

South East Area

The south-east area of the Shire is within a 15-kilometre radius from the Geelong bypass intersection with the Midland and Hamilton Highways. It excludes the Bannockburn and Batesford townships.

The south-east area is now within both the Geelong and the wider Melbourne metropolitan spheres. The completion of the Geelong bypass has increased the rate of change and the pressure to provide land for urban and rural residential development.

It has large flat open areas, together with a number of infrastructure and locational advantages that can be attractive to certain forms of development, including two railway lines, two State highways, access to a high-pressure natural gas pipeline and a high voltage electricity transmission line.

The south-east area will be supported by:

- Protecting the open rural landscape values in the corridor between the towns outside the Gheringhap Precinct.
- Managing growth to avoid ad hoc development outside township boundaries.
- Consider growth and development in Stonehaven in accordance with the *Growing Places Strategy* (Golden Plains Shire, 2025)

North West Area

The north-west area of the Shire contains a mix of settlements, townships, localities, rural residential, rural living and rural areas. Most of the area is at risk from bushfire.

A number of these townships and localities are strongly connected to the regional centre of Ballarat and provide an option for those seeking a different lifestyle and larger allotments.

~~A number of these settlements are strongly connected to the regional centre of Ballarat and provide an option for those seeking a different lifestyle and larger allotments.~~ An opportunity exists to connect to services and infrastructure that are developing as a result of more intense development in the City of Ballarat, close to Golden Plains Shire in ~~locations such as Haddon and Cambrian Hill~~ that ~~are~~ is identified for further investigation for future growth in the *Northern Settlement Growing Places Strategy* (Golden Plains Shire, ~~2019~~ 2025).

Council intends to:

- Promote ~~growth in Smythesdale~~ provision of infrastructure to allow for growth in Meredith and Cambrian Hill.
- Support growth in ~~Linton, Napoleons, Rokewood, Scarsdale and Meredith~~ Smythesdale and Rokewood in accordance with their structure plans.
- Support growth in Linton, Napoleons, Scarsdale, Ross Creek, Smythes Creek, Corindhap, ~~Dereel~~ and Cape Clear ~~and Berringa~~ in the form of infill development within existing Township boundary, Low Density Residential or Rural Living Zones.
- Contain growth in Dereel, Berringa, Enfield, Garibaldi, Staffordshire Reef and Steiglitz.

Townships

Bannockburn

Bannockburn is the largest urban centre in Golden Plains Shire and a key regional centre within the Shire's network of townships across the south-east, serving residential, commercial and administrative functions. The sewerage of the town, its rural ambience and proximity to Geelong have attributed to its strong growth in recent years. This growth, however, has also placed pressure on retaining the ambience that makes the town attractive.

The Bannockburn Flora and Fauna Reserve provides for the conservation of indigenous plants and animals, as well as recreational opportunities for the residents of Bannockburn. The reserve presents the highest bushfire risk to the Bannockburn Growth Area due to the level of vegetation, aspect and proximity to existing communities and future growth areas.

The bushfire risk to the Bannockburn township is also affected by surrounding grasslands and the nearby Inverleigh ~~Nature Conservation~~ Flora and Fauna Reserve.

Council seeks to support Bannockburn by:

- Accommodating all growth within Bannockburn's growth boundary, as identified in the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).-
- Protecting the natural and built environment including environmental assets, the Bruce's Creek environs, town character and rural ambience.-
- Providing an integrated and environmentally responsive open space network throughout Bannockburn township.-
- Locating and designing new development to be bushfire responsive.

Teesdale

Teesdale is the second largest town within Golden Plains Shire, located 12km west of Bannockburn.

~~Settlement~~ The town is characterised by low density residential properties with a strong connection to the natural environment and surrounding agricultural land. The town is largely reliant on Bannockburn and Geelong for both services and job access, and is experiencing considerable pressure for residential development.

Council seeks to:

- Accommodate future residential growth to areas within the existing town boundary and by encouraging infill development.
- Encourage additional commercial services locally.
- Protect the small town character, rural lifestyle, and natural environmental values that contribute to its appeal.
- Locate and design new development to be bushfire responsive.

Smythesdale

Smythesdale is a rural township surrounded by state forest, with a rich gold mining past.

The township ~~has been identified as the northern growth centre for the Golden Plains Shire~~ is, in a prime strategic location to service the wider catchment of rural and residential communities. This is due to its distinct country-living character within commuting distance of the regional centre of Ballarat. However, the town lacks structure and is fragmented by Crown land.

The population of Smythesdale is expected to increase due to its strong relationship with Ballarat and residential growth resulting from improved services and the introduction of reticulated sewerage to the town. The community is keen to ensure that growth is managed and sustainable.

The Woody Yaloak Creek precinct is a potential asset offering many opportunities for Smythesdale, including linking key recreational assets throughout the town.

Council seeks to:

- Develop Smythesdale into a self-sufficient settlement and service hub for the north of the Shire.
- Enhance the town's heritage character by encouraging development within the Smythesdale Heritage Precinct to respect the heritage context.
- Locate and design new development to be bushfire responsive.

Inverleigh

Inverleigh is located approximately 30 kilometres west of Geelong and 10 kilometres south-west of Bannockburn, on the Hamilton Highway at the junction of the Leigh and Barwon Rivers.

Inverleigh has an array of natural features including areas of environmental significance, rural landscapes and riversides, as well as areas and sites of historical and cultural significance.

The Inverleigh Flora and Fauna Reserve is a grassy woodland. Its purpose is the conservation of indigenous plants and animals. It poses a modest neighbourhood-scale fire risk to land adjoining the bush interface.

Inverleigh's proximity to Geelong, connection to the Geelong Ring Road and links to Melbourne have increased pressure for residential development. The population dynamics have changed and the township provides a home base for many residents who commute to work in Geelong and Melbourne. There is limited opportunity for new residential development within the established historic township area ('old town') due to flooding and limited capacity for effluent disposal.

Growth areas for Inverleigh have been identified outside of the floodplain to the west and the north of the town.

Council seeks to:

- Maintain the heritage characteristics and natural qualities that make the township attractive to residents and visitors.
- Encourage use and development that enhances the town centre's role as a community focus and meeting place.
- Locate and design new development to be bushfire responsive.

Gheringhap

Gheringhap is situated approximately 15 kilometres north-west of Geelong and 6 kilometres south-east of Bannockburn. Gheringhap is close to major infrastructure including the Port of Geelong, Geelong Ring Road and the Midland and Hamilton Highways, which provide access between Geelong, Ballarat and the rest of Victoria. The town locality is well-positioned for business opportunities and future development of the Gheringhap Employment Area.

The Midland Highway and rail infrastructure intersect the settlement. Land south of the Midland Highway is relatively flat with much of the land previously cleared of vegetation. The flat open plains are a defining feature of Gheringhap and the wider Golden Plains south-east region.

The town locality is valued for its open grasslands, the Moorabool River and its rural character consisting of agricultural land interspersed by clusters of dwellings that coexist with the surrounding agricultural activities.

Council seeks to:

- Facilitate commercial and industrial development in the Gheringhap Employment Area as shown on the Gheringhap Structure Plan at Clause 11.03-6L Gheringhap.
- Locate and design commercial and industrial development to protect the amenity of the existing clusters of dwellings.
- Protect the Moorabool River environs, open grasslands and existing rural character of Gheringhap.

Small Towns

Golden Plains Shire consists of numerous small townships and settlements localities, including Teesdale, Haddon, Lethbridge, Linton, Meredith, Ross, Ross Creek, Cape Clear, Napoleons, Shelford, Berringa, Enfield, Garibaldi, Grenville, Maude, Murghebuloc, Sutherlands Creek and Scarsdale. Town structure plans have been prepared for most settlements and establish a basis for future strategic planning decisions in each town.

Settlement Structure planning for the Shire's small towns will:

- Contain growth within existing settlement town boundaries.
- Limit the rezoning of land to form new residential land.
- Facilitate infill development as shown on each township map at Clause 02.04 or Clause 11.03.

02.03-2 Environmental and landscape values

09/07/2020
G90gpla Proposed C106gpla

Biodiversity

The municipality is home to a wealth of flora and fauna, including rare and threatened species and communities, major waterways and freshwater wetlands.

Many of the municipality's significant natural environments are protected by international, national and state agreements and legislation.

Remnant native vegetation across the municipality is estimated to be approximately 25 per cent of that which existed prior to European ~~settlement~~ colonisation. However, the quality of much of these remnants is degraded. While remnant native vegetation is contained on private land, some of the Shire's most significant native vegetation occurs on roadsides.

The effects of climate change are having a significant impact on the natural environment, placing already stressed native flora and fauna assets at higher risk. The municipality is at risk of climate change with projected increased temperatures and reduced precipitation affecting natural systems, with flow on effects to the community and economy.

The quality and quantity of native vegetation, flora and fauna across the municipality is threatened by development, land use change and poor land management practices. There is a need to protect and enhance the natural environment to protect ecological processes while providing for continued land use change.

The protection and enhancement of waterways and wetlands is essential to ensure environmental values are secure and that the social and economic benefits of healthy rivers and streams are maintained.

Biodiversity will be supported by:

- Protecting significant habitats and remnant vegetation from the encroachment of development.
- Balancing native vegetation conservation with development pressures, land use change and protection of people from bushfire.

02.03-3 Environmental risks and amenity

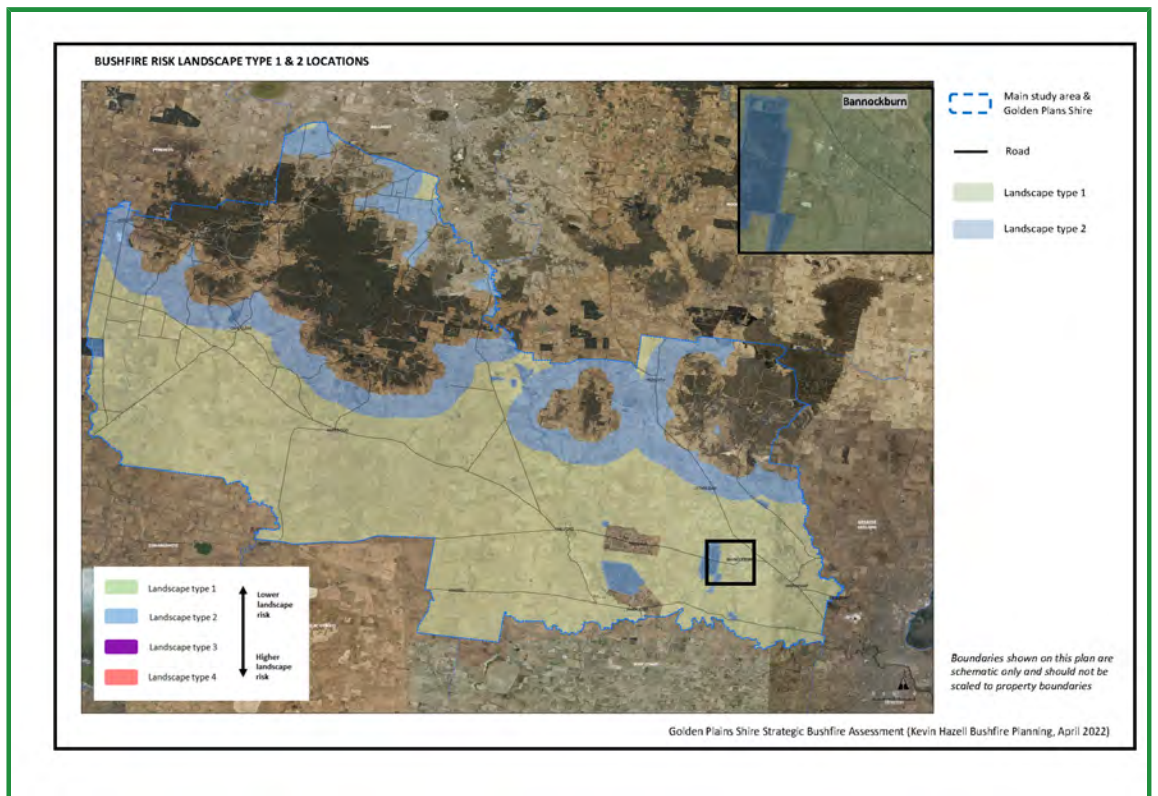
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Bushfire

Bushfire can affect most of the municipality.

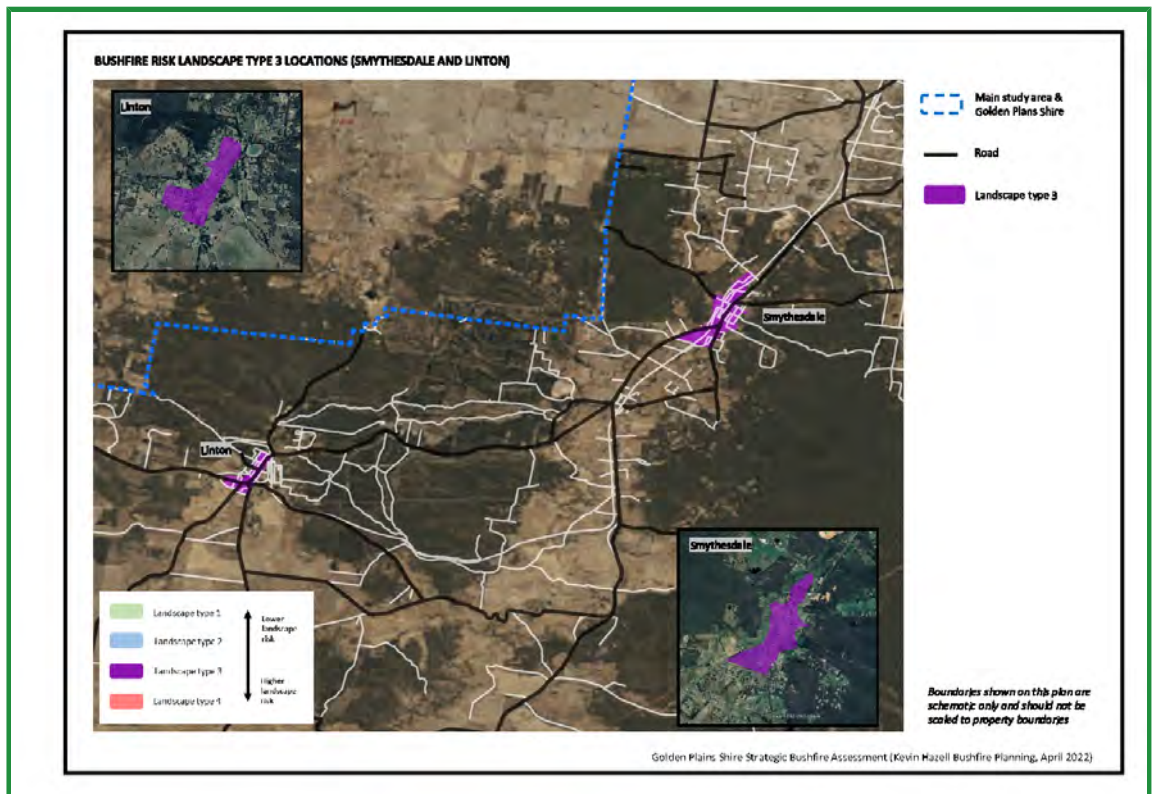
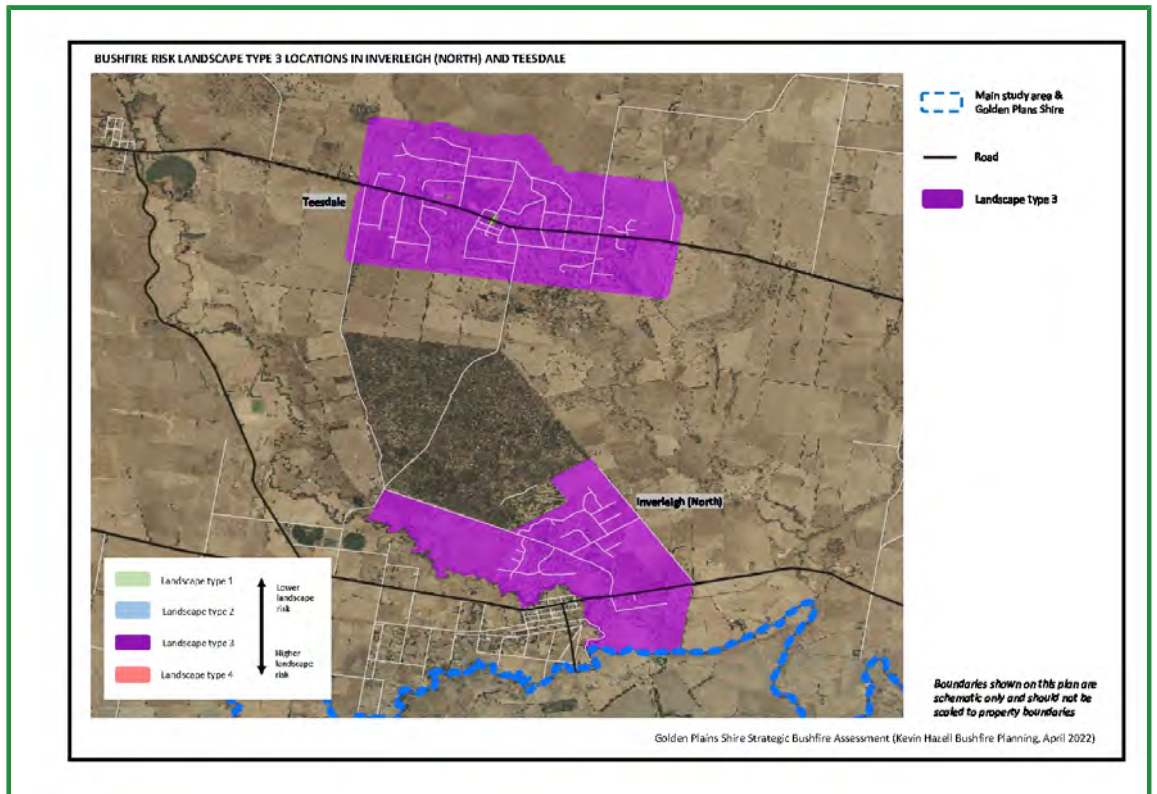
~~Bushfire is a significant issue across the municipality affecting built communities and natural systems. Development or rezoning of land for residential purposes can have an adverse effect on the natural environment.~~ Landscape bushfire risks are significant in the northern parts of the Shire where forests can generate large and destructive bushfire. These have the potential to impact on isolated rural development, rural living land and settlements in proximity to forest areas. Landscape grassfires are dominant in other parts of the municipality, including in rural areas, on the edges of settlements and into settlements containing bushfire hazards.

~~Although the protection of human life is the primary consideration, vegetation conservation is a lower, but still important, priority in bushfire prone areas.~~ Lower landscape risk areas comprise the settlement of Bannockburn and land adjoining urban growth in Ballarat and Geelong. Directing development to these places can be low risk. Other lower landscape risk areas are settlements in grasslands where bushfire mitigation with new development can support low risk outcomes.



~~Bushfire risk will be mitigated by:~~ Moderate landscape risk areas include parts of Inverleigh and Teesdale. Settlement-scale factors means that future planning needs to carefully manage where new development is located, whilst focusing on hazard management and delivering low-hazard land for shelter in new development.

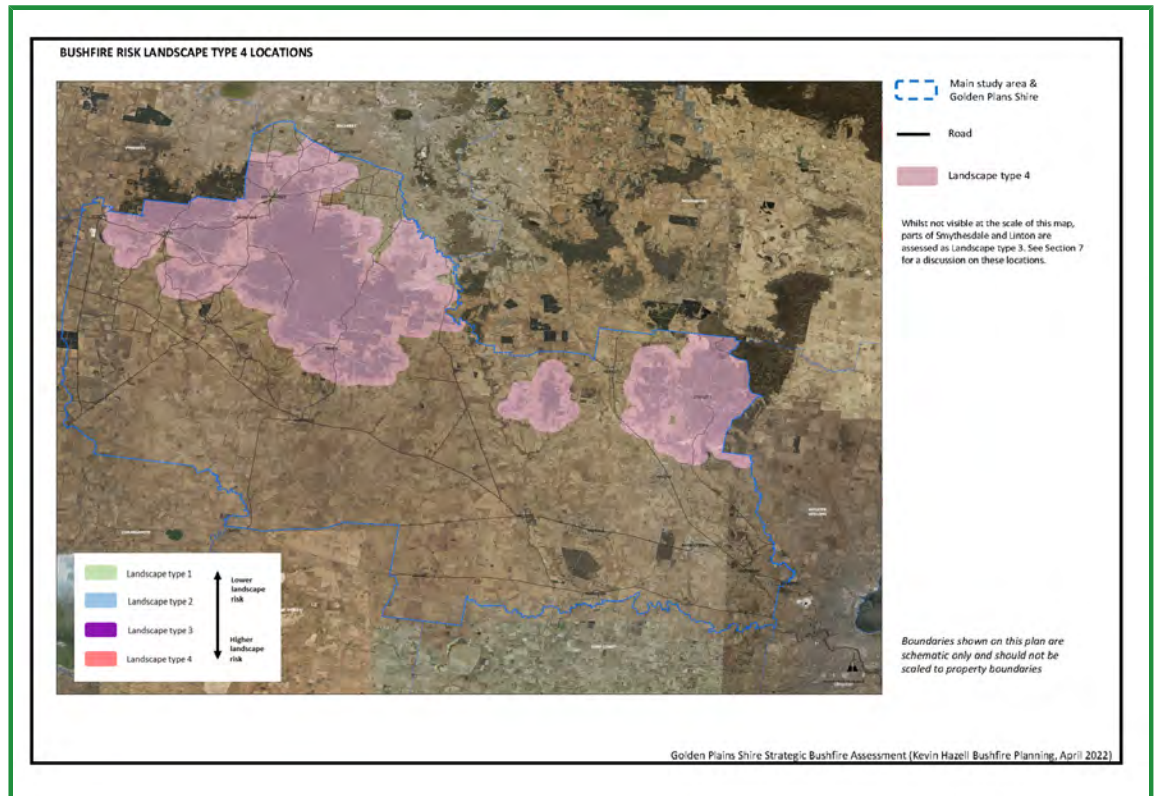
Smythesdale, Scarsdale and Linton are higher landscape risk areas. Development is not directed to these places because of bushfire hazards. Opportunities to better respond to bushfire hazards includes creating effective settlement – hazard interfaces, better hazard management within settlement areas, and delivering additional low-hazard land for shelter in the event of bushfire. Structure planning provides a mechanism to demonstrate how limited new development could support achieving these outcomes in a way that reduces overall bushfire risks in these settlements.



