and forms of publishing that are based on a two-way interaction online. Social media facilitates the creation and sharing of information via virtual communities and online networks. It invites engagement, collaboration, discussion and debate. It enables the development of social and professional networks, groups, followers and contacts.

Employees – the term employee in this policy refers to full time, part time, casual fixed term and volunteers.

Trolling – a term used when someone posts or comments online to deliberately provoke an argument or emotional reaction.

APPLICATION AND SCOPE

This policy applies all Southern Grampians Shire Councillors, employees and volunteers as it pertains to Council's managed social media presence and the representation of Council on social media.

It is aligned with the Southern Grampians Shire Council Code of Conduct and the Councillor Code of Conduct.

This policy applies to any digital platform where people may comment, contribute, create, forward, post, upload and share content, including:

- Social networking sites and apps (eg Facebook, Instagram, LinkedIn)
- Southern Grampians Shire Council Website (engagement tools and feedback options)
- Video and photo sharing apps (eg Instagram, YouTube)
- Blogs and eDMs (eg Council and Business e-newsletters)
- Forums, discussion boards and groups (Social Pinpoint)
- Instant messaging (eg Facebook Messenger)
- Podcasts

GENERAL PROVISIONS

POLICY STATEMENT

Governance

Southern Grampians Shire Council's social media platforms represent a public face of Council and require sufficient governance to ensure appropriate usage and monitoring.

Council's corporate Facebook, Instagram and LinkedIn pages are managed and administered by the Communications Team which create and approve all content before being published.

There are a number of other social media accounts that are managed by staff in other departments including Visitor Services, Hamilton Gallery, Hamilton Performing Arts Centre, Hamilton Cinema, Hamilton Library, Youth, L2P, Hamilton Indoor Leisure and Aquatic Centre (HILAC) and HILAC Occasional Care. Staff in those areas are responsible for posting content to their relevant sites. Council's Communications team have oversight of these pages and assist with content, moderation and advice as required.

All pages will be administered in accordance with Council's Social Media Guidelines.

Posting Content

When establishing social media accounts on behalf of Council, employees must:

- Seek prior authorisation from the Communications Team
- Adhere to Southern Grampians Shire Council Staff Code of conduct, policies and procedures
- Behave with caution, courtesy, honesty and respect
- Comply with relevant laws and regulations
- Reinforce the integrity, reputation and values of Southern Grampians Shire Council.

Inappropriate content is not permitted on any Council page, including but not limited to:

- Abusive, profane or sexual language
- Content not relating to the subject matter of that blog, board, forum or site
- Content which is false or misleading
- Confidential information about Council or third parties
- Copyright or Trademark protected materials
- Discriminatory material in relation to a person or group based on age, colour, creed, disability, family status, gender, nationality, marital status, parental status, political opinion/affiliation, pregnancy or potential pregnancy, race or social origin, religious beliefs/activity, responsibilities, sex or sexual orientation
- Illegal material or materials designed to encourage law breaking
- Materials that could compromise council, employee or system safety
- Materials which would breach applicable laws (defamation, privacy, trade practices, financial rules and regulations, fair use, trademarks)
- Material that would offend contemporary standards of taste and decency
- Material which would bring the council into disrepute
- Personal details or references to councillors, council staff or third parties, which may breach privacy laws
- Spam, meaning the distribution of unsolicited bulk electronic messages
- Statements which may be considered to be bullying or harassment.

Social Media guidelines have been prepared, which provides further information on authorisation, expertise, disclosure, accuracy, identity, opinion, privacy, intellectual property, defamation, transparency, political bias, respect, discrimination, language use, media, modification and moderation.

Responding

Council's social media pages will be actively monitored from 8.30am to 5pm, Monday to Friday.

Not all community comments posted on Council's social media platforms are a direct enquiry to Council or seek a response, often they are just a general comment or acknowledgement. Where a response is required, posters will be provided with information as deemed appropriate by the Communications Team. The team will only provide publicly available information.

Complaints will be managed in accordance with Council's Complaint Handling Policy and will be referred to official channels for further action.

Council will not respond to comments being made about it on community Facebook pages unless the information is misleading and likely to cause harm.

