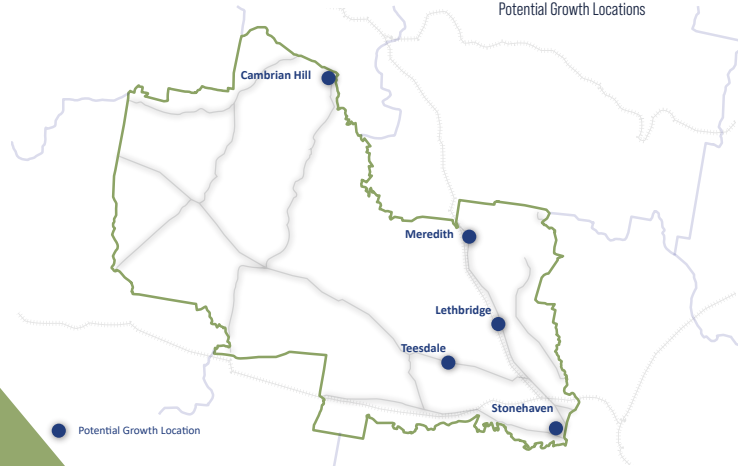


FACT SHEET: DRAFT GROWING PLACES STRATEGY



The Growing Places Strategy is a plan for where housing and population growth could be supported to 2050 and beyond.

PLANNING FOR GROWTH

Victoria is growing and the State Government is setting housing targets for each municipality to carry its share of growth.

Golden Plains Shire has been carefully planning for growth making sure it goes where it is best suited, delivers the most benefits to the Golden Plains Community and protects the valued places, lifestyle and assets of the Shire.

WHAT DOES THE DRAFT GPS DO?

Based on the stakeholder and engagement findings and further research undertaken, the new growth scenario:

- Identifies five key Potential Growth Locations and the preconditions required to support that growth.
- Continues to support existing planned growth, including growth already planned for in Bannockburn.
- Supports additional growth in Meredith, Lethbridge and Teesdale.
- Identifies Meredith as a future stand-alone service-based hub, if and when reticulated sewerage becomes available.
- Cambrian Hill and Stonehaven are considered suitable options for future growth when infrastructure is available.

The draft GPS provides certainty for the future. With an evidence based, long-term plan in place, Council is ready to ensure well planned, thoughtfully sequenced growth.

2051

PLAN VICTORIA -
DRAFT HOUSING TARGETS



+11,700
NEW HOUSES



+30,420
POPULATION

POLICY INTERVENTION -
SPATIAL ECONOMICS PROJECTIONS



+14,417
NEW HOUSES



+37,629
POPULATION

Stay up to date and get involved - visit our consultation webpage www.goldenplains.vic.gov.au/consultations or look for updates in the Golden Plains Gazette or e-gazette. You can also call the Strategic Planning team to ask to be added to the mailing list on **03 5220 7111**

HOW HAS THE PLAN BEEN DEVELOPED?

Developing the GPS - six key stages:

Stage 1: Background research

Stage 2: Developing the Informing Document and testing a future growth scenario

Stage 3: Preparing and consulting on a draft GPS and action plan



Stage 4: Adopting a final GPS

Stage 5: Preparing and consulting on a Planning Scheme Amendment to incorporate the GPS into the Golden Plains Planning Scheme (the 'rule book')

Stage 6: Submitting the Planning Scheme Amendment to the Minister for Planning for final approval.

Ultimately, it's about directing the right housing to the right places in a way that delivers net benefits to current and future communities, and preserves the Shire's valuable assets and country feel.

WHAT WE HEARD IN STAGE 2

Mid last year Council released the Growing Places Informing Document and a draft 'future growth scenario' to discuss with the community. The Informing Document summarised the evidence based research to put Council on the front foot to carefully plan for growth.

We received valuable feedback from extensive engagement with stakeholders and the community highlighting three key concerns; traffic and transport; the timely supply of supporting infrastructure and services; and protecting the Shire's country feel.

Since then, final research and technical studies have been completed. Together, these insights have shaped the draft Growing Places Strategy and some things have changed as a result.

This includes:

- Focusing growth in areas where supporting infrastructure already exists. (e.g. Bannockburn Growth Plan).
- Keeping Cambrian Hill and Stonehaven in the scenario but without timeframes and triggered only when infrastructure becomes available in the future.
- Consideration of Plan Victoria targets.

WHAT HAPPENS NEXT?

This is a draft Strategy, no final decisions have been made and we will be seeking feedback from the community after the Council elections.

Developing and implementing the GPS will take time and involves many different players. Council's role is to develop the plan for where housing can go, and include it in the planning rules. The State Government, and the Minister for Planning, needs to agree with our plan before we can do this.

Once approved and incorporated into the Planning Scheme, there are several steps involved in implementing it including:

- Preparing more detailed township-based implementation plans, called Structure Plans, that show 'how' growth will be accommodated
- Economic development assessments
- Environmental and sustainability plans
- Advocacy and funding requirements

Implementing the GPS is a long-term process and will not happen for some years.

NEXT STEPS

2025

INCORPORATE THE FINDINGS OF THE GROWING PLACES STRATEGY INTO THE GOLDEN PLAINS PLANNING SCHEME

- Golden Plains Shire
- CFA

LONGER TERM

NEW MEREDITH STRUCTURE PLAN

When reticulated sewer becomes available

- Golden Plains Shire
- Barwon Water

NEW LETHBRIDGE STRUCTURE PLAN

- Golden Plains Shire

NEW TEESDALE STRUCTURE PLAN

- Golden Plains Shire

FACILITATE DELIVERY OF RESIDENTIAL LAND IN CAMBRIAN HILL

- Golden Plains Shire
- DTP

INVESTIGATE STONEHAVEN AS A LOCATION FOR GREENFIELD DEVELOPMENT

- Golden Plains Shire