- Avoiding development in bushfire-prone areas.
- Avoiding the rezoning of land that allows for settlement in areas of high bushfire risk, particularly where natural assets will be compromised.
- Minimising the impact of bushfire protection measures on vegetation with high environmental value.

The highest-landscape risk areas are those within or close to forested areas, where large bushfires can occur and there is no low-hazard land for shelter in the event of bushfire. These places include

Dereel and extensive areas of rural living land in the north of the municipality. Development is not directed to these locations.



Floodplain management

The catchments of the various rivers and streams within Golden Plains Shire include areas of flood prone land where flooding has historically caused substantial damage to the natural and built environment. The town of Inverleigh is most affected by flooding due to the confluence of the Leigh and Barwon Rivers. The Woody Yaloak River is another key floodplain affecting the north of the Shire. Natural flooding, long term productivity of flood prone land, river and wetland health are all closely linked. Inappropriate development on the floodplain can lead to the deterioration of environmental values and reduced agricultural production.

The impact of floods is increasing due to climate change, land use and vegetation changes. In particular, urban expansion, raised earthworks and the clearing of land for rural and urban development have all contributed to the increase in the instances of flooding.

Council seeks to mitigate flood risk by:

- Discouraging the intensification of land use and development in floodplains.
- Ensuring the future use and development of land prone to flooding minimises the consequences of inundation on life and property.
- Protecting floodways for their role in conveying floodwater.

Salinity

Golden Plains Shire includes areas that have experienced salinisation of soil and water resources. The resultant impacts on biodiversity, agriculture and water resources can have significant negative environmental, social and economic impacts.

It is important that new development and land use change protects naturally saline waterways and wetlands and undertakes appropriate risk management strategies to mitigate damage from salinity on the natural environment, built structures and infrastructure.

Council seeks to:

- Protect soil and water resources from the risk of increased salinity.
- ~~Manage salinity impacts derived from urban and rural residential development or re-zoning.~~
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02.03-4 Natural resource management

~~09/07/2020~~ ~~699gpla~~ Proposed C106gpla Agriculture

Agricultural industries continue to be the major economic sector comprising ~~more than 25~~around 20 per cent of the employment in the Shire. Agricultural industries have been under economic pressure in recent years, in common with state-wide trends. There has been a trend for farm size to increase to counteract those economic pressures. This has generally occurred in locations away from areas of population growth.

The opportunities for agricultural diversity are limited by the Shire's climate, the availability of water and, in the northern portion of the Shire, fragmentation of land due to rural residential development.

There has been a growth of intensive agricultural activities within the Shire, particularly in the wine and specialist livestock industries. Other significant farm types are sheep and fat lambs for meat production, egg production, poultry, pastures, grasses and horticulture.

~~Forestry and timber production are increasingly significant local industries, given the climate, topography and the proximity to the Port of Geelong. Production at this stage comes mainly from pine plantations, but there is a growing demand for land for hardwood plantations.~~

House lot excisions can be detrimental to the efficient operation of farming activities and can result in isolated residential development without adequate access to social and physical services. They can also reduce the capacity of an area to undertake agricultural production as conflicts can arise between residential and farming land uses.

Council aims to support sustainable agriculture in the Shire by:

- Protecting the role of agricultural land as an economically valuable resource.
- Facilitating more intensive and diversified use of rural land for higher value products, ~~including timber and agroforestry.~~
- Maintaining farm sizes.
- Minimising the potential for conflict between sensitive uses and agricultural practices.
- ~~Discouraging dwellings and house lot excisions on rural properties.~~
Discouraging dwellings and house lot excisions on rural properties.
- ~~Directing timber plantations to land that is already cleared and is used for grazing or cropping.~~
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Animal industries

Many intensive animal production uses are in Golden Plains Shire and they represent an important local industry, with the potential for growth. The issue for the Shire will be how to accommodate growth in this industry while protecting other important values. The proper siting and design of this form of use and development is needed to ensure residential amenity and environmental quality is protected.

The Shire features a dedicated Food Precinct where significant infrastructure has been provided to service intensive animal industries.

Council seeks to:

- Support the development of intensive animal industries.
- Locate intensive animal production uses within the Food Precinct.

- Encourage quality design of intensive animal production developments so that they do not cause any unreasonable amenity impacts on surrounding residential land uses.
- Ensure that the use and development of land for intensive animal production does not detrimentally impact on the environment and minimises the downstream impacts on the water catchment.

Catchment planning and management

With limited annual rainfall and extensive demand for water for both urban and rural use, many of the waterways in the municipality are in poor condition and action needs to be taken to improve the condition of rivers and streams.

Council aims to protect its catchment water quantity and quality by:

- Adopting an integrated catchment management approach that includes integrated water management techniques, such as stormwater re-use.
- Managing use and development in the Moorabool River and Stony Creek Water Supply Catchment Areas.

02.03-5 Built environment and heritage

09/07/2020 - / - / - - - -
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Heritage

Golden Plains Shire consists of places and landscapes, buildings, streetscapes, and precincts that represent both the Aboriginal past and early post-contact colonisation of the Western District of Victoria. These heritage assets help our understanding of the past, enrich the present and will be of value to future generations.

Aboriginal cultural heritage places and values exist across the Golden Plains Shire landscapes, and further work is required to properly identify and protect these places, features and values in the planning scheme.

Throughout Golden Plains Shire are buildings, streetscapes, sites and precincts that represent a significant asset and resource for the Western District of Victoria. The Shire's history is also evident in the layout and settlement pattern of 19th century towns, rural properties and historic infrastructure related to agriculture and gold mining areas. In some cases, these include:

- Dry stone walls that were among the first post-contact constructions on the western basalt plains; and
- Social and archaeological or scientific significance associated with the physical demonstration of the process of surveying, subdivision, and development of land from prior to the first land sales.

Heritage is also found in the natural environment where avenues of honour, streets and reserves were planted to beautify towns and to improve their practical amenity. These areas are important for the Shire's residents and tourists.

Recognition and protection of heritage places and areas is a crucial component of planning in Golden Plains Shire. Good conservation practices will ensure the retention and viable re-use of Golden Plains Shire's significant and contributory heritage places and areas. Council's strategic direction for heritage seeks to develop the Shire's character and sense of place by:

Council seeks to develop the Shire's character and sense of place by:

- Protecting, maintaining and enhancing heritage areas and features, and enhancing places and features of natural, archaeological, and cultural heritage significance in private and public ownership.
- Balancing the protection of heritage places with support for sensitive and innovative development to accommodate projected population growth.

- Encouraging the restoration of heritage places and sympathetic development to support contemporary uses of heritage buildings.
- Protecting sites of heritage and cultural significance to the Wadawurrung people and Gulidjan people of Eastern Maar.

02.03-609/07/2020
C90gpla**Housing****Residential development**

Over time the Golden Plains Shire's towns will become more urbanised. There is substantial supply of residential land in all urban centres and towns in the Shire. Future residential use and development needs to be considered in a regional context, taking into account settlement strategies for Ballarat and Geelong.

Limited amounts of medium density housing are currently provided in the Golden Plains Shire. With changing housing needs there is a necessity to promote a wider range of housing types and set clear direction for the form and design of this development.

Many townships and community areas contain land zoned for low density residential use, with lot sizes usually ranging from 1 to 4 hectares. These are often located on the periphery of urban type residential areas. Subdivision provisions under the zone allow for these areas to be subdivided into lot sizes down to 0.4 hectare in line with the Domestic Waste Water Management Plan, a plan that seeks to find affordable and appropriate solutions to manage domestic wastewater.

The established character of low density residential areas vary, but are generally derived from the expansive open areas surrounding dwellings and outbuildings. The presence of large old trees with extending canopies is a strong feature of low density residential areas. Buildings are generally set back from road frontages and property boundaries, with wide spacing between houses set within established landscaping, separated by rural type fencing. Drainage is managed with open spoon drains, creating a distinct difference in appearance to the typical kerb and channel drainage infrastructure in suburban sewered residential areas. Road reserves are wide and open.

Council will:

- Support a range of housing styles and types within urban areas to cater for changing household needs.
- Encourage the consolidation of sites and intensification of development in existing towns where it avoids detrimentally altering the character or quality of these areas.
- Discourage subdivision of land in the Low Density Residential Zone that does not maintain or complement the established character.
- Discourage subdivision that does not meet the requirements of the Domestic Wastewater Management Plan.

Rural residential development

Over the past two decades the Shire has continued to experience demand for rural residential development. The north-west area of the Shire contains Rural Activity and Farming zoning that is interspersed with large areas of Rural Living zoning. There is a substantial over supply of land zoned Rural Living in the north of the Shire.

To sustainably manage rural residential development, Council will:

- Direct infill rural residential development to the Rural Living Zone in the north-west area of the Shire.
- Limit further rezoning of land to Rural Living Zone.

02.03-7 Economic development

09/07/2020
G90gpla Proposed C106gpla

The retail sectors of the Shire's urban centres have strong relationships with surrounding agricultural communities. Bannockburn is a regional shopping centre with a significant catchment. Other towns such as Inverleigh, Linton, Meredith and Smythesdale perform important local shopping and business roles.

A significant proportion of the Golden Plains community's retail expenditure occurs outside of the Shire to major regional centres of Ballarat, Colac, Geelong and Melbourne. In the longer-term, additional floor space will be required for retail use and development in Bannockburn.

In promoting economic development, Council will:

- ~~Support the efficient use of commercially zoned land.~~
Support the efficient use of commercially zoned land.
- Consolidate commercial use and development to reinforce the viability and vitality of commercial and retail centres.
- Direct commercial and retail services to Bannockburn and other district commercial and retail centres, as identified in Table 1. The hierarchy is expected to change as locations grow in accordance with the *Growing Places Strategy* (Golden Plains Shire, 2025).

Table 1: Commercial and Retail Hierarchy Framework

Status	Township	Description
Sub-regional commercial and retail centre	Bannockburn	Higher order and speciality commercial and retail development to service the south-east portion of the Shire.
District commercial and retail centres	Inverleigh Linton Meredith Rokewood Smythesdale <u>Teesdale</u>	Commercial and retail needs to service the surrounding area.
Town commercial and retail centres	Corindhap Dereel Haddon Lethbridge Napoleons Ross Creek Scarsdale Teesdale Other towns	Commercial and retail needs to service immediate residents.

Industry

Construction Services are the second biggest employer in Golden Plains Shire, providing around 16.5 per cent of all jobs in the Shire.

Golden Plains Shire has a moderate manufacturing base, with employment in the manufacturing industry representing approximately ~~14.7~~16.4 per cent of jobs ~~in the Shire.~~

A number of industrial sites in the north of the Shire established to provide land for industrial use and development remain vacant. This reveals that a significant proportion of small-scale industrial uses are located within town areas largely due to historic reasons and operator preference. The remaining industrial zoned land is within inappropriate or non-preferred areas or may lack necessary infrastructure. There is also competition for industrial land provided by the larger urban areas of Geelong, Ballarat and the Melbourne Metropolitan area.

The completion of the Geelong Ring Road has increased pressure for industrial land, particularly in the south-eastern area of the Shire.

Council supports:

- Industrial development in areas that are strategically sound or identified for industrial development.

Tourism

Tourism in Golden Plains Shire is a relatively small industry sector with significant capacity to grow. Tourism attractions include wineries and cellar doors, with the majority located around the Moorabool Valley Wine Region; cafes and restaurants; gourmet food and produce; farmers' markets, including the Golden Plains Farmers' Market, events and festivals such as the Golden Plains and Meredith music festivals; heritage sites and equestrian facilities.

There is a lack of tourism accommodation in the Shire, with opportunities to increase accommodation offerings across the region, particularly around the Moorabool Valley.

Council aims to support the development of the tourism industry by:

- Encouraging the development of tourism accommodation.

02.03-9

Infrastructure

09/07/2020 - / - / - - - -
G90gpla Proposed C106gpla

Development infrastructure

All the towns in the Shire have reticulated water supplies provided either by Central Highlands Water or Barwon Water. Central Highlands Water, which has its involvement in the northern part of the Shire, believes it can service most of the anticipated growth within its area. The exception is the higher land south-east of Scarsdale, extending to the area south of Ross Creek. Central Highlands Water believes that the existing supply systems in that area, with minor augmentation works, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The extent of sewerage systems in the Shire is limited to Woodlands Estate (near Enfield), Bannockburn and Smythesdale. Central Highlands Water will assess the need for sewerage in Scarsdale and Linton when development and growth has reached a stage where it is warranted.

Council aims to support the community's access to infrastructure by:

- Directing development to areas with access to water and sewerage infrastructure.
- Facilitating water and sewerage infrastructure works in unsewered townships.
- Improving service delivery to urban centre townships, including sewerage infrastructure and treated water supply where it is lacking.

Community infrastructure - open space

Sport and active recreation is an integral part of community life, providing health, physical and mental wellbeing benefits, a sense of belonging and personal connections. Sport and active recreation contributes significantly to the liveability of the Shire and is underpinned by a diverse network of local and community facilities, parks, playgrounds and reserves.

Council aims to positively contribute to the health and wellbeing of the community and to promote liveability and community connectedness by:

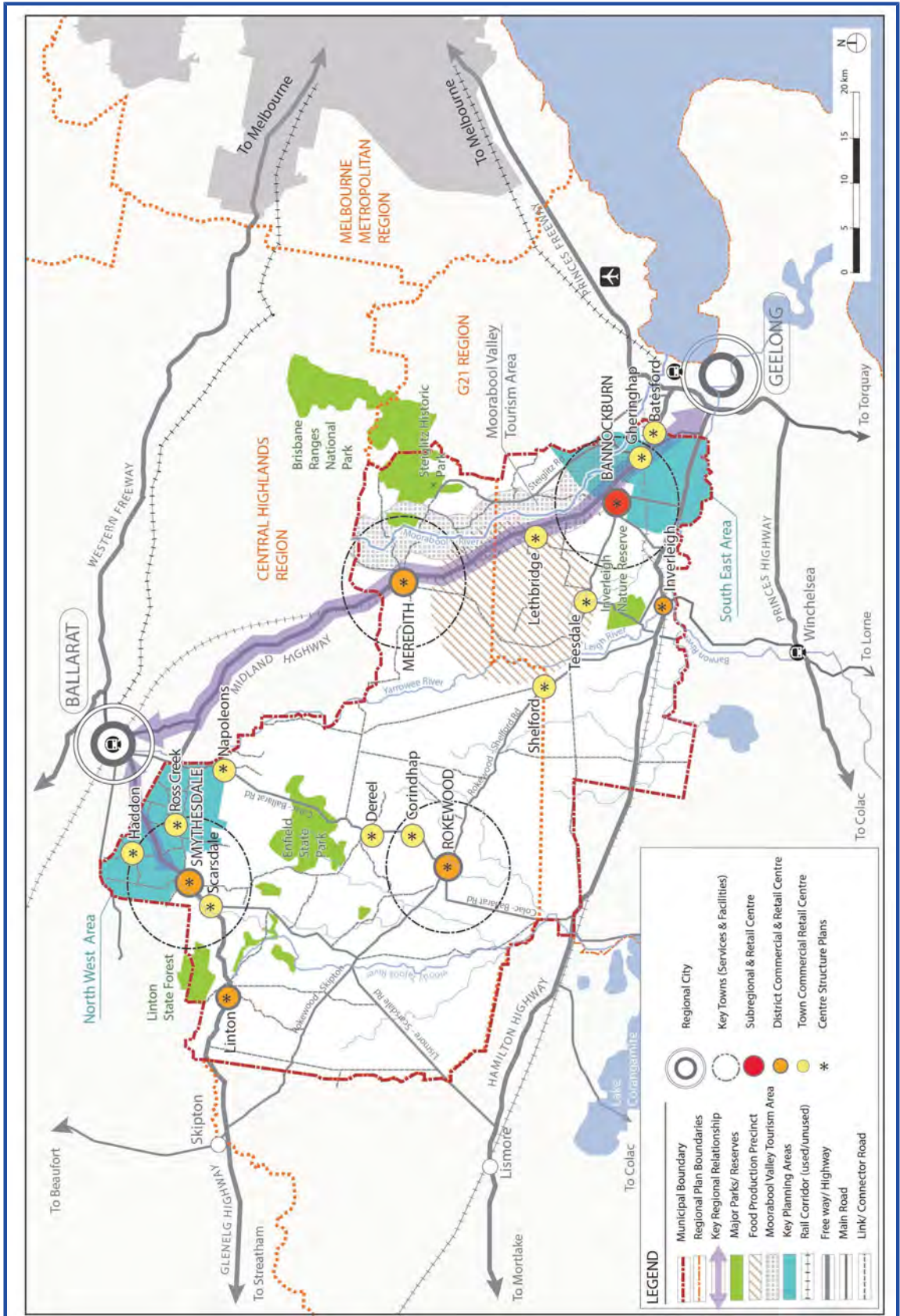
- Ensuring there is a diversity of fit-for-purpose, affordable and accessible formal and informal recreation opportunities across the Shire to encourage residents and visitors to be physically active.

02.04

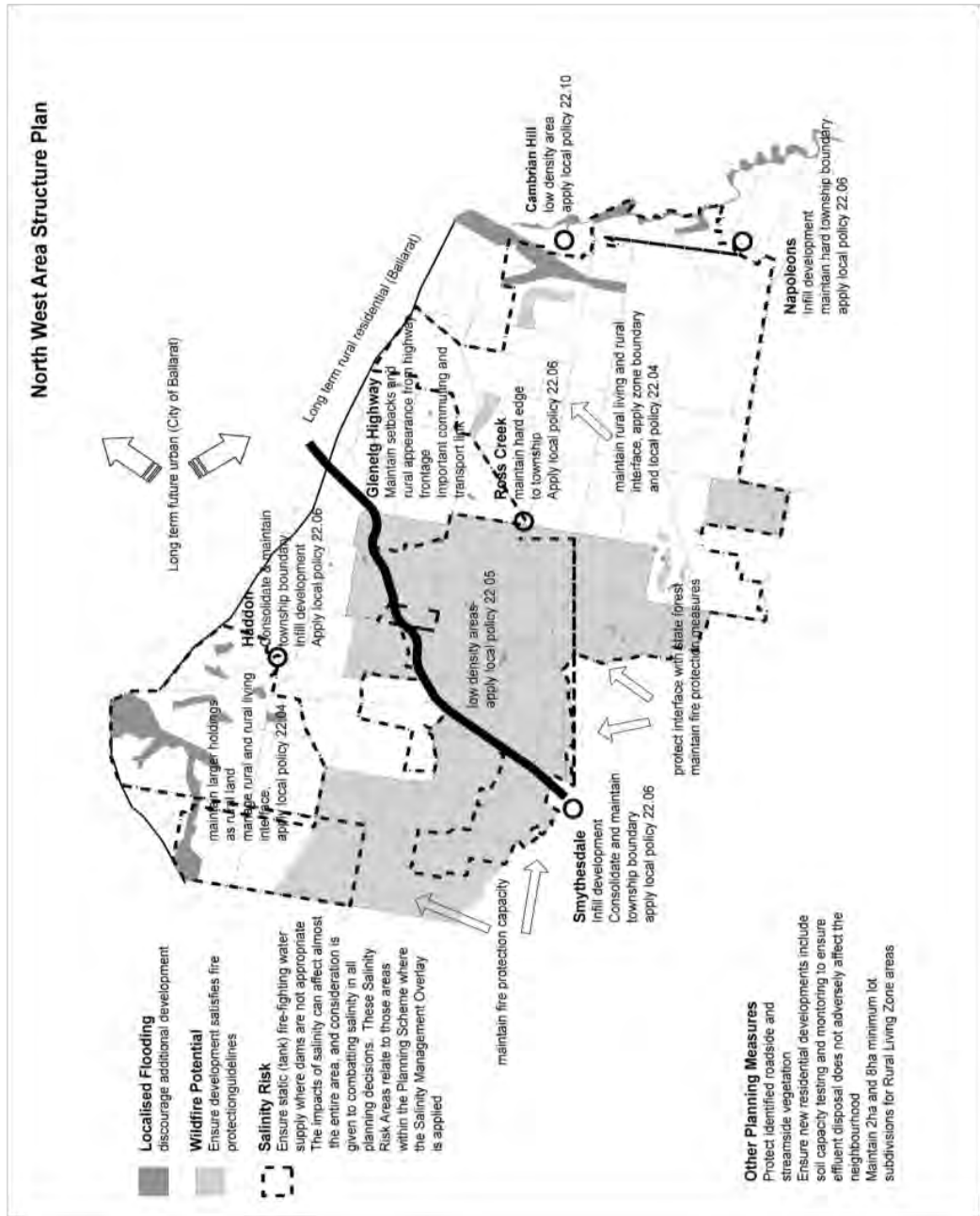
STRATEGIC FRAMEWORK PLANS

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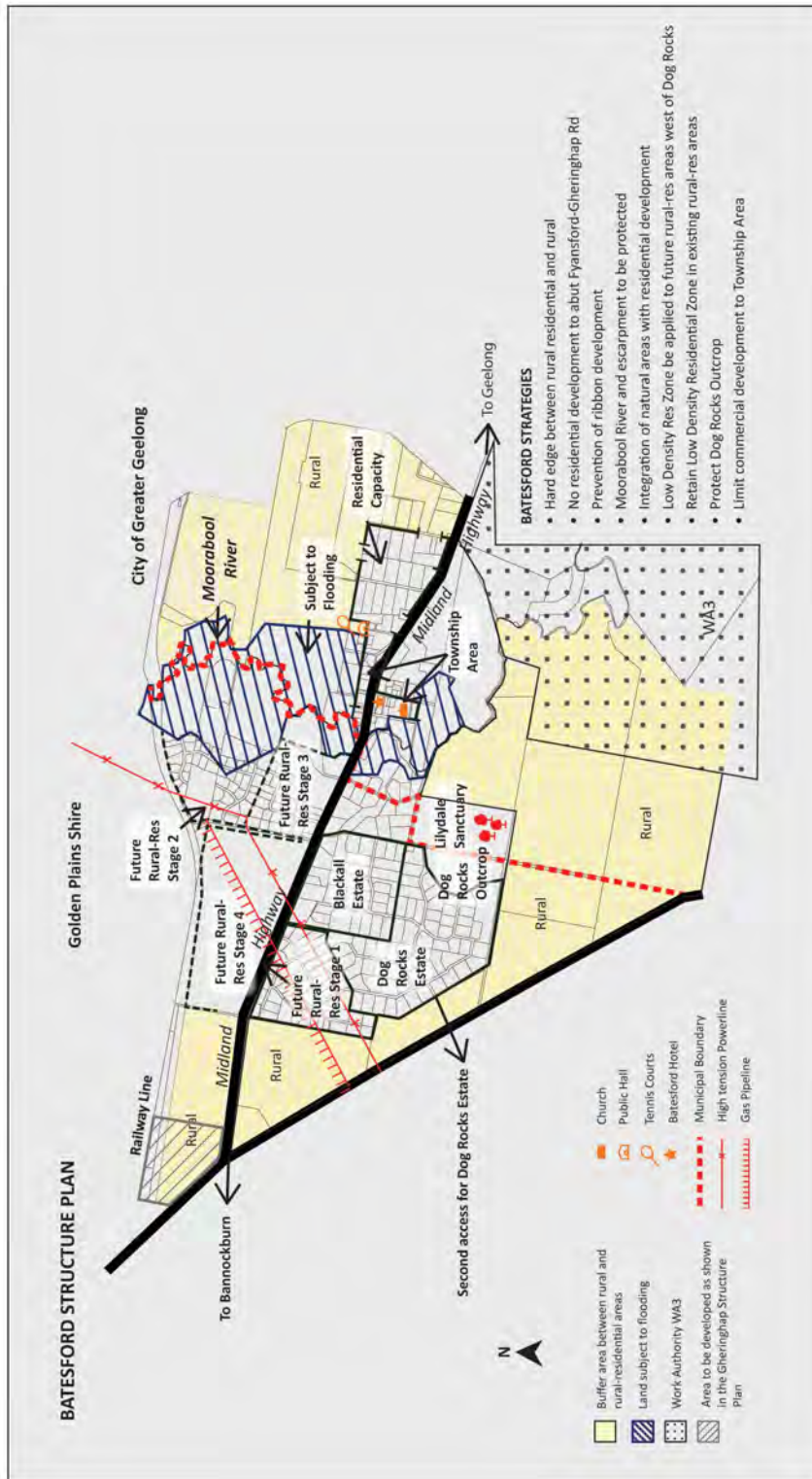
Golden Plains Strategic Framework Plan