Moderation of information

Southern Grampians Shire Council actively seek ideas, questions, complaints and feedback from the public through social media channels. Open conversation and debate is encouraged, but participants are expected to behave in a respectful manner.

Council will not tolerate content that is offensive, obscene, defamatory, threatening, trolling, harassing, bullying, discriminatory, hateful, racist, sexist, infringes copyright, or is otherwise unlawful or deemed inappropriate. Such content will be removed.

Repeat behaviour may result in the person or account being banned from Council pages at the discretion of the Communications Team.

Posts that make specific mention of confidential material about Council or individuals or mention staff by name on Council's social media platforms will be removed.

Council has developed and published acceptable behaviour guidelines on its official Facebook page and website outlining the rules of engagement for users.

Inauthentic Behaviour

Users demonstrating inauthentic behaviour or identity will be blocked from our pages. Accounts that seek to deliberately conceal identity (no profile picture, pseudonym, no friends or following) will be blocked from following Council page. Spam accounts are not tolerated.

This is intended to create a space where people can trust the people and community they interact with.

Employee use of social media

Council recognises that staff may use social media in a personal capacity. All Southern Grampians Shire Council employees and volunteers are personally responsible for content/comments they publish on any form of social media and ensure compliance with the staff code of conduct.

Staff must ensure when using social media that they:

- Make it clear they are expressing their personal opinion and not purporting to represent the position of Council.
- Do not use Council platforms as a forum for political debate or make comments that impact Council's reputation.
- Ensure their personal comments do not divulge privileged or confidential information that can only be known as a result of their role at Council.
- Do not offer views on Councillors or members of staff that may be considered derogatory.
- Do not make posts on social media on their accounts (or accounts believed to be held by them) that could be perceived to reflect negatively on their employment with Council.

Councillor use of social media

When operating any private social media accounts Councillors are encouraged to be mindful of the Councillor Code of Conduct.

Councillors must ensure when using social media that they:

- Make it clear that any unofficial view shared is a personal one and does not represent the Council as a whole.
- Endeavour to make sure that any messages communicated through social media are clear and consistent and portray the Council as a decisive and responsible governing body.
- Are wholly responsible for maintaining any private social media accounts they might hold, create or operate under their own name, and accept all legal responsibilities for such accounts.

Council officers shall not assist any Councillor with the creation or operation of any private social media account – unless approved by the CEO.

ENFORCEMENT

Southern Grampians Shire Council actively monitors social media for relevant contributions that impact on the municipality, its operations and reputation. Southern Grampians Shire Council will be able to find – and act upon – contributions made by Councillors and staff if deemed necessary.

This policy will be published and promoted to Councillors and staff of Southern Grampians Shire Council. Breaching this policy may result in disciplinary action, performance management and review. Serious breaches may result in suspension or termination of employment or association.

Any members of the public banned from Council pages can appeal their ban through the Manager Communications and Engagement or other official channels.

IMPLEMENTATION

This policy was adopted by Council on 12 October 2011 and the following reviews have taken place:

July 2012

9 April 2014

CHARTER OF HUMAN RIGHTS COMPLIANCE

It is considered that this policy is **Choose an item.** compatible with the relevant human rights identified in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

GENDER EQUALITY COMPLIANCE

It is considered that this policy is compatible with the relevant gender equality principles identified in the *Gender Equality Act 2020*.

Is a Gender Impact Assessment required?

- ☐ Yes (*legally required for all policies that have a direct and significant impact on the public*)
- ☒ No (*please provide an explanation why a Gender Impact Assessment is not required*)

ASSOCIATED DOCUMENTS

- *Local Government Act 2020*
- *Gender Equality Act 2020*
- *Southern Grampians Shire Council Community Engagement Policy*
- *Southern Grampians Shire Council Staff Code of Conduct*
- *Southern Grampians Shire Councillor Code of Conduct*
- *Southern Grampians Shire Council Social Media Guidelines*
- *Online Safety Act 2021*
- *Defamation Act 2005 & County Court rulings 2022*

REVIEW

This policy will be reviewed in 2028.