North West Area Structure Plan



Batesford Structure Plan



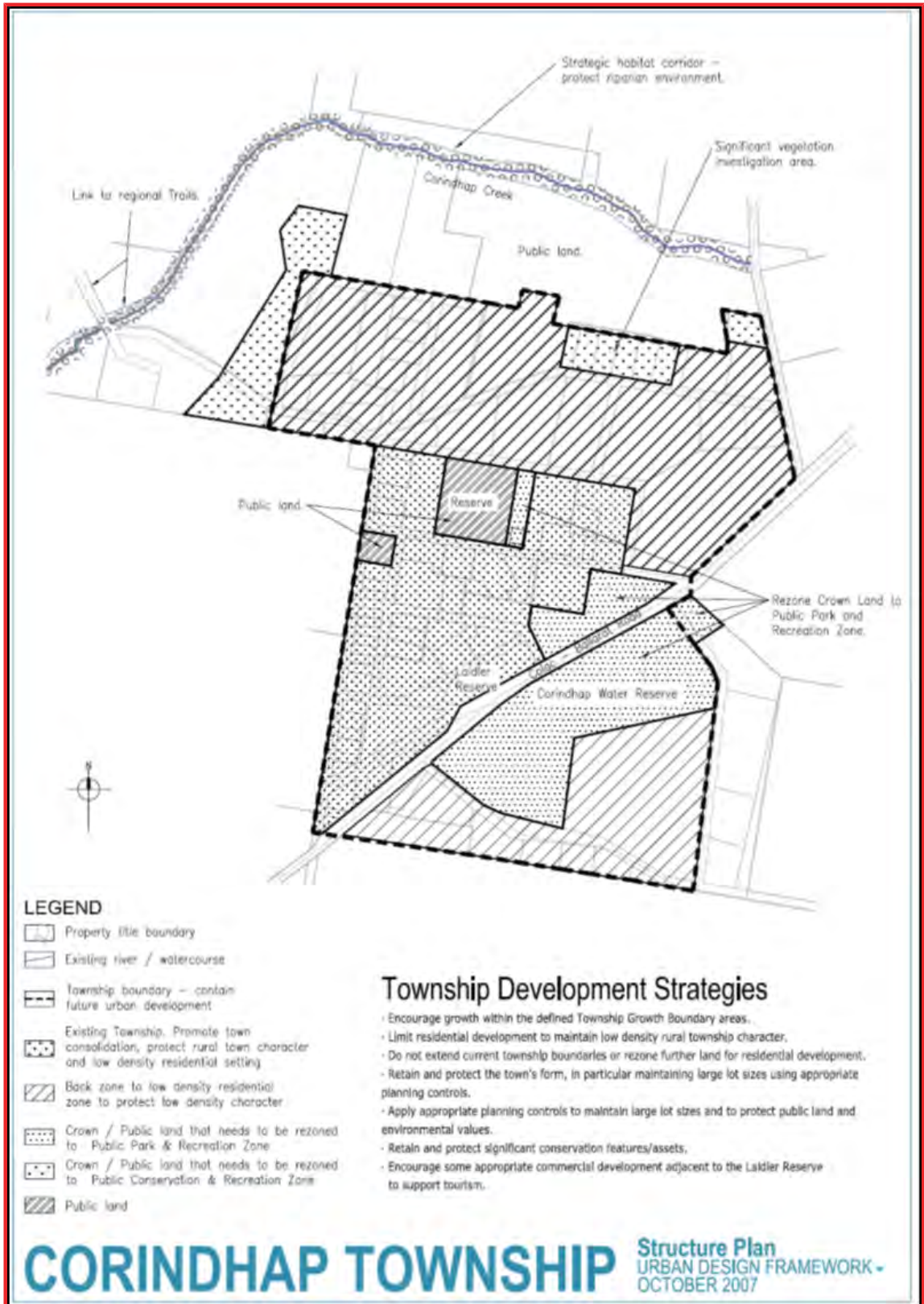
- BATESFORD STRATEGIES**
- Hard edge between rural residential and rural
 - No residential development to abut Fyansford-Gheringhap Rd
 - Prevention of ribbon development
 - Moorabool River and escarpment to be protected
 - Integration of natural areas with residential development
 - Low Density Res Zone be applied to future rural-res areas west of Dog Rocks
 - Retain Low Density Residential Zone in existing rural-res areas
 - Protect Dog Rocks Outcrop
 - Limit commercial development to Township Area



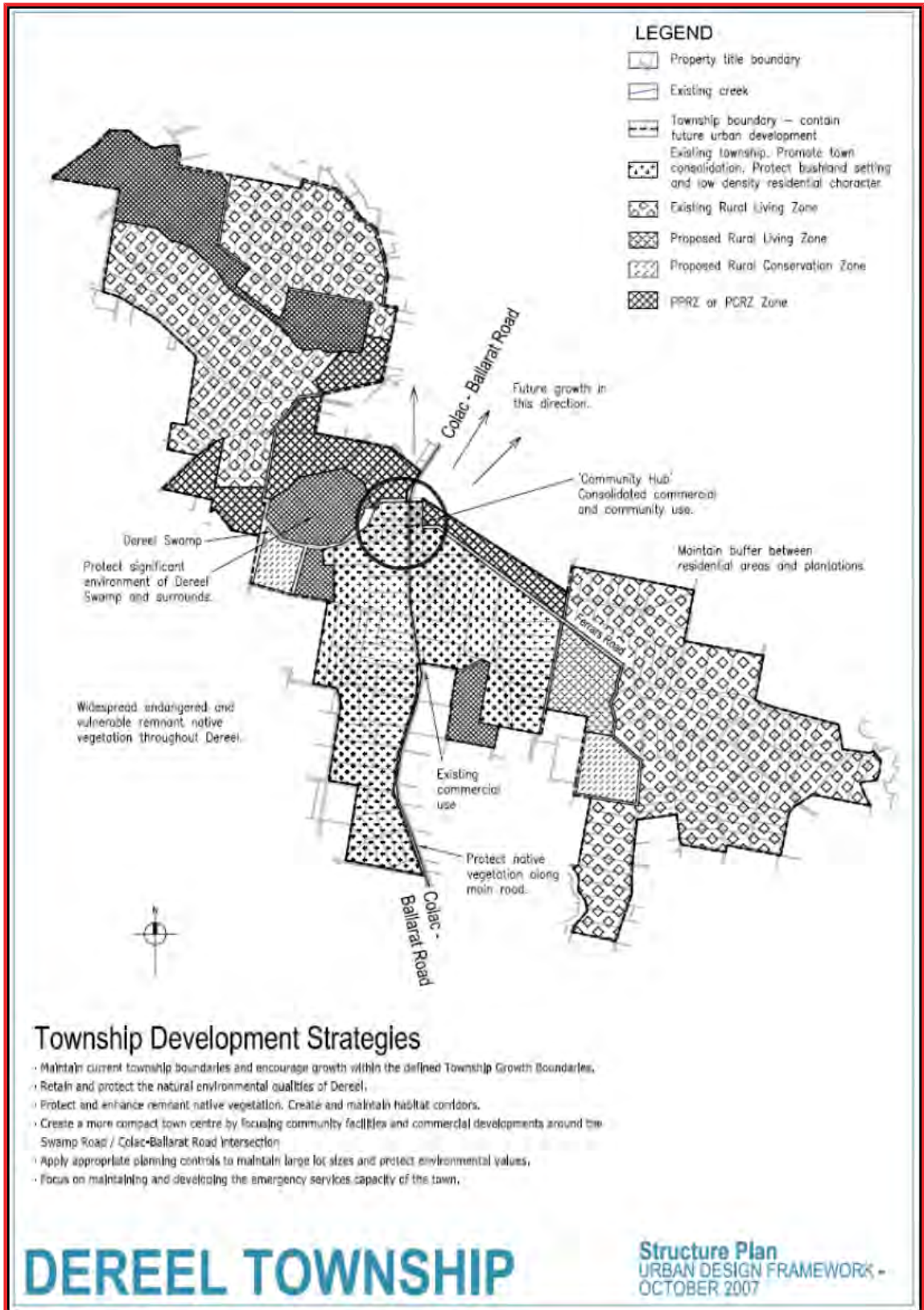
BATESFORD
TOWN STRUCTURE PLAN



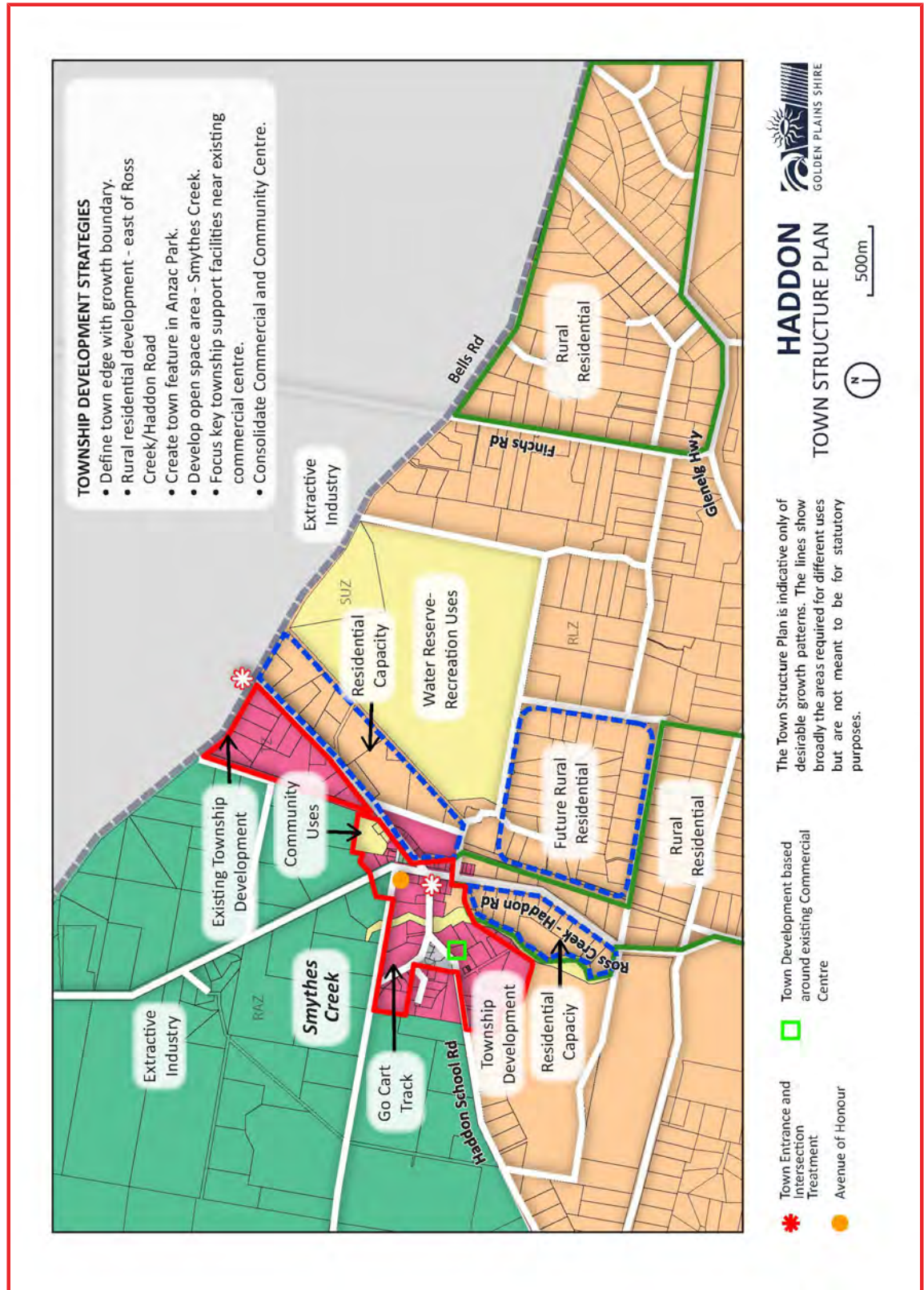
Corindhap Structure Plan



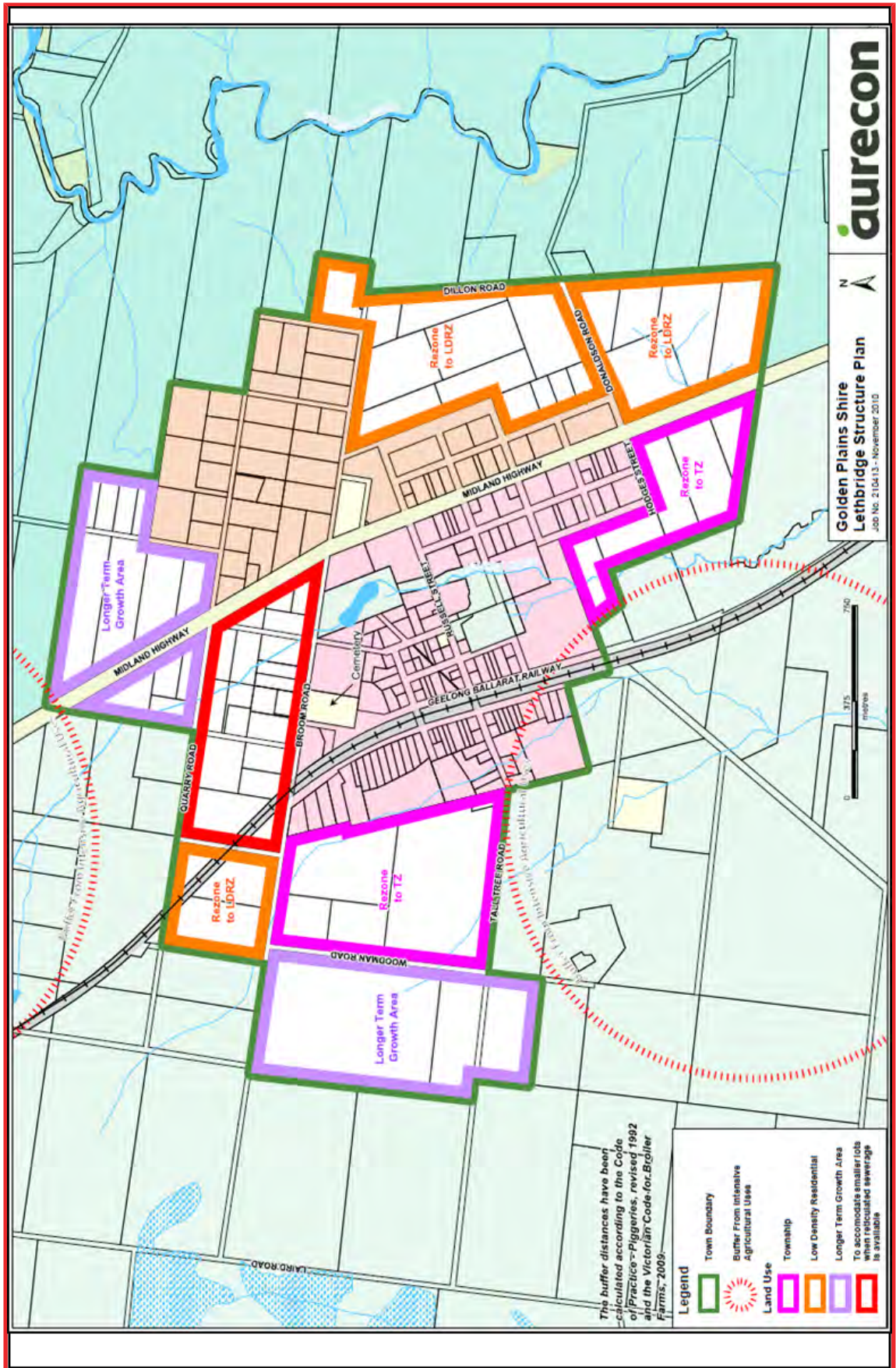
Dereel Structure Plan



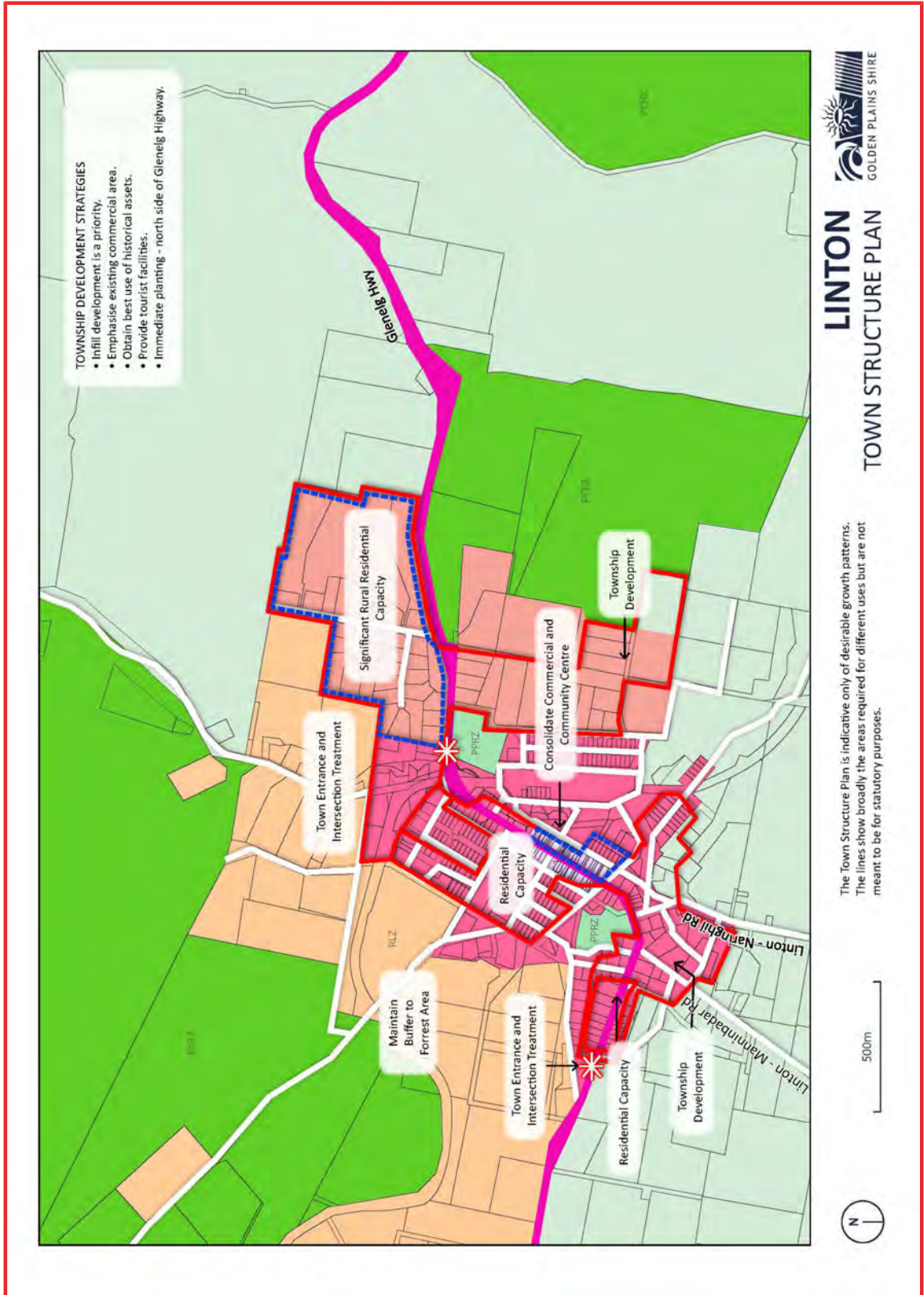
Haddon Structure Plan



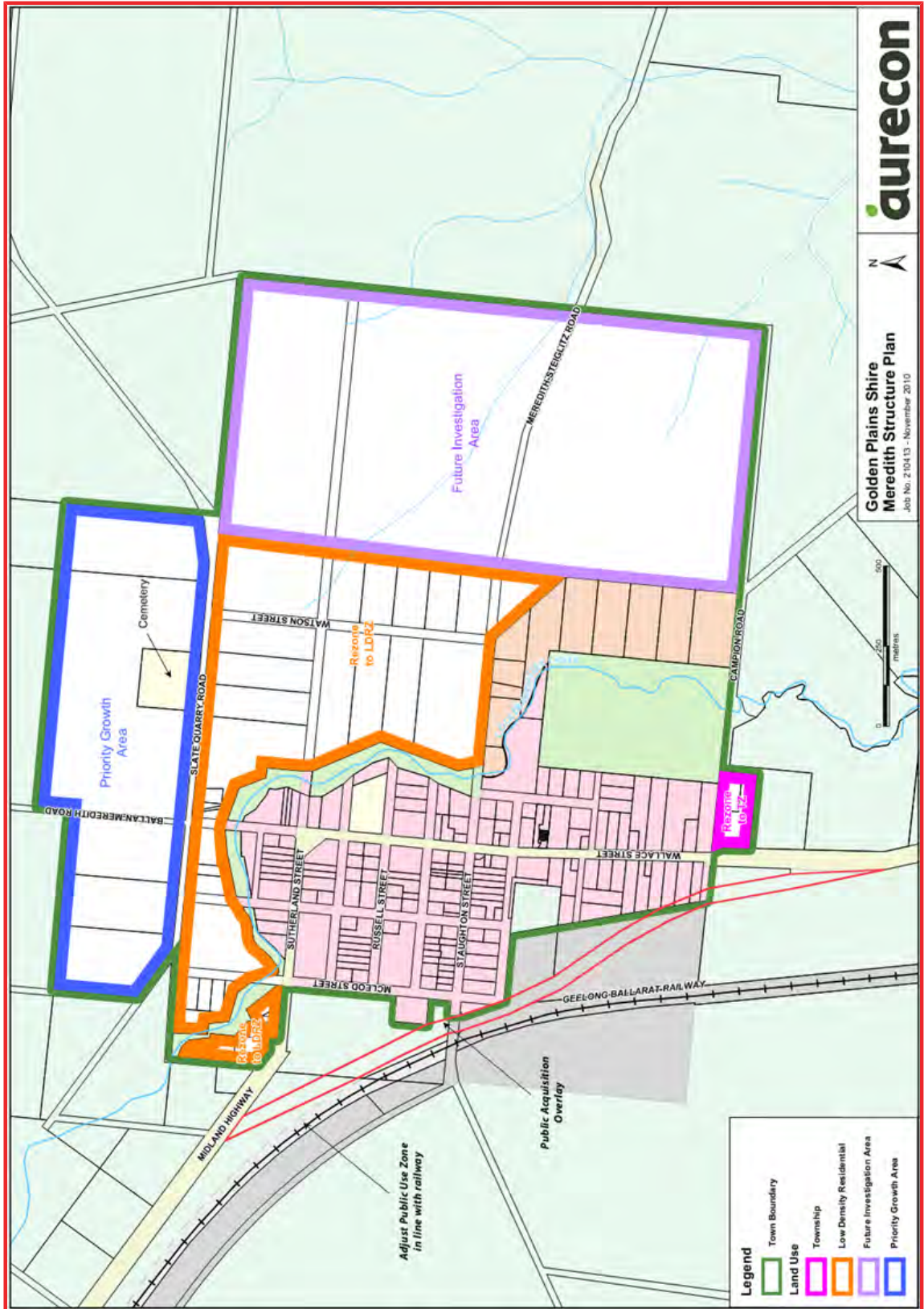
Lethbridge Structure Plan



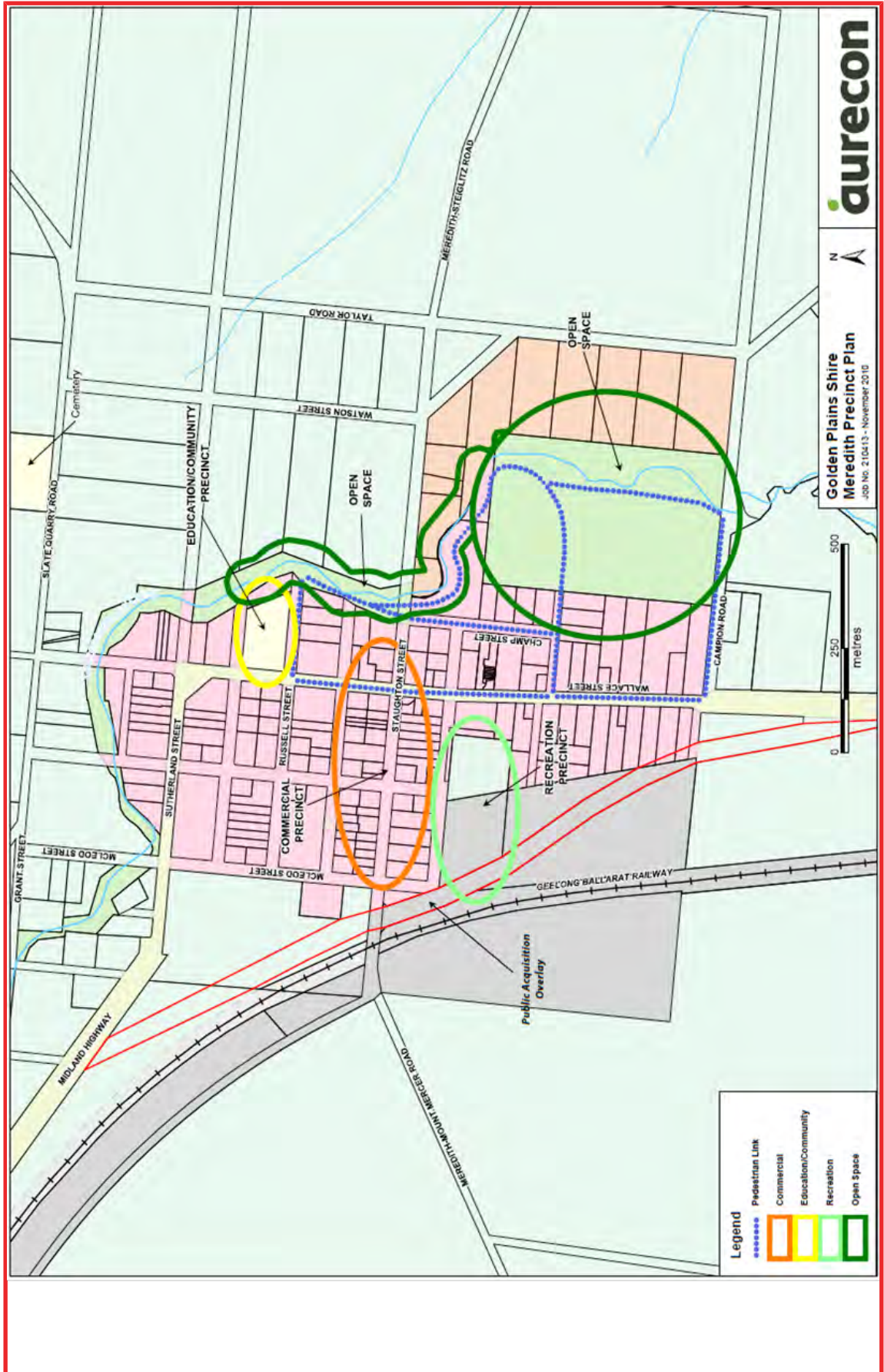
Linton Structure Plan



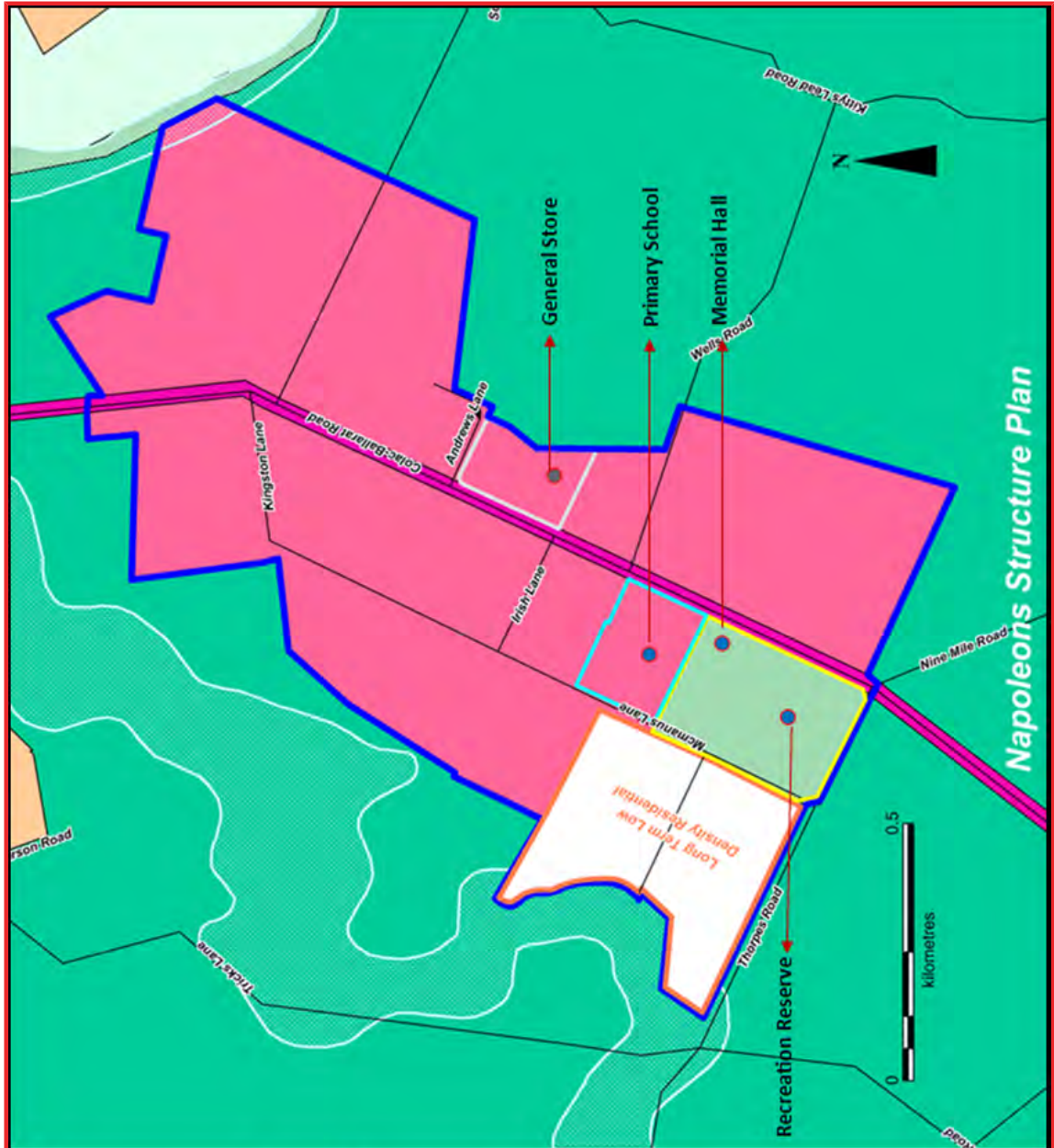
Meredith Structure Plan



Meredith Precinct Plan



Napoleons Structure Plan








Napoleons Structure Plan

Framework

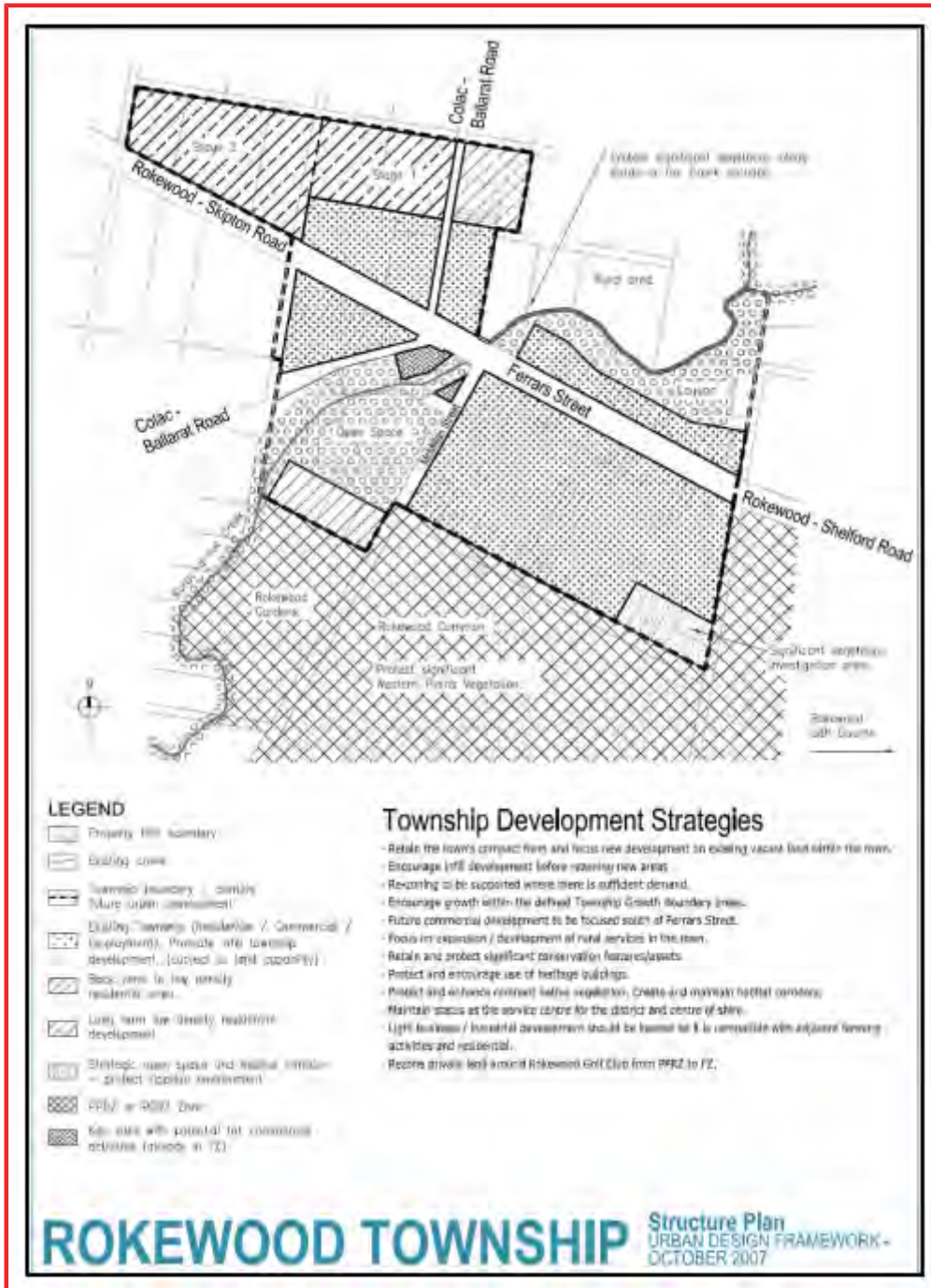
Key Objectives:

- Ensure new lots created are of sufficient size to be able to treat and retain waste water within their property boundaries.
- Discourage the creation of residential allotments below 4000 sqm in the absence of reticulated sewerage.
- Ensure subdivision respects and positively contributes to the lot configuration and character of the surrounding area.

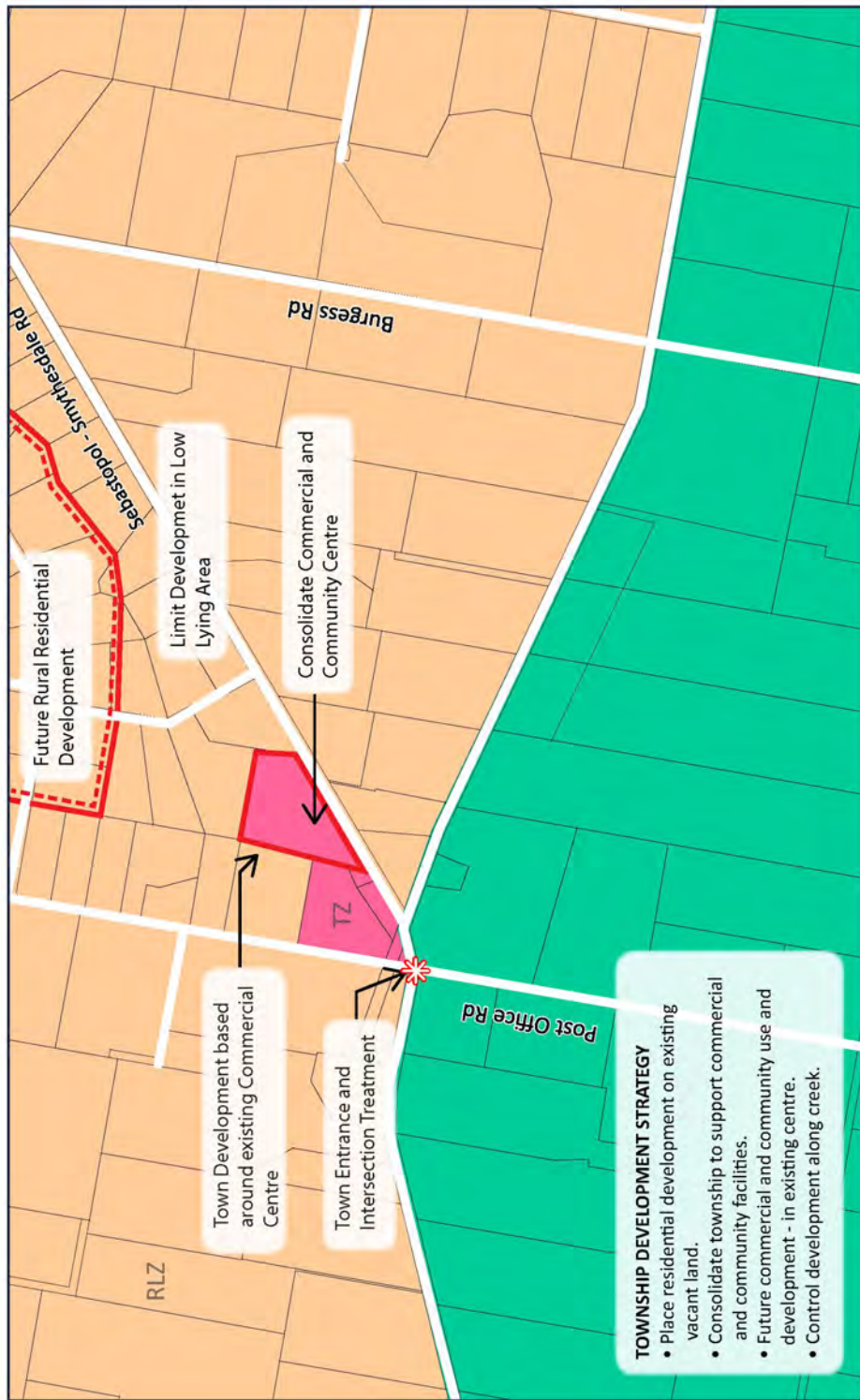
Legend

-  Town Boundary
-  Recreation Precinct
-  Education Precinct
-  Commercial Precinct
-  Long Term Low Density Residential

Rokewood Structure Plan



Ross Creek Structure Plan



TOWNSHIP DEVELOPMENT STRATEGY

- Place residential development on existing vacant land.
- Consolidate township to support commercial and community facilities.
- Future commercial and community use and development - in existing centre.
- Control development along creek.

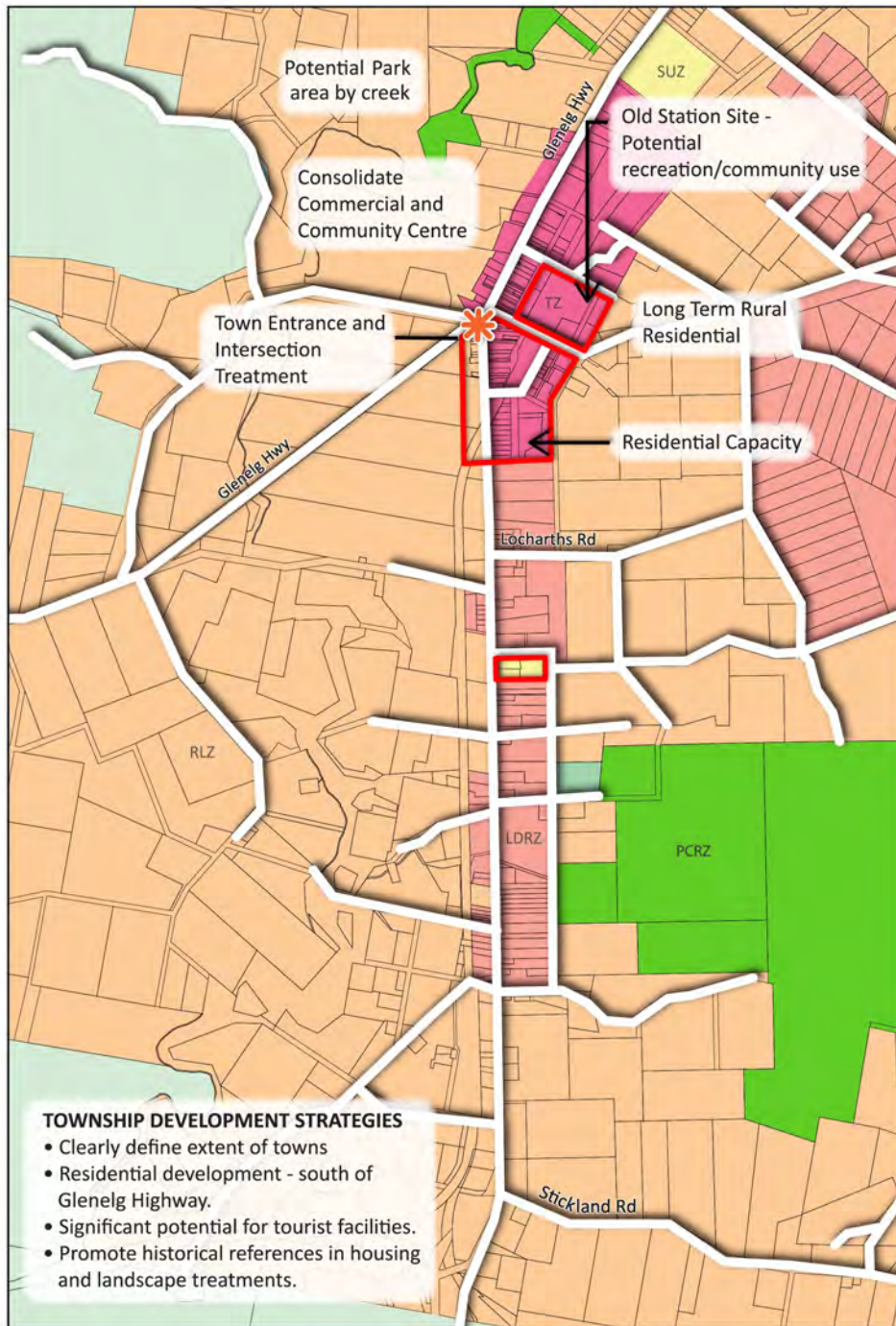


ROSS CREEK
TOWN STRUCTURE PLAN

The Town Structure Plan is indicative only of desirable growth patterns. The lines show broadly the areas required for different uses but are not meant to be for statutory purposes.