Trigger points that require an earlier review period of the policy or associated document/s include (but are not limited to):

- change in legislation which has a bearing on the document
- change in Council's position on a particular subject area

- recommendation from a governance body (eg Audit and Risk Committee recommendation, Internal or External Audit Recommendation, integrity agency)

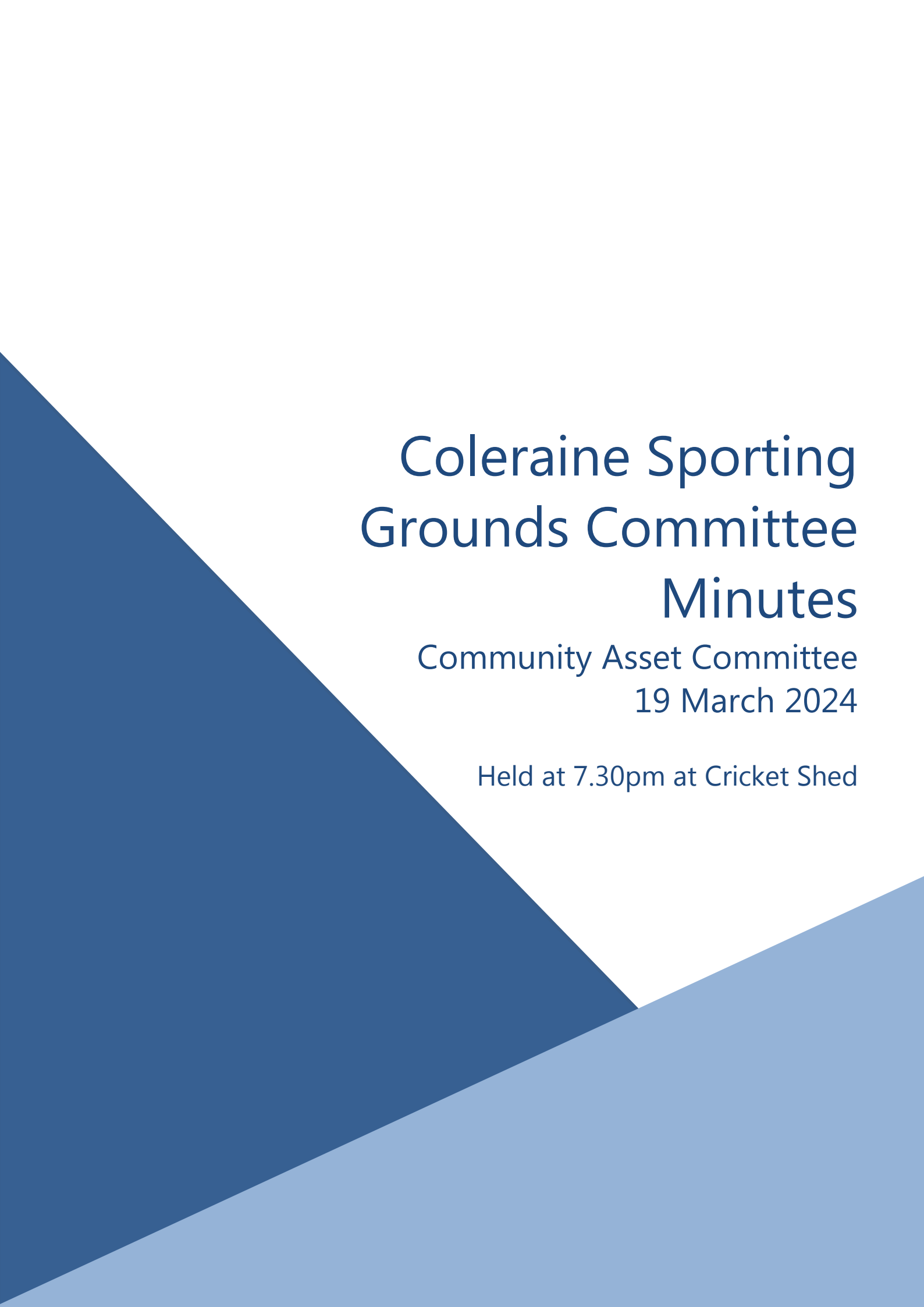
AUTHORISED

CEO

Signature

Date

END



Coleraine Sporting Grounds Committee Minutes

Community Asset Committee
19 March 2024

Held at 7.30pm at Cricket Shed

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1. Present

Members

Leigh Peterson (Chairperson)
Kate Dorahy (Secretary)
Barbara Waldron-Hunter
Christian Barker
Owen McClure
Lou Grinham
Jonathon Withers (for hockey)
Josh Eats arrived late

Officers

None

2. Welcome

The Chair welcomed members.