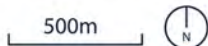
Scarsdale Structure Plan



TOWNSHIP DEVELOPMENT STRATEGIES

- Clearly define extent of towns
- Residential development - south of Glenelg Highway.
- Significant potential for tourist facilities.
- Promote historical references in housing and landscape treatments.

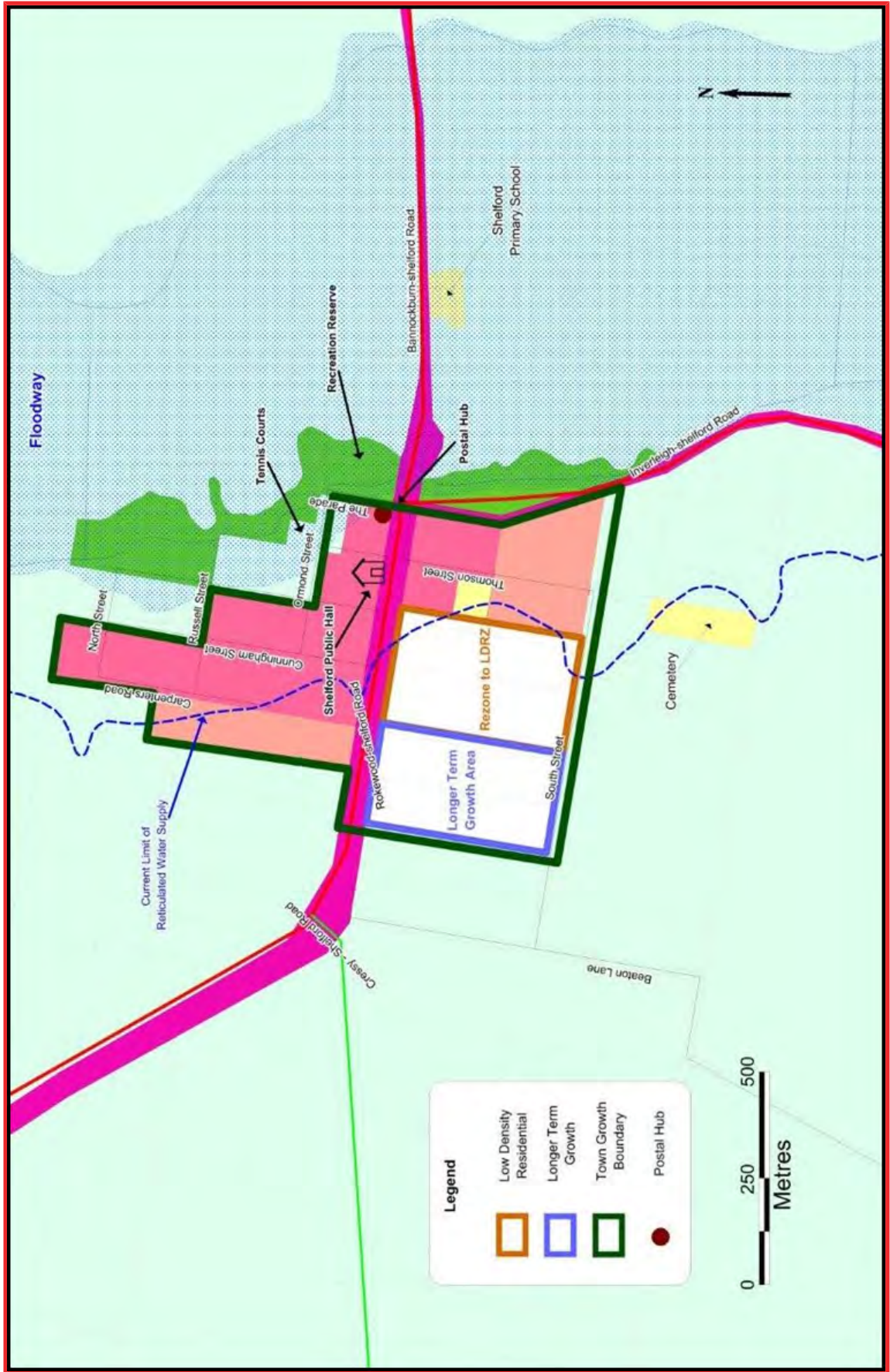
The Town Structure Plan is indicative only of desirable growth patterns. The lines show broadly the areas required for different uses but are not meant to be for statutory purposes.



SCARSDALE
TOWN STRUCTURE PLAN



Sheffield Structure Plan



11.01

31/07/2018
VC148

VICTORIA

11.01-1S10/06/2022
VC216**Settlement****Objective**

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.
- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards, including increased risks due to climate change.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.

Encourage a form and density of settlements that supports healthy, active and sustainable transport.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

Support metropolitan and regional climate change adaption and mitigation measures.

Policy documents

Consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Hume Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014)
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014)
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017)
- *Plan Melbourne 2017-2050: Addendum 2019* (Department of Environment, Land, Water and Planning, 2019)

11.01-1R

31/07/2018
VC148

Settlement - Central Highlands

Strategies

Support Ballarat as the main centre for regional growth, services and employment with major growth focussed to the west.

Support urban consolidation, particularly in Ballarat's Central Business District.

Maintain Ballarat's Central Business District as the primary focus for commercial, retail and service activity in the city and region.

Support the development of Central Highlands' regional centres, Ararat and Bacchus Marsh, as the key service centres for each end of the region.

Provide local and sub-regional services at Avoca, Ballan, Beaufort, Clunes, Creswick, Daylesford and Smythesdale to support ongoing growth, particularly closer to Melbourne and Ballarat where towns will provide a key opportunity to target growth pressure.

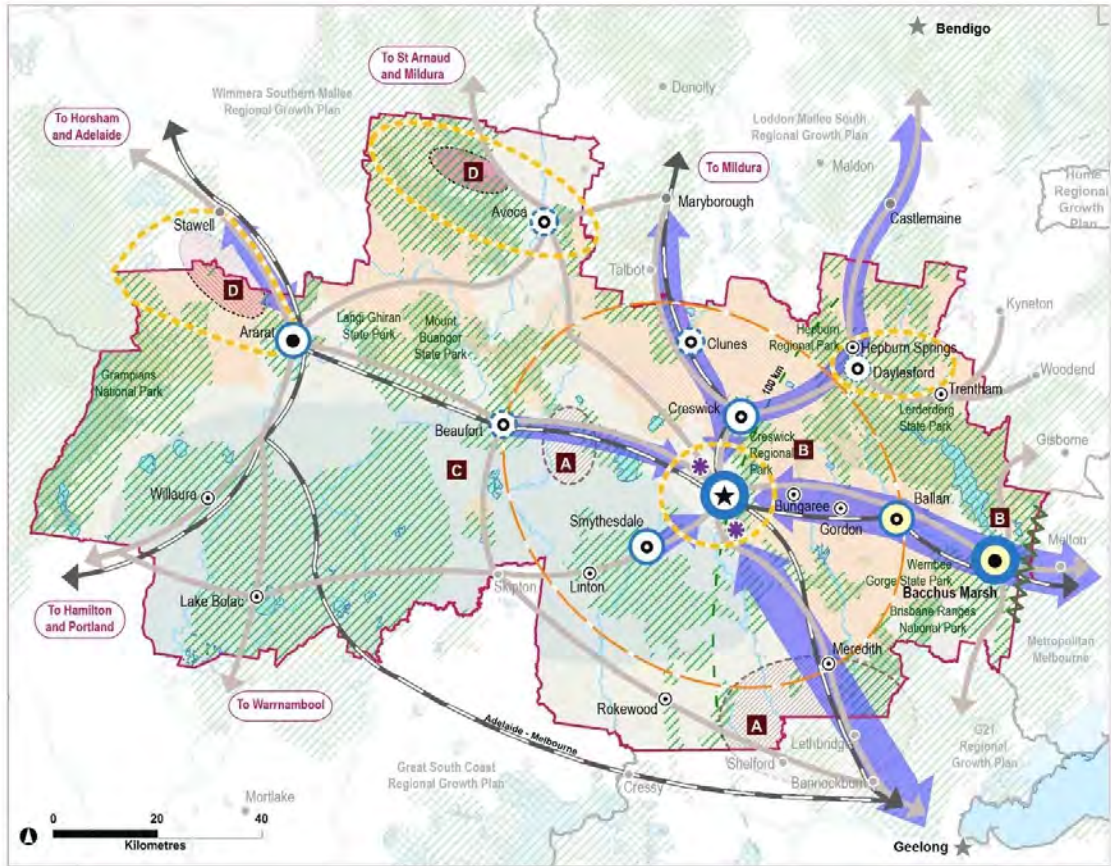
Direct growth to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale.

Limit outward growth of Daylesford to minimise environmental impacts and exposure to natural hazards.

Provide adequate land and infrastructure in appropriate locations to support anticipated population growth.

Maintain a clear settlement break between Metropolitan Melbourne and the Central Highlands.

Central Highlands Regional Growth Plan



SETTLEMENT NETWORK

- ★ Ballarat - Regional city
- Regional centre
- Town
- Small town
- ★ Regional city external to the region
- Settlement external to the region
- Major growth
- Medium growth
- Support sustainable change
- Contain growth
- Designated identified growth centre in Plan Melbourne⁽¹⁾
- ⚡ Settlement break

(1) Plan Melbourne (Chapter 6 – State of Cities) identifies Bacchus Marsh and Ballan as peri-urban towns with potential to attract housing and population growth out of Melbourne

MELBOURNE AND BALLARAT HINTERLANDS

- Areas within 100 km of central Melbourne
- Ballarat hinterland

CONNECTIVITY

- ➡ Key relationship
- ➡ Key road corridor
- ➡ Key rail corridor

ECONOMIC DEVELOPMENT

- ★ Regional employment assets in Ballarat
- Key tourism precinct
- ⓐ Intensive agriculture
- ⓑ Horticulture
- ⓒ Broadacre cropping and grazing
- ⓓ Viticulture

ENVIRONMENT

- ▨ Areas containing high value terrestrial habitat
- ▨ Declared water supply catchment
- Public land
- Lakes and wetlands
- Rivers

11.01-1R

31/07/2018
VC148

Settlement - Geelong G21

Strategies

Support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city.

Support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Torquay/Jan Juc as district towns by building on existing and planned infrastructure and focussing growth along key road and rail networks.

Plan for Colac and Winchelsea as new targeted growth nodes.

Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong.

Reinforce the role of district towns in providing services to surrounding areas.

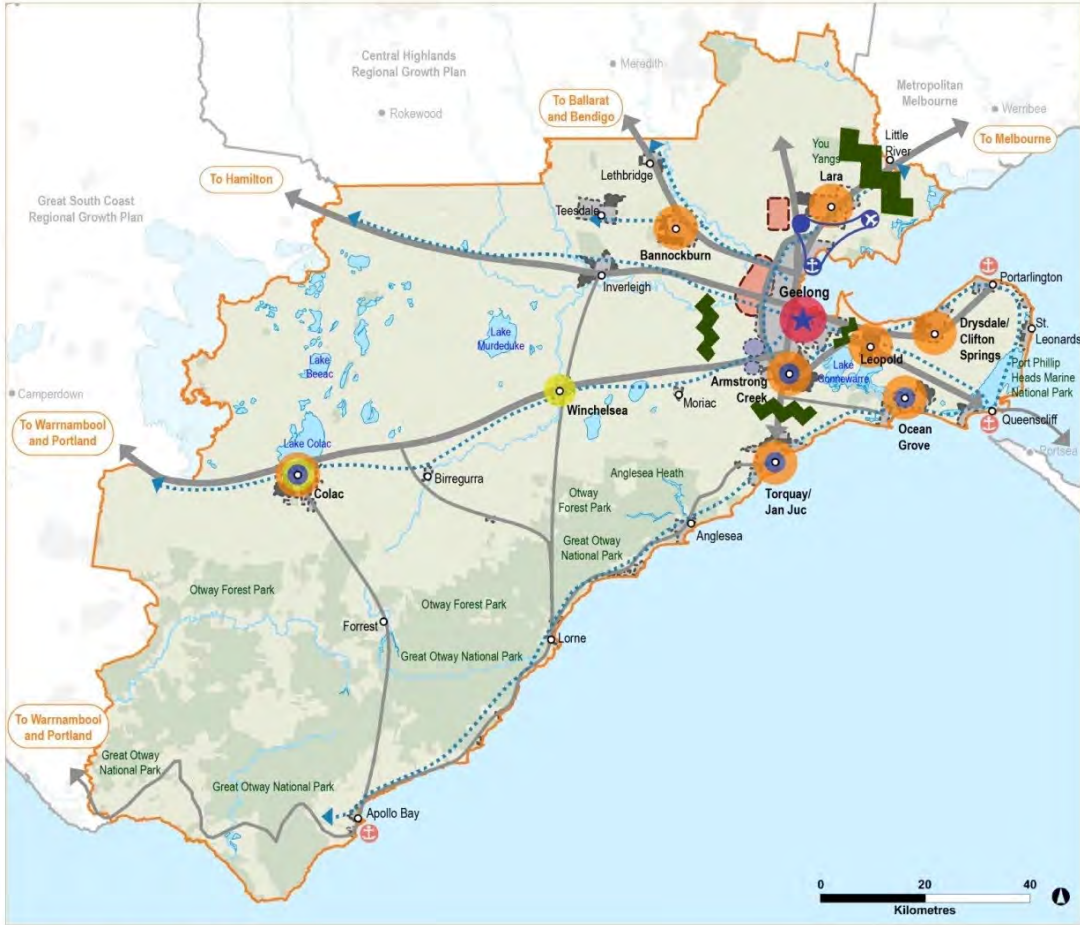
Maintain a significant settlement break between the region and Melbourne.

Provide for settlement breaks between towns to maintain their unique identities.

Require a settlement boundary for all towns.

Protect critical agricultural land by directing growth to towns.

Geelong G21 Regional Growth Plan



SETTLEMENT ROLE AND GROWTH

- Reinforce the role of Geelong as a regional city and Victoria's second largest city
 - Strengthen Central Geelong's role as a major regional city centre by supporting growth with a focus on identified infill housing opportunity areas and building on the region's health, education and research capabilities
 - Support planned growth and reinforce the role of district towns
 - Introduce new targeted growth nodes at Colac and Winchelsea
 - Identification of two Further Investigation Areas in Geelong
 - Identification of four key settlement breaks
 - Existing urban areas
 - Planned growth areas
 - Designation of settlement boundaries for all towns
 - Settlement
- Provide infrastructure and services for planned growth areas and infill development

MAJOR INFRASTRUCTURE

- An efficient and equitable public transport, road and freight network leveraged off existing infrastructure
- Airport
- Port of Geelong
- Minor port

EMPLOYMENT GROWTH

- Maintain productive agricultural areas
 - Development of a national transport and logistics precinct
 - Strengthen and protect the identified existing and planned employment areas
 - Future employment nodes
- Provide land and infrastructure for existing and future employment nodes

ENVIRONMENT

- Maintain and enhance natural assets and infrastructure
- Lakes and wetlands
- Rivers

11.01-1L

Settlement

47/09/2024
694gpla Proposed C106gpla

Strategies

Maintain an urban break between Geelong, Bannockburn, Batesford and Inverleigh.

Direct population growth to urban areas provided with water, sewerage and social infrastructure.

Avoid battle axe blocks in greenfield development.

Support a progressive series of land rezoning within Bannockburn, in line with the *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021).

Support investigation of future growth locations Cambrian Hill, Lethbridge, Meredith, Stonehaven and Teesdale in line with the *Growing Places Strategy* (Golden Plains Shire Council, March 2025).

Policy guideline

Consider as relevant:

- When rezoning land for urban purposes in greenfield areas, whether suitable locations are available within existing areas zoned for urban purposes.

- Only proceeding with future investigation areas when essential infrastructure becomes available.

11.01-1L-02 Settlement in Golden Plains-South-East

16/05/2024
GC239 Proposed C106gpla

Policy application

This policy applies to the areas identified in the Golden Plains South East area map.

Strategies

Direct business and service uses that require substantial separation distances from sensitive uses to land between the Midland and Hamilton Highways.

Support only agricultural uses in the Barwon River valley.

Support agricultural and rural related uses in the Moorabool River and Sutherlands Creek valleys including tourism uses that support agriculture and the landscape values of the valleys.

Maintain and reinforce the 'non-urban break' between Batesford and Bannockburn.

Maintain landscape buffers adjoining the Midland and Hamilton Highways except around the Gheringhap Precinct.

Avoid new vehicle access points along the Midland and Hamilton Highways.

Set back development from the Midland and Hamilton Highways and design structures and landscaping to maintain the rural character.

Support agricultural land use in areas excluded from development for business purposes (shown as 'Buffer distance - 1000m' in the South-East Framework Plan).

Policy guideline

Consider as relevant:

- Treatment of the interfaces between business development and existing residential uses to minimise adverse visual impacts.

Expiry

~~This policy will expire five years from the date of gazettal of Amendment C90gpla.~~

11.01-1L-03 Settlement in ~~Golden Plains North West~~ Batesford

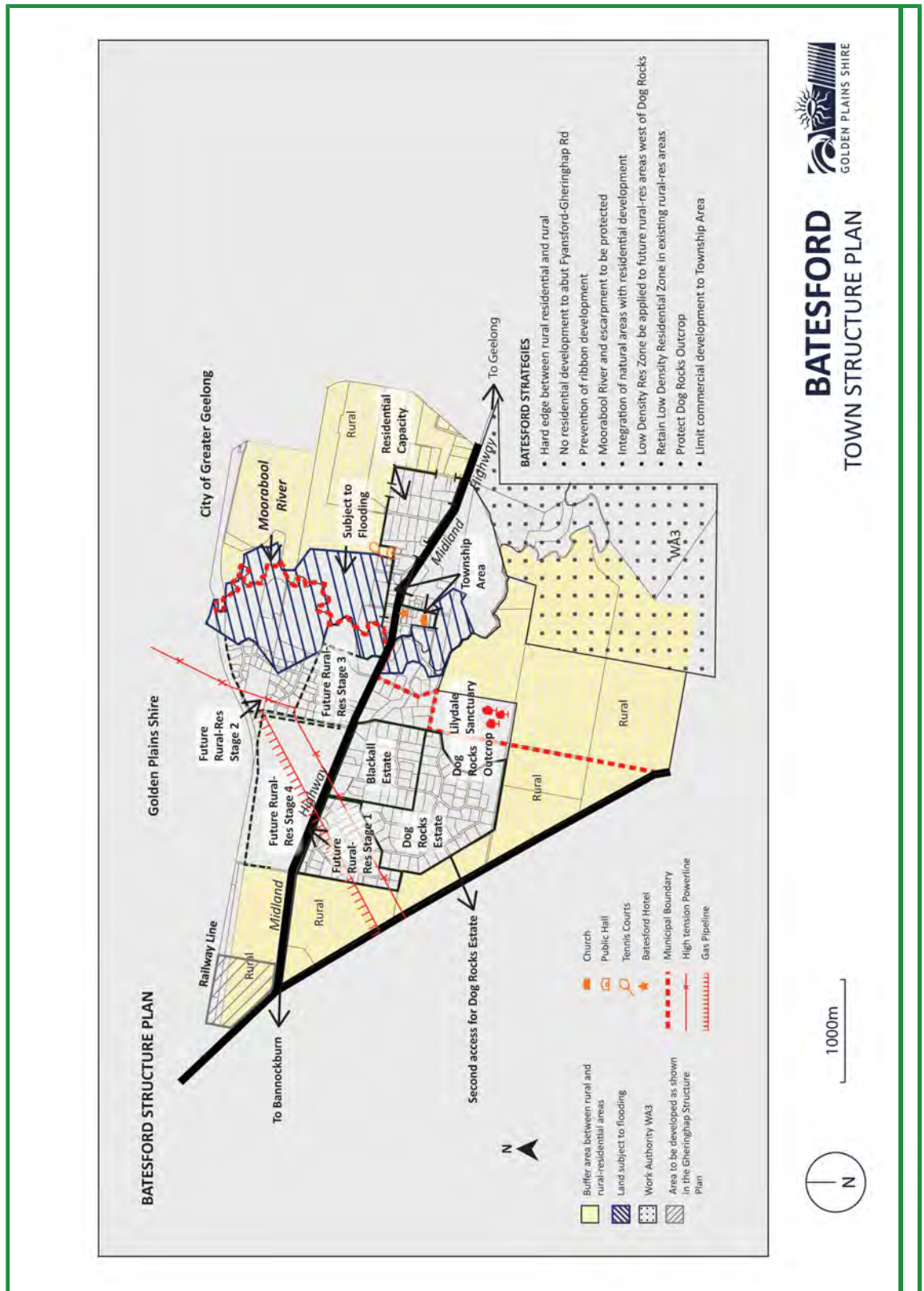
08/09/2022 - / - / -
G99gpla Proposed C106gpla

Policy application

This policy applies to the areas identified in the ~~Golden Plains Northern Settlement Strategy~~ Strategic Directions Batesford Structure Plan.

Strategies

- Maintain a hard edge between rural residential and rural areas.
- Prevent residential development to abut Fyansford-Gheringhap Road.
- Prevent ribbon development.
- Protect the Moorabool River and escarpment.
- Integrate natural areas with residential development.
- Apply the Low Density Residential Zone to future rural residential areas west of Dogs Rocks.
- Retain Low Density Residential Zone in existing rural-residential areas.
- Protect the Dogs Rocks Outcrop.
- Limit commercial development to Township Area.



BATESFORD
TOWN STRUCTURE PLAN

11.01-1L-04 Settlement in Corindhap

Proposed C106gpla

Policy application

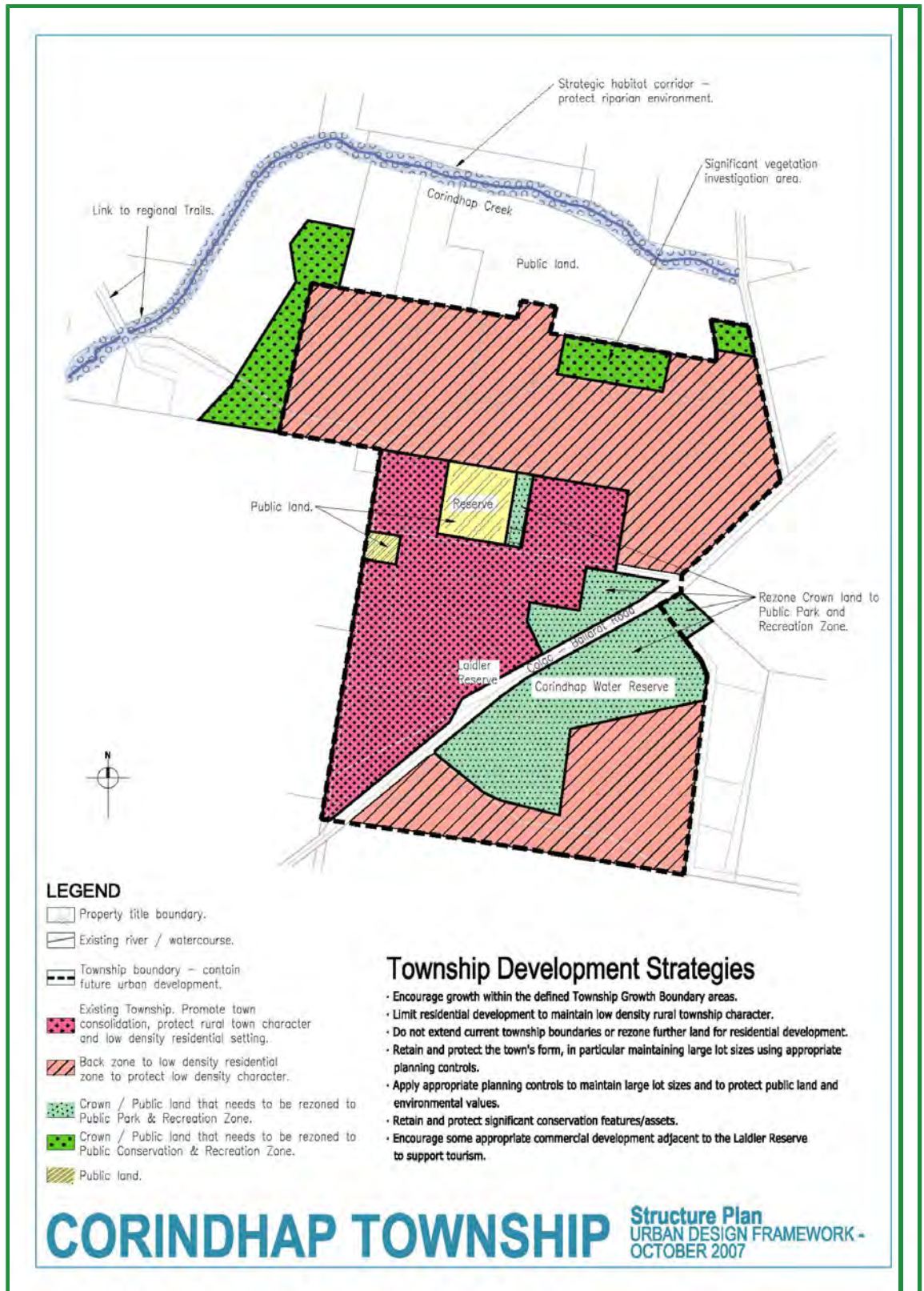
This policy applies to the areas identified in the Corindhap Structure Plan.

Strategies

- Encourage growth within the defined Township Growth Boundary areas.

GOLDEN PLAINS PLANNING SCHEME

- Limit residential development to maintain low density rural township character.
- Do not extend current township boundaries or rezone further land for residential development.
- Retain and protect the town's form, in particular maintaining large lot sizes using appropriate planning controls.
- Apply appropriate planning controls to maintain large lot sizes and protect public land and environmental values.
- Retain and protect significant conservation features/assets.
- Encourage some appropriate commercial development adjacent to the Laidler Reserve to support tourism.



11.01-1L-05 Settlement in Dereel

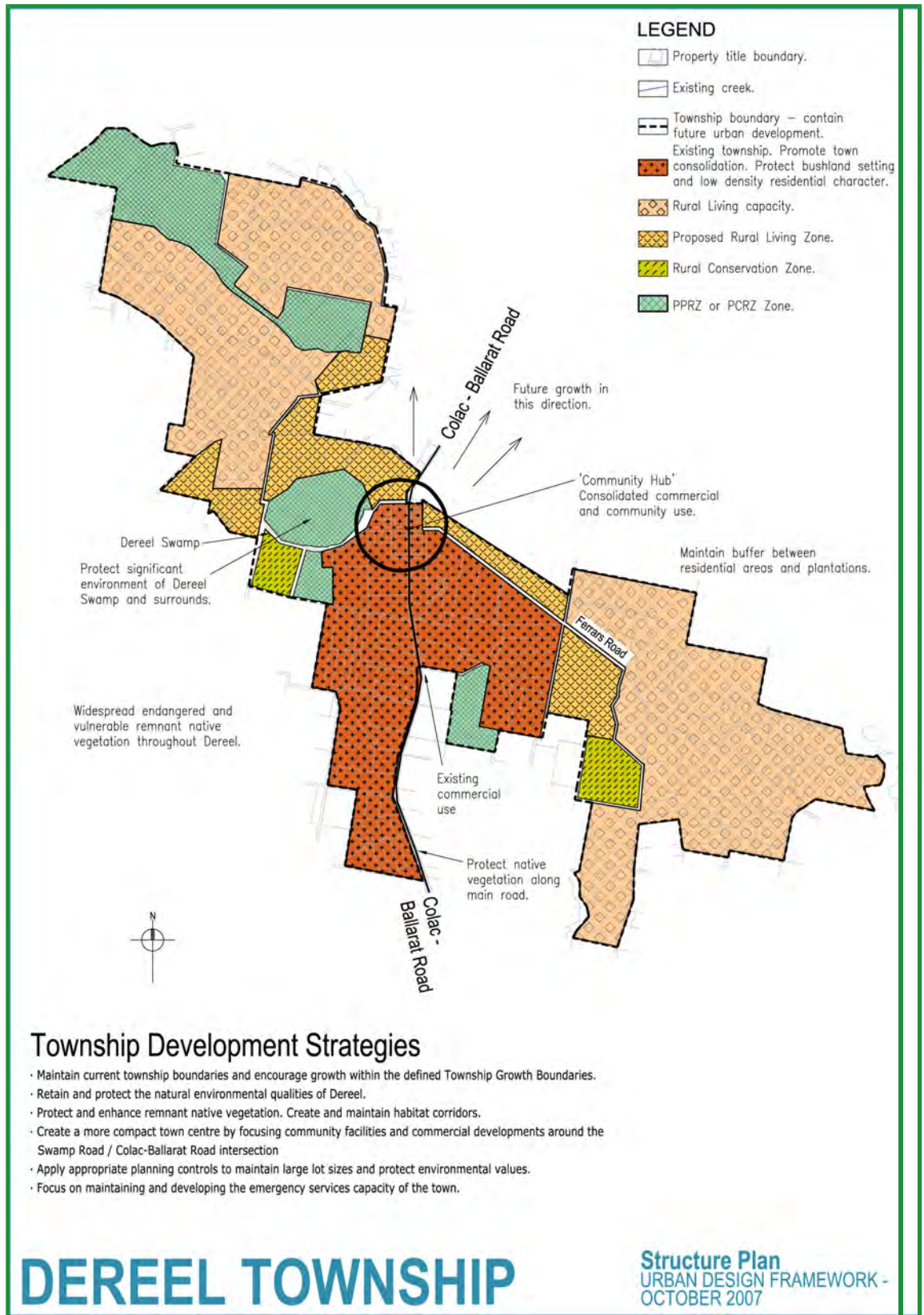
Proposed C106gpla

Policy application

This policy applies to the areas identified in the Dereel Structure Plan.

Strategies

- Maintain current township boundaries and encourage growth within the defined Township Growth Boundaries.
- Retain and protect the natural environmental qualities of Dereel.
- Create a more compact town centre by focusing community facilities and commercial developments around the Swamp Road / Colac-Ballararat Road intersection.
- Apply appropriate planning controls to maintain large lot sizes and protect environmental values.
- Focus on maintaining and developing the emergency services capacity of the town.



11.01-1L-06 Settlement in Haddon

Proposed C106gpla

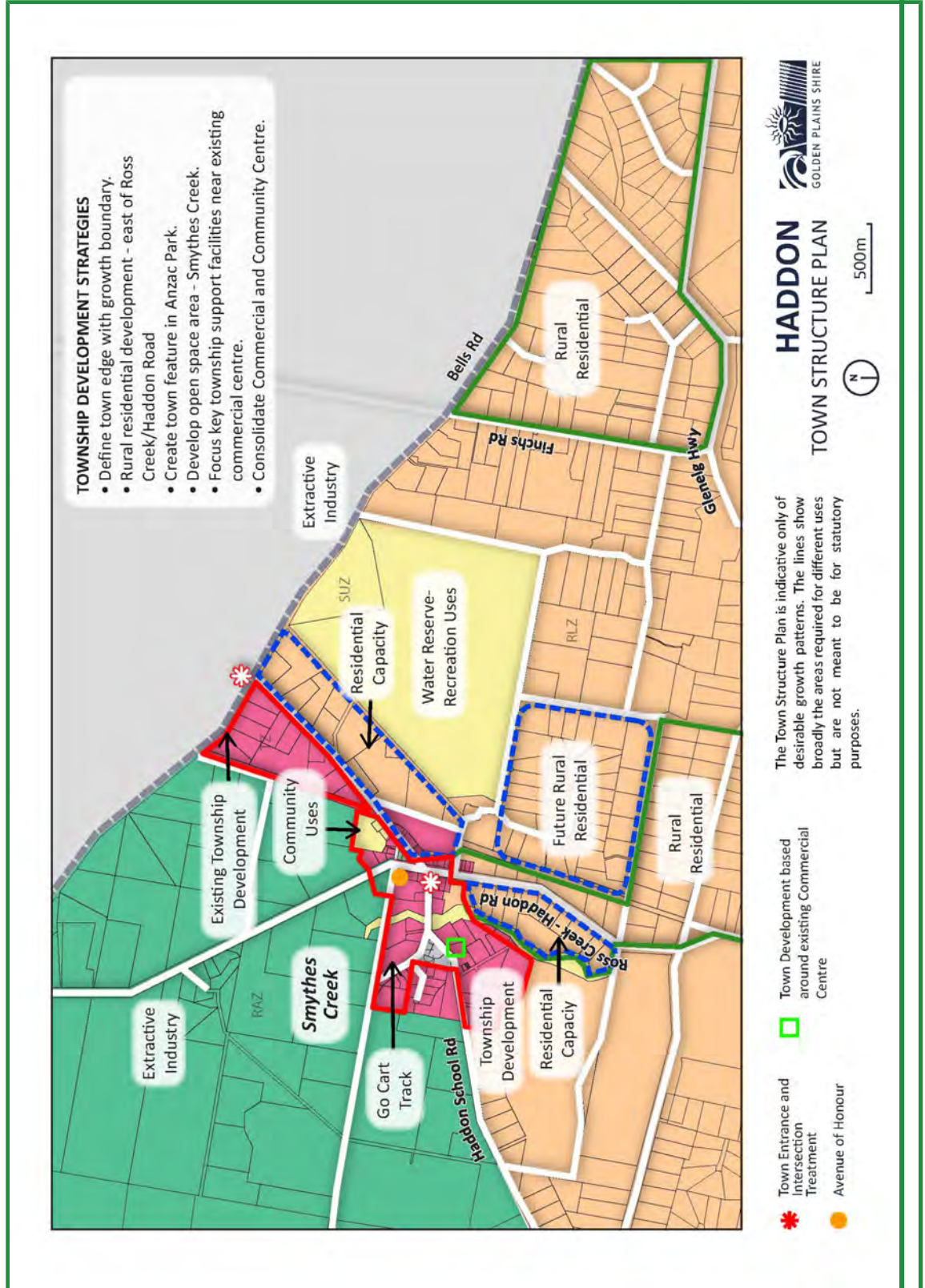
Policy application

This policy applies to the areas identified in the Haddon Structure Plan.

Strategies

- Define town edge with growth boundary.

- Rural residential development - east of Ross Creek/Haddon Road.
- Create a town feature in Anzac Park.
- Develop open space area - Smythes Creek.
- Focus key township support facilities near existing commercial centre.
- Consolidate Commercial and Community Centre.



11.01-1L-07 Settlement in Lethbridge

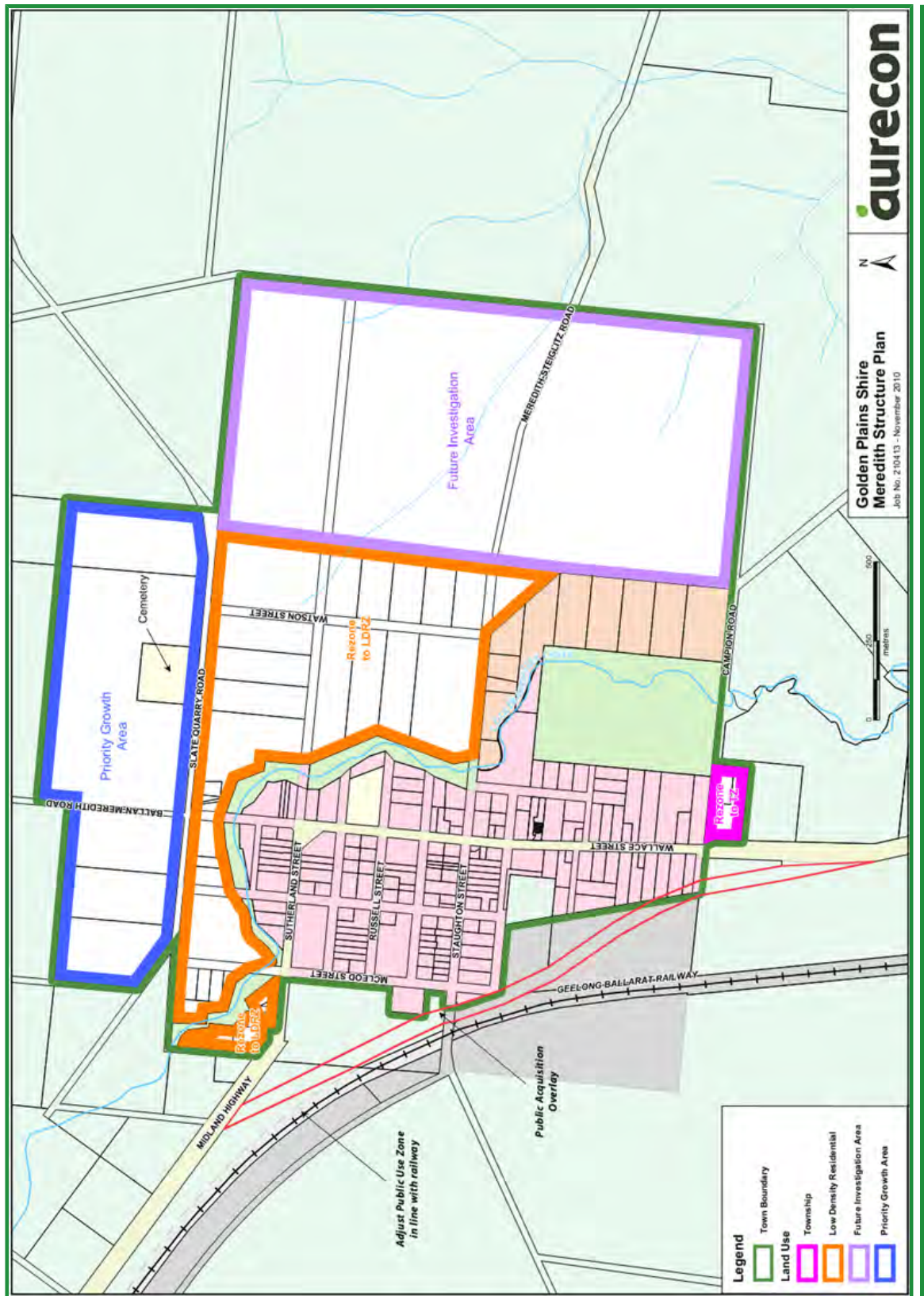
Proposed C106gpla

Policy application

This policy applies to the areas identified in the Lethbridge Structure Plan.

Strategies

- Accommodate smaller lots when reticulated sewerage is available in area between Broom Road and Quarry Road west of the Midland Highway.
- Maintain buffer distances from Intensive Agricultural uses.
- Use bluestone as a design element in future development to celebrate Lethbridge's bluestone geological heritage.



11.01-1L-08 Settlement in Linton

Proposed C106gpla

Policy application

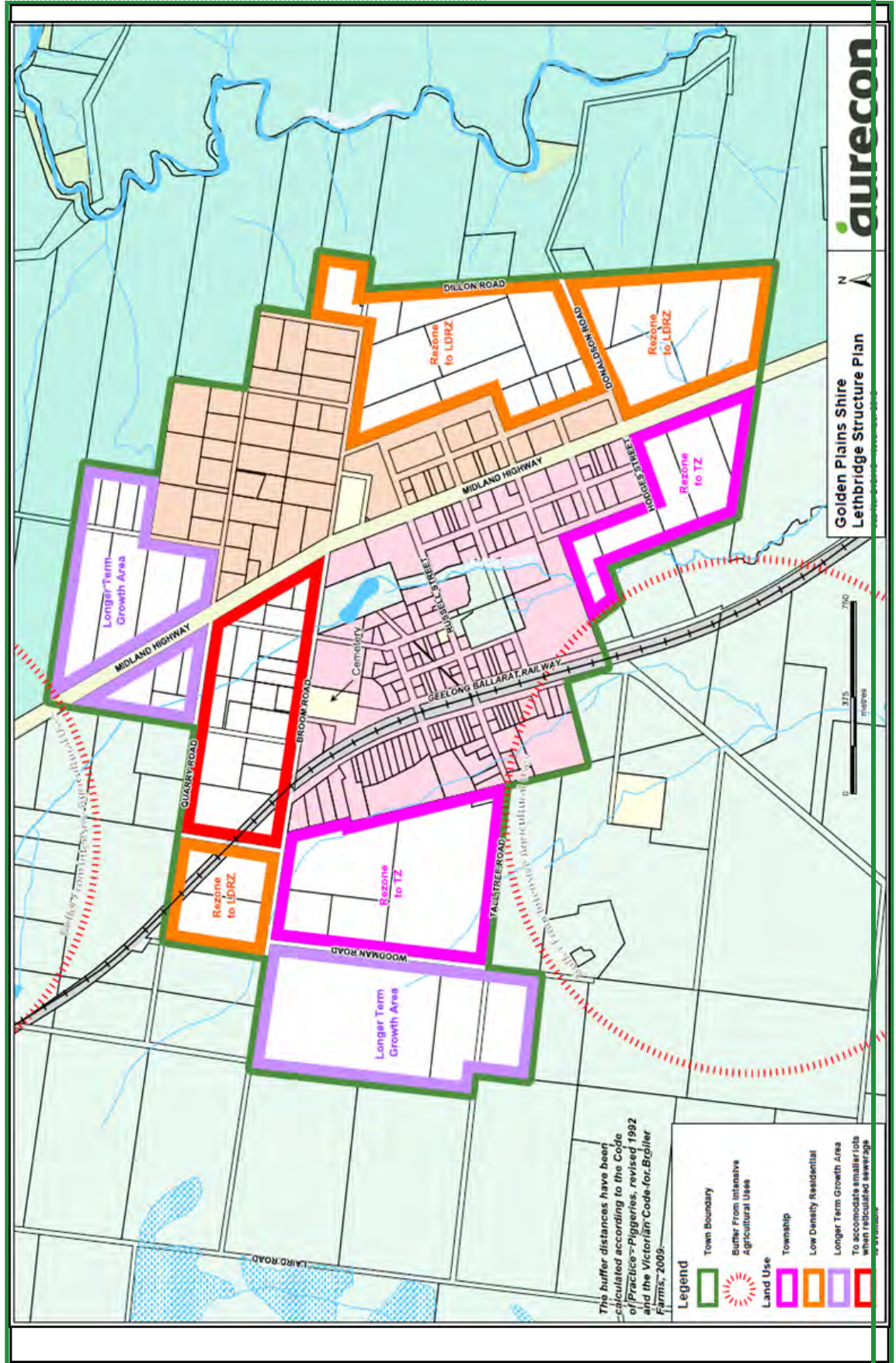
This policy applies to the areas identified in the Linton Structure Plan.

Strategies

- Infill development is a priority.

GOLDEN PLAINS PLANNING SCHEME

- Emphasise existing commercial area.
- Obtain best use of historical assets.
- Provide tourist facilities.
- Immediate planting - north side of Glenelg Highway.