3. Apologies

Ashley Lambert
Lyn Brown
Hayley Rigby
Marg Ferguson
Steve Cooper
Roger Rhook

4. Confirmation of Minutes

RECOMMENDATION

That the Minutes of the Coleraine Sporting Grounds Committee from the last meeting be confirmed as a correct record of business transacted.

MOVED: Leigh
SECONDED: Barbara

CARRIED

5. Declaration of Conflict of Interest

None declared.

6. Business Arising:

Ed McClure completed plumbing at Netball courts
CFNC Ball on Saturday night
Upgrading wicket – Leigh has spoken to Country Lawns

7. Guest Speaker- Nil

8. Correspondence

None

9. Treasurer's Report

Owen presented the following:

Date		Withdrawals	Deposits	Balance
20/02/2024	opening balance			\$ 92,488.49
20/02/2024	golf club mowing -13 mowings 24-11 - 28/ 1	\$ 2,080.00		\$ 90,408.49
23/02/2023	Coleraine Cricket club ground hire 23/24 fin yr.		\$ 564.17	\$ 90,972.66
1/03/2024	bank fees	\$ 1.10		\$ 90,971.56
18/03/2024	Coleraine tennis club court hire		\$ 710.02	\$ 91,681.58
	balance 18/02/24			\$ 91,681.58
	to discuss/ approve at meeting			
	McDonald rural - fencing supplies - football oval	\$ 322.14		
outstanding	football netball court hire		\$ 133.99	
outstanding	hockey club court hire		\$ 3,422.52	
	Tennis / netball term deposit			\$ 32,490.88
	tennis / hockey			\$ 10,008.87
	upcoming commitments football lights	\$ 60,000.00		

RECOMMENDATION

That the Treasurers Report be received and accounts be passed for payment.

MOVED: Owen
SECONDED: Barbara
CARRIED

10. General Business

Owen reported:

- Tennis – very good season
- Nets yet to be removed for storage
- Barbara mentioned sink units available but no decision..

Christian reported:

- Cricket season finished, lost in preliminary finals.

- The wickets need to be resurfaced in the next 4 weeks to be ready for next year. The middle two are bad. The contractor is unable to meet this deadline.

Jonathon reported:

- Training is to be held on Tuesday nights, one team here and one in Hamilton.
- First training night will be 11th April.

Josh reported:

- Netballers have been training Tuesday and nights.
- Roger has not contacted anyone about the pit at Murtagh Stand.
- The shed can be installed where the CFNC wanted, as have been advised will not be in way of Sewerage installation.
- Cleaning of netball courts required once a year, season commences 13th April. Barbara moved this, Leigh seconded, and all in favour.
- Marquee for ball will be installed on Friday, and presumably taken away shortly after. Josh will find out.

Kate asked:

- About line marking boundaries of hockey field. Have been offered Football Club machine to hopefully complete over Easter.

Yet to be done:

- Barbara asked If Roger would be able to investigate installing a swale drain in Queen's Park along fence.
- Roger is to find out who replaced the fibreglass roofing at the cricket shed.
- Marg will talk to David Joss about connecting up the water tank.

Matrix:

- Kate had copy of matrix supplied by Shire, it was decided to leave this to next meeting, with Karlee's replacement present hopefully.

Signs "No Dogs Allowed"

- Barbara had prices for two sizes, decided on 600 x 450mm at \$85 + GST. It was decided to order 12 off, 4 for each of the 3 venues.

11. Close of Meeting

This concludes the business of the meeting.

Meeting closed at 9. pm.

Next meeting, will be 16th April at venue to be decided.

.....
Chairperson