11.01-1L-09 Settlement in Meredith

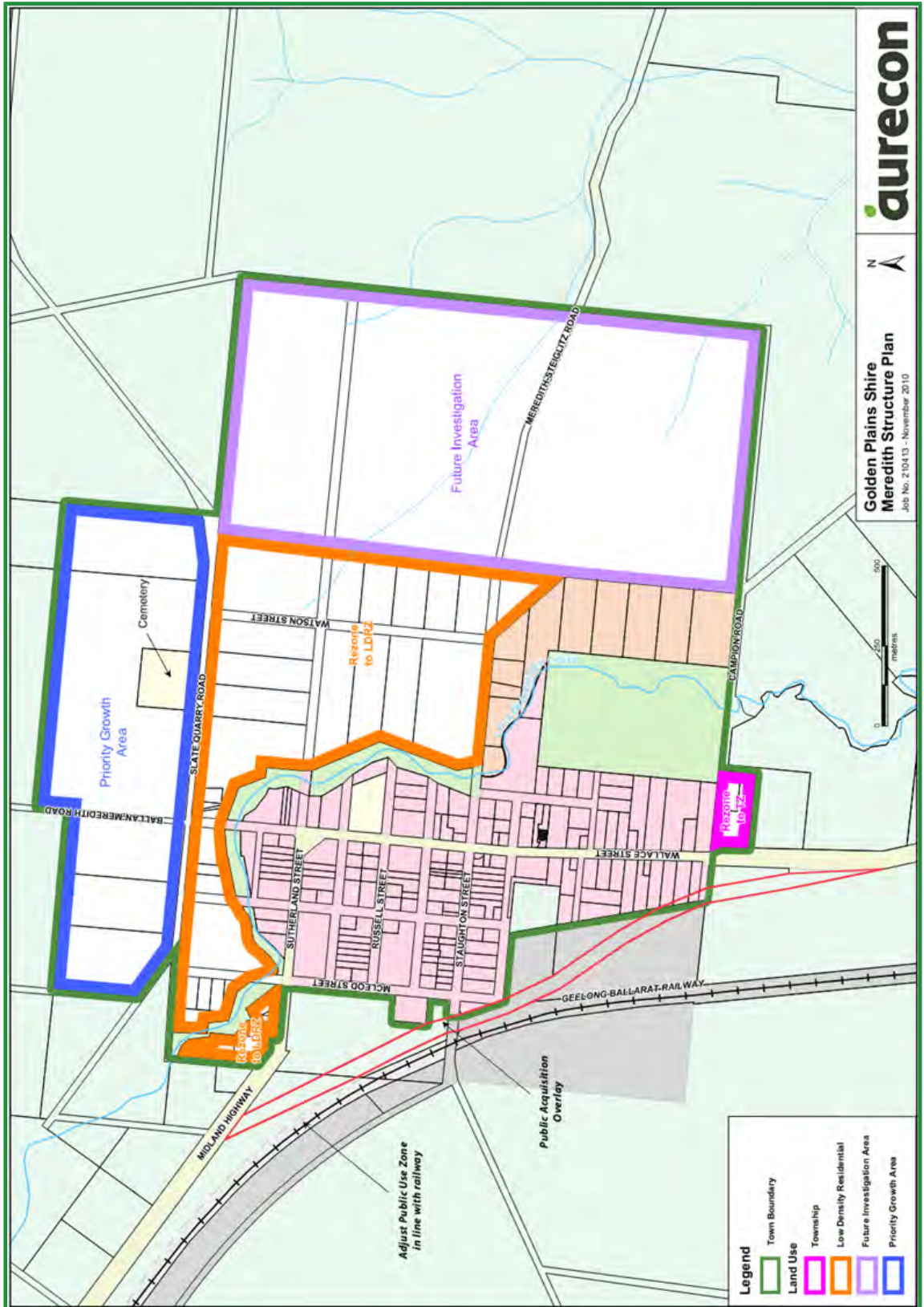
Proposed C106gpla

Policy application

This policy applies to the areas identified in the Meredith Structure Plan.

Strategies

- Retain the use of wide streets and timber structures in future developments to create a light and open quality that is present in the town.



11.01-1L-10 Settlement in Napoleons

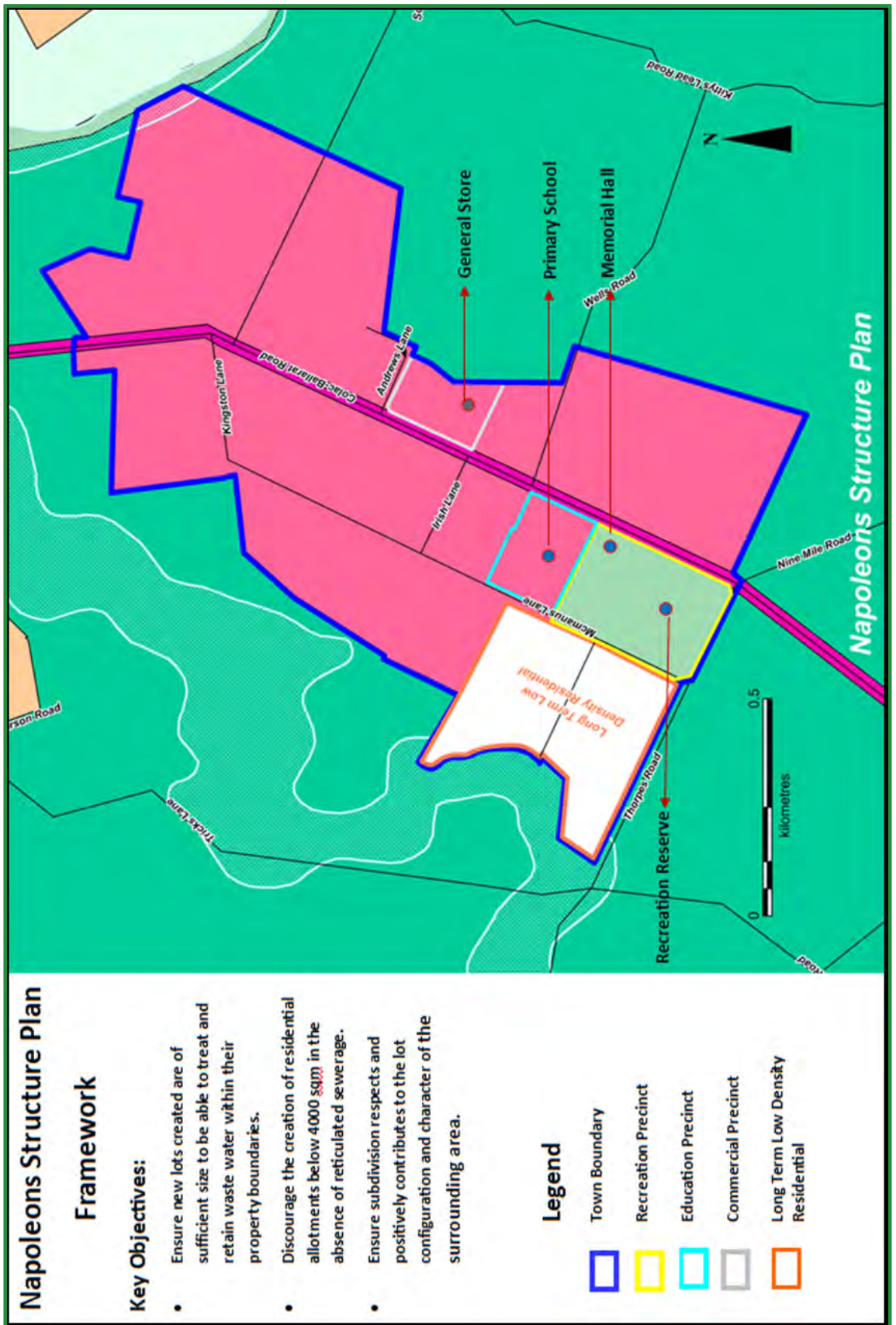
Proposed C106gpla

Policy application

This policy applies to the areas identified in the Napoleons Structure Plan.

Strategies

- Ensure new lots created are of sufficient size to be able to treat and retain waste within their property boundaries.
- Discourage the creation of residential allotments below 4,000 square meters in the absence of reticulated sewerage.
- Ensure subdivision respects and positively contributes to the lot configuration and character of the surrounding area.



11.01-1L-11 Settlement in Rokewood

Proposed C106gpla

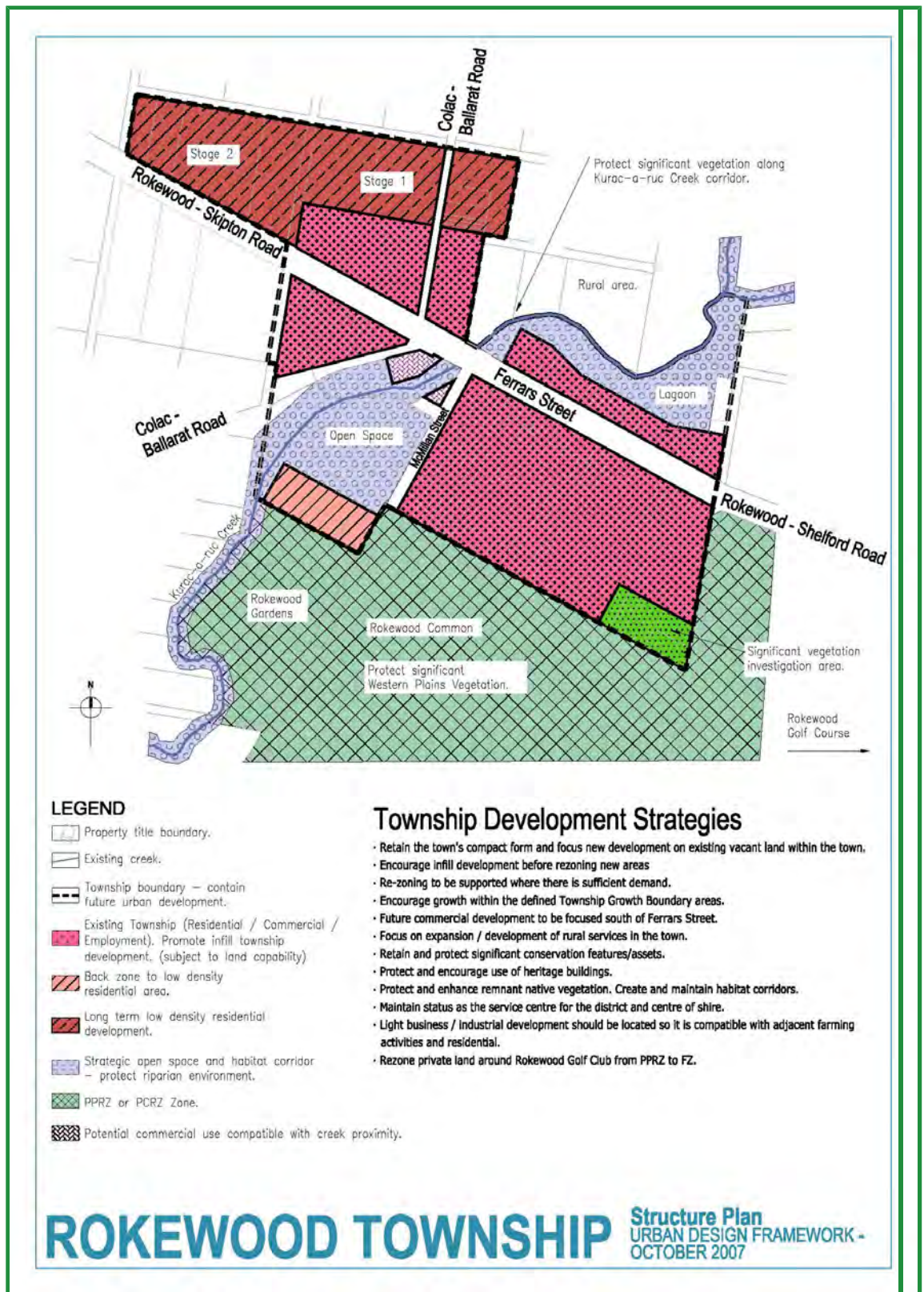
Policy application

This policy applies to the areas identified in the Rokewood Structure Plan.

Strategies

Facilitate and contain growth in accordance with the *Northern Settlement Strategy* (Golden Plains Shire, 2019):

- Retain the town's compact form and focus new development on existing vacant land within the town.
- Encourage infill development before rezoning new areas.
- Re-zoning to be supported where there is sufficient demand.
- Encourage growth within the defined Township Growth Boundary areas.
- Future commercial development to be focused south of Ferrars Street.
- Focus on expansion/development of rural services in the town.
- Retain and protect significant conservation features/assets.
- Protect and encourage use of heritage buildings.
- Protect and enhance remnant native vegetation. Create and maintain habitat corridors.
- Maintain status as the service centre for the district and centre of the Shire.
- Light business/ industrial development should be located so it is compatible with adjacent farming activities and residential land uses.
- Rezone private land around Rokewood Golf Club from PPRZ to FZ.



11.01-1L-12 Settlement in Ross Creek

Proposed C106gpla

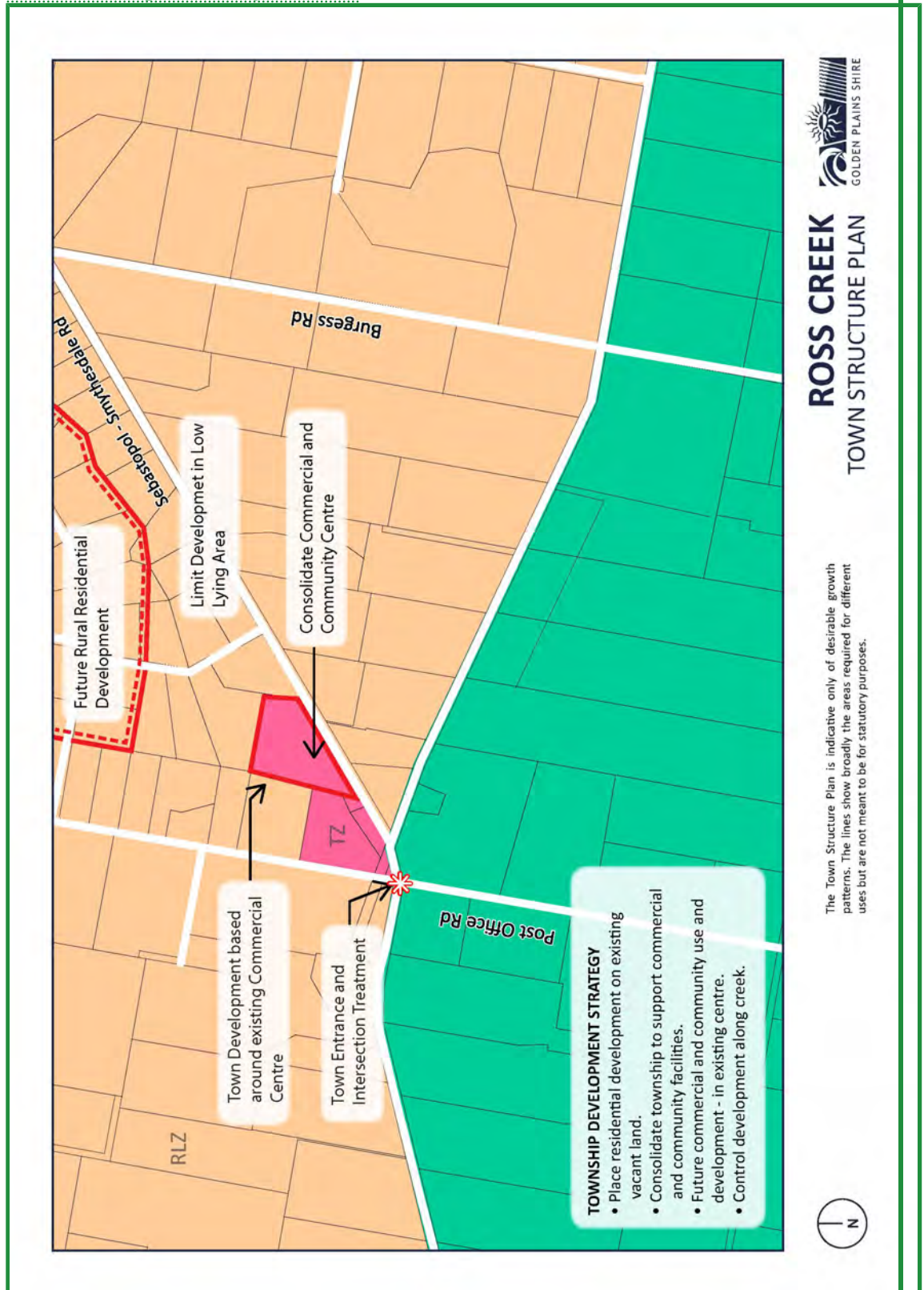
Policy application

This policy applies to the areas identified in the Ross Creek Structure Plan.

Strategies

- Place residential development on existing vacant land.

- Consolidate township to support commercial and community facilities.
- Locate future commercial and community use and development in existing centre.
- Control development along the creek.



11.01-1L-13 Settlement in Scarsdale

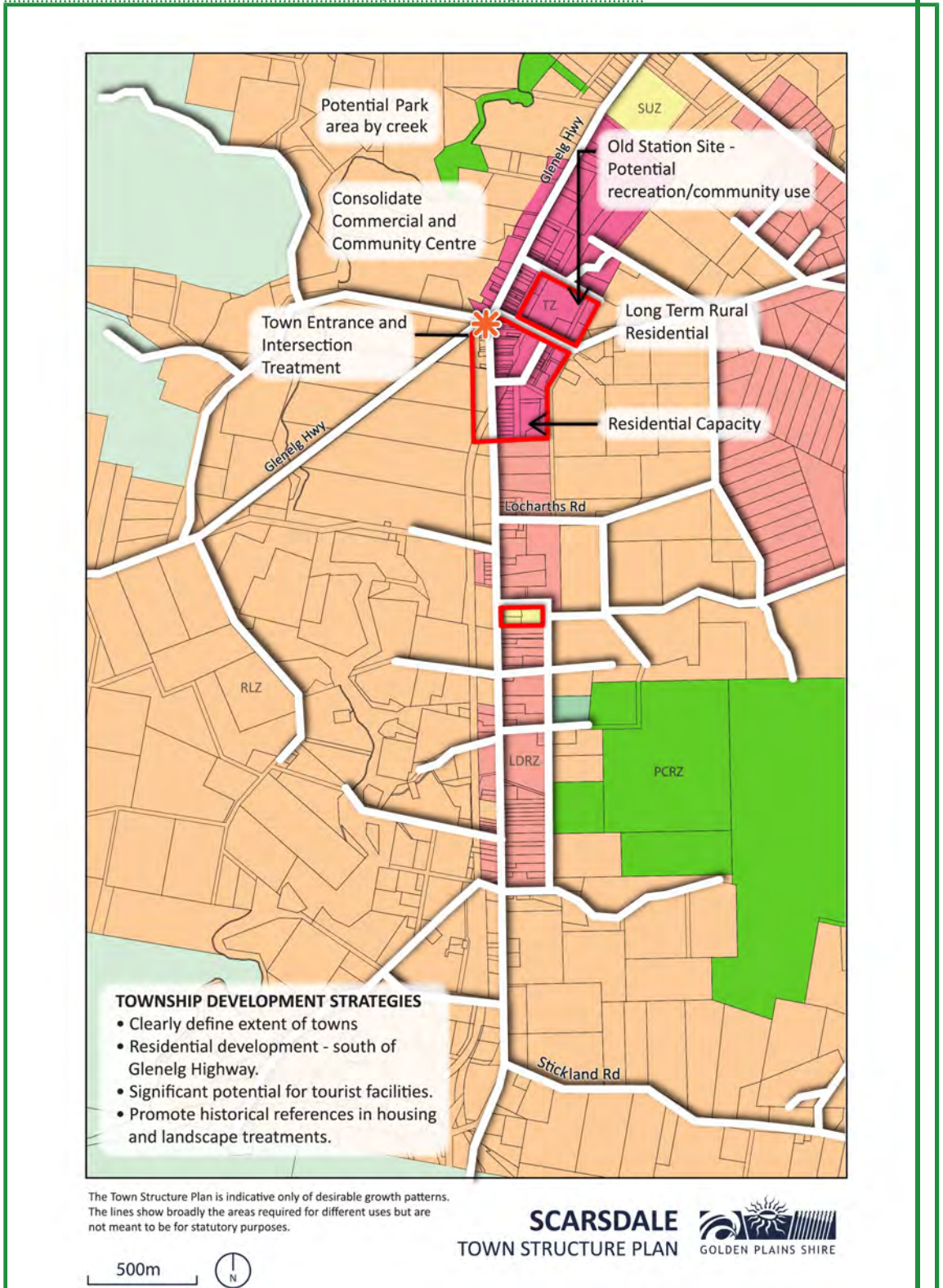
Proposed C106gpla

Policy application

This policy applies to the areas identified in the Scarsdale Structure Plan.

Strategies

- Clearly define the extent of towns.
- Direct residential development south of the Glenelg Highway.
- Encourage significant potential for tourist facilities.
- Promote historical references in housing and landscape treatments.



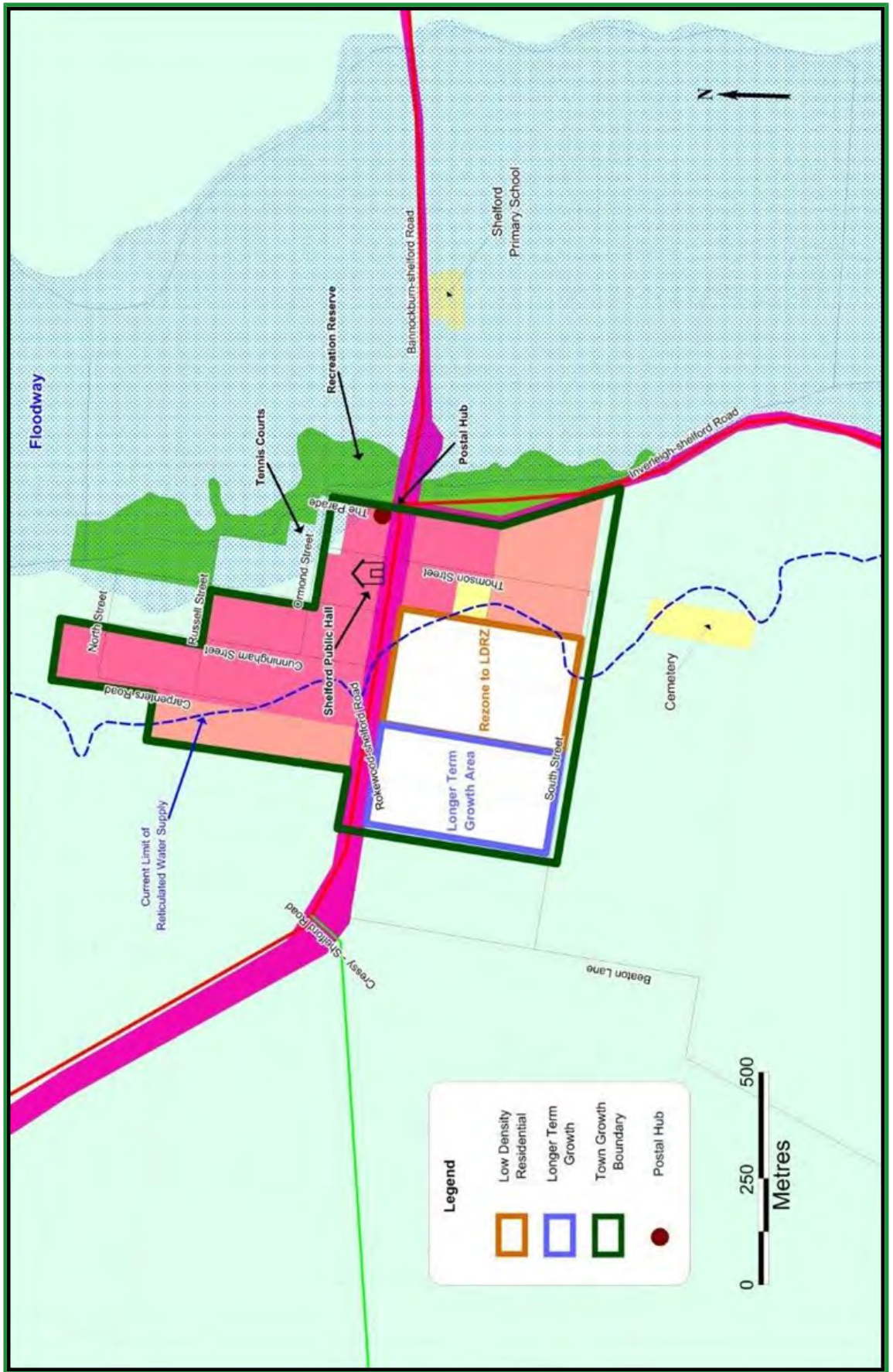
11.01-1L-14 Settlement in Shelford

~~11.01-1L-14~~
~~Proposed C106gpla~~

Policy application

This policy applies to the areas identified in the Shelford Structure Plan.

Strategies



11.03

31/07/2018
VC148

PLANNING FOR PLACES

11.03-1S03/02/2022
VC199**Activity centres****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-2S04/05/2022
VC210**Growth areas****Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.

GOLDEN PLAINS PLANNING SCHEME

- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S

31/07/2018
VC148

Peri-urban areas

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S20/03/2023
VC229**Coastal settlement****Objective**

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

11.03-5S30/04/2021
VC185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-5R20/03/2023
VC229**The Great Ocean Road region****Objective**

To manage the sustainable development of the Great Ocean Road region.

Strategies

Protect public land and parks and identified significant landscapes in the Great Ocean Road region.

Ensure development responds to the identified landscape character of the area.

Manage the growth of towns by:

- Respecting the character of coastal towns and promoting best practice design for new development.
- Directing urban growth to strategically identified areas.

Manage the impact of development on catchments and coastal areas.

Manage the impact of development on the environmental and cultural values of the area.

Improve the management of access and transport by:

- Managing the Great Ocean Road for tourism and regional access.
- Enhancing the safety and travelling experience of the Great Ocean Road.
- Improving the safety and operational performance of the inland routes from the Princes Highway to the Great Ocean Road.
- Providing travel choices to and in the region.

Encourage sustainable tourism and resource use by:

- Developing a network of tourism opportunities throughout the region.
- Supporting tourism activities that provide environmental, economic and social benefits.
- Supporting the land use and transport needs of key regional industries including tourism.
- Using natural resources with care.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *The Great Ocean Road Region Landscape Assessment Study* (Department of Sustainability and Environment, 2003)
- *The Great Ocean Road Region - A Land Use and Transport Strategy* (Department of Sustainability and Environment, 2004)

11.03-6S

31/07/2018
VC148

Regional and local places

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

11.03-6L-01 Bannockburn

08/09/2022 - / - / - -
 G99gpla Proposed C106gpla

Policy application

This policy applies to the land identified on the Bannockburn Framework Plan.

Settlement strategies

Identify existing and future bushfire hazards and ensure buffers between vegetation and development are provided and managed to reduce bushfire risks and improve community resilience.

Manage interim bushfire hazards during settlement expansion.

Reinforce the Bannockburn Town Centre as the primary location for retail floorspace in Bannockburn.

Provide a supplementary retail centre in the location supported by the Bannockburn Framework Plan.

Develop Milton Street to provide a future road link across Bruce's Creek to serve future residential areas to the west of Bannockburn.

Support medium density housing in locations close to retail and community facilities.

Identify appropriate buffers to surrounding agriculture uses, transport corridors and utilities infrastructure and plan for compatible, non-sensitive uses within these buffers.

Land use and development strategies

Support a wide range of industry and business activities to meet the needs of a growing population and to provide increased employment opportunities.

Support a diversity of uses within the Bannockburn Town Centre.

Support the re-use of existing housing stock, particularly heritage buildings for professional/commercial uses in the Township Zone and Commercial 1 Zone to retain a sense of the existing town fabric.

Support cafés and restaurants to include an outdoor seating area, particularly where it activates the use of open plaza areas.

Deliver a second arterial road to support Bannockburn's growth and enable more efficient through-freight movements.

Encourage the use of perimeter roads adjacent to bushfire hazards to provide a hard surface edge between vegetation and development.

Locate land uses associated with vulnerable people including residential aged care facilities and education centres away from bushfire hazards, particularly the Bannockburn Flora and Fauna Reserve.

Protect and enhance Aboriginal Cultural Heritage significance and promote Aboriginal history and culture when planning for new urban development.

Urban design strategies

Maintain the village character of Bannockburn by:

- Protecting historic buildings, wide tree-lined avenues and low-scale streetscapes.
- Providing walking and cycling linkages to open space areas, community facilities and the town centre in new development and subdivision.
- Providing attractive and usable public spaces adjacent to or close to the town centre to encourage social activity.

- Incorporating drystone walls and wind break tree species which are predominant features of the town and would preserve its unique identity in the region.

Design development to maintain view corridors to the Shire Hall.

Locate car parking so it does not dominate road frontages and the streetscape.

Encourage residential subdivision and development that respects Bannockburn's rural character.

Support residential and other development at the rural interface where it provides a sympathetic transition to the adjoining rural landscape.

Ensure the design and layout of development appropriately manages and responds to the settlement bushfire interface.

Ensure development is designed to be capable of implementing vegetation management requirements to reduce bushfire risks on private and public land.

Ensure the use of non-combustible design elements for the construction of walking, cycling and riding trails and flammable resistant building materials for public assets such as street furniture and art work to reduce bushfire risk.

Open space strategies

Provide open space areas in new developments that incorporate pedestrian, bicycle or riding trail paths to other open space areas such as the Bruce's Creek Corridor.

Create flora and fauna corridors within open space reserves that incorporate locally indigenous vegetation, where there are identified biodiversity values.

Create open space and drainage assets that perform both recreational and environmental functions.

Create a linear open space network connecting Bannockburn's growth areas with the Bruce's Creek corridor.

Facilitate a vegetation belt at the Bannockburn growth boundary for future use as a walking, cycling and riding trail.

Ensure vegetation within the Bannockburn Flora and Fauna Reserve, Bruce's Creek, constructed waterway corridors and other local environmental assets are managed to mitigate bushfire risk.

Bruce's Creek strategies

Protect and regenerate areas of native vegetation and existing stands of significant trees within the environs of Bruce's Creek to preserve and improve habitat.

Manage vegetation in Bruce's Creek environs to ensure bushfire risks are not increased over time and to ensure that development surrounding the waterway corridor caters for future regeneration activity.

Support the use of Bruce's Creek as an active transport corridor.

Protect and enhance the function of and connectivity between the key environmental assets of Bruce's Creek and the Bannockburn Flora and Fauna Reserve.

Facilitate open space connections into the Bruce's Creek corridor.

Provide walking and cycling trails, preferably on the eastern side of Bruce's Creek.

Protect vistas, view lines and visual amenity along the Bruce's Creek environs.

Facilitate the acquisition of all land between the tops of the escarpment and forming the rim of the Bruce's Creek valley as public open space.

Facilitate opportunities for passive surveillance of the open space system.

Set back the roadway from the rim of Bruce's Creek to form a separation to the public open space.

Include Integrated Water Management (IWM) principles in the planning of future growth areas.

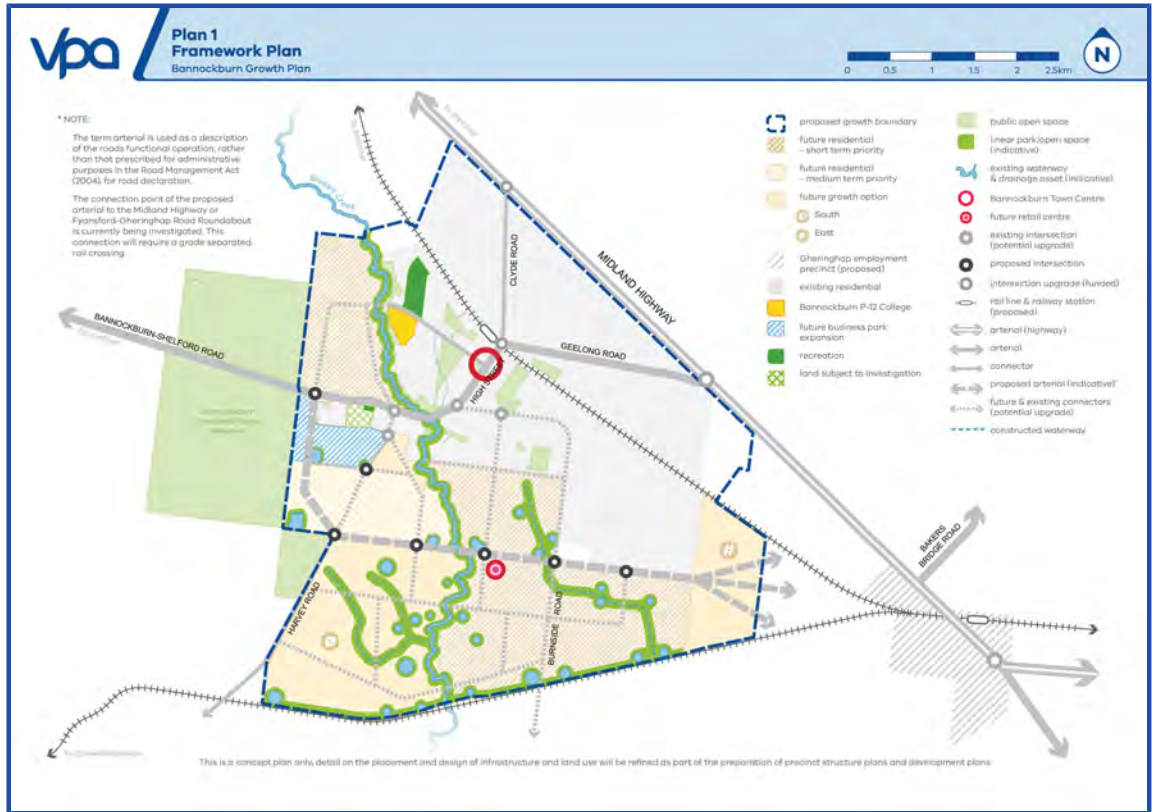
Policy documents

Consider as relevant:

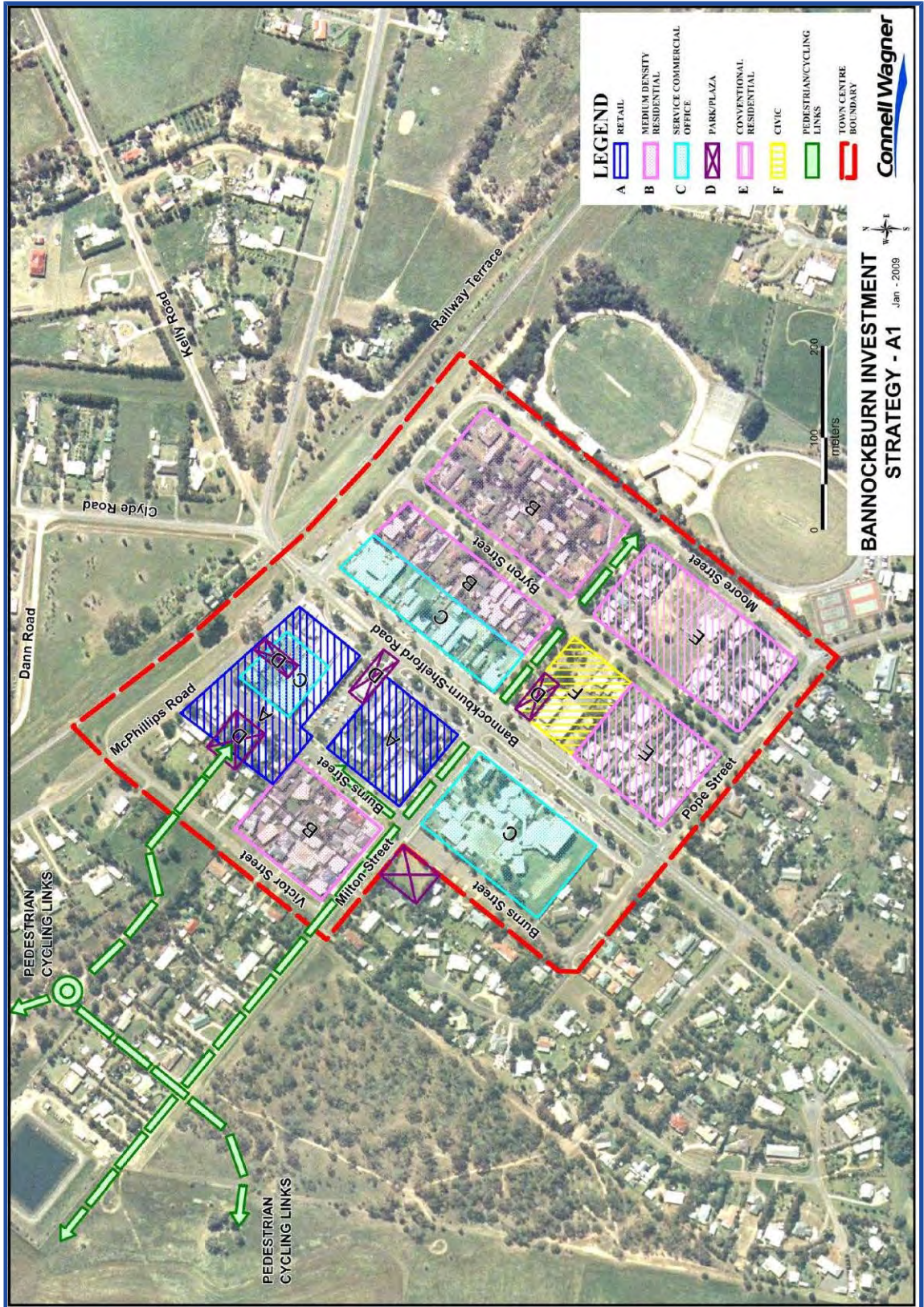
GOLDEN PLAINS PLANNING SCHEME

- *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021)
- *Strategic Bushfire Risk Assessment for the Bannockburn Growth Plan Investigation Area* (Ecology and Heritage Partners Pty Ltd, August 2020)
- *Bannockburn Town Centre Investment Strategy* (Connell Wagner, 2008)
- *Bruce's Creek Master Plan* (Land Design Partnership, 2009)
- *Golden Plains Heritage Study* (Heritage Matters, 2009)

Bannockburn Framework Plan



Bannockburn Land Use Precinct Plan



11.03-6L-02 Gheringhap46/05/2024
GG239 Proposed C106gpla**Policy application**

This policy applies to the land identified on Gheringhap Framework Plan.

Strategies

Direct commercial and industrial use and development to the area specified on the Gheringhap Framework Plan.

Avoid residential development within the Gheringhap Employment Area unless it is directly associated with and required to support a significant commercial, industrial or agricultural activity.

Support commercial or industrial use and development that takes advantage of the locality's proximity to infrastructure, such as state highways, railways, high pressure gas pipeline, high voltage electricity transmission line and water pipelines.

Support sensitive commercial or industrial development on land that abuts existing residential development along McCurdy Road.

~~Set back development~~ Ensure that development is set back from the Midland Highway and the Fyansford-Gheringhap Road.

Locate and design industrial and commercial development to provide a landscaped interface and setback from existing residential development and road frontages.

Encourage landscaping be undertaken using local indigenous plant species or other native plant species and achieves a high level of amenity.

Support development that allows for safe vehicle movement, well-presented car parking and improved access in the Gheringhap Employment Area, including through the reconfiguration of the road system.

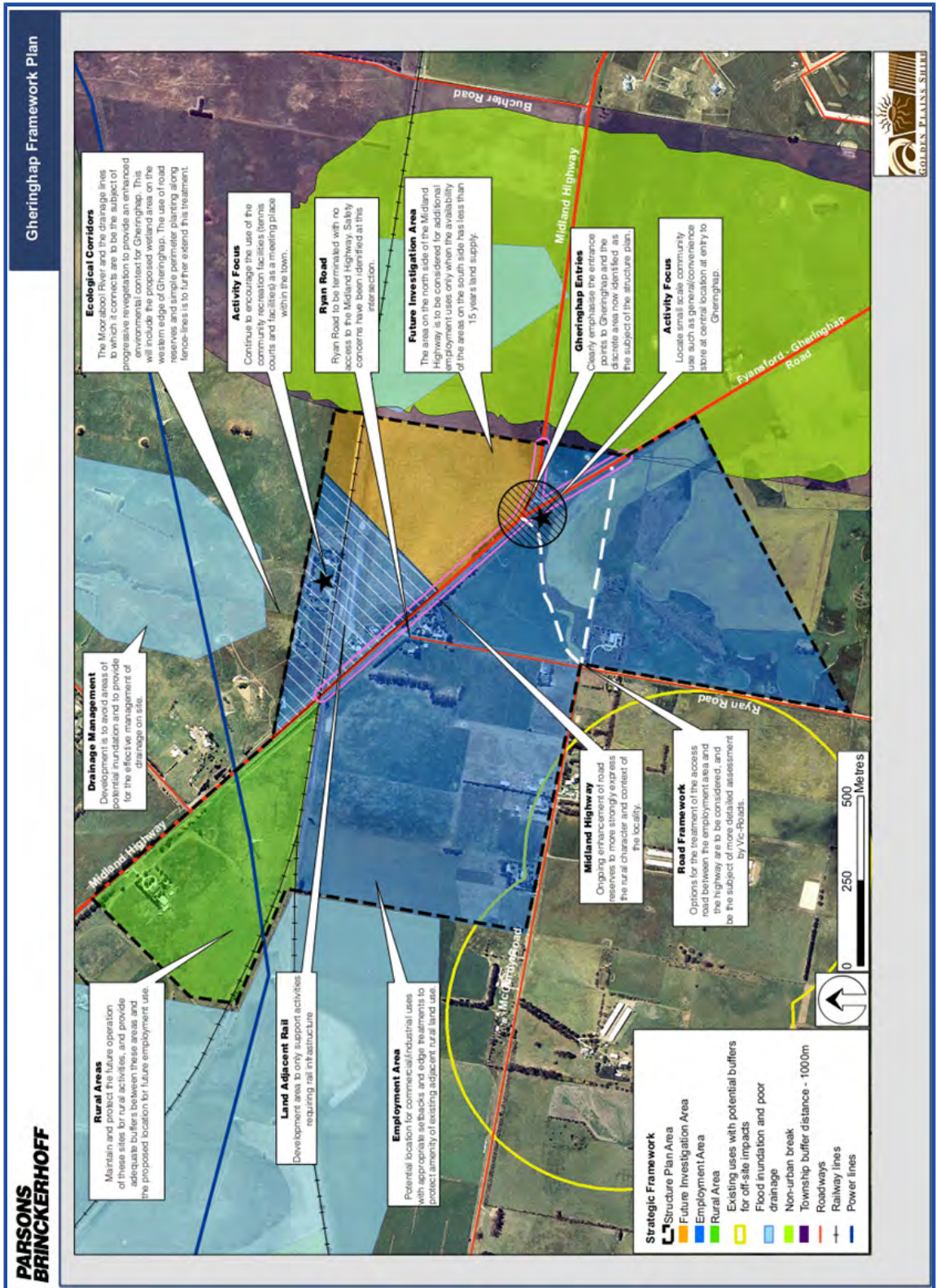
Policy document

Consider as relevant:

- *Gheringhap Framework Plan* (Parsons Brinckerhoff, December 2012).

Expiry

This policy will expire five years from the date of gazettal of Amendment C90gpla.



11.03-6L-03 Inverleigh

47/09/2024 - / - / - -
 694gpla Proposed C106gpla

Policy application

This policy applies to the land identified on the Inverleigh Framework Plan contained within the settlement boundary.

Objective

To encourage residential, commercial and tourism growth in Inverleigh while recognising its rural setting, risks from natural hazards and protecting the natural landscape in and around the town.

Settlement and residential development strategies

Support moderate residential growth within the existing defined settlement boundary consistent with the Inverleigh Framework Plan.

Economic development and tourism strategies

Encourage commercial development and community facilities to be consolidated within the existing town centre (Township Zone) through infill development.

Encourage the redevelopment of underutilised sites and where possible, the re-use of existing buildings to provide for commercial uses in the Township Zone.

Support the establishment of service related industries that meet the needs of the town and surrounding agricultural areas such as feed supplies and servicing of machinery and farm equipment.

Locate and design development so that it does not impact on agricultural land use.

Feature bluestone building materials and space to plant large canopy street trees as these are predominant features of the town which would help preserve Inverleigh's unique character.

Open space and natural environment strategies

Protect the natural landscape and its environmental qualities, including the Inverleigh Flora and Fauna Reserve, Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh.

Provide public open space along the Leigh River and develop a linear pedestrian access to connect with existing pedestrian access along the river and into the town centre when rezoning or subdividing land.

Integrate new bio-links and open space networks consistent with the Inverleigh Framework Plan and that do not increase bushfire risk.

Movement and access strategies

Create a path network that facilitates walking and cycling to the town centre, primary school, recreation reserve, open space and other key destinations within the town.

Integrate pedestrian and cycle links in development areas to improve connectivity to the town centre and key destinations.

Create a bridle path network that facilitates horse-riding around the town and through the river environs and other key destinations such as Victoria Park.

Maintain the railway reservation for a passenger rail to and from Inverleigh.

Infrastructure and services strategies

Support the establishment of reticulated sewerage in Inverleigh.

Bushfire planning strategies

Provide appropriately designed setbacks between development and the Inverleigh Flora and Fauna Reserve, Inverleigh Golf Course and new bio-links.

Minimise bushfire risk by staging the development of land adjacent to built-up areas first.

Ensure access and egress to Inverleigh is sufficient for emergency vehicles and supports safe evacuation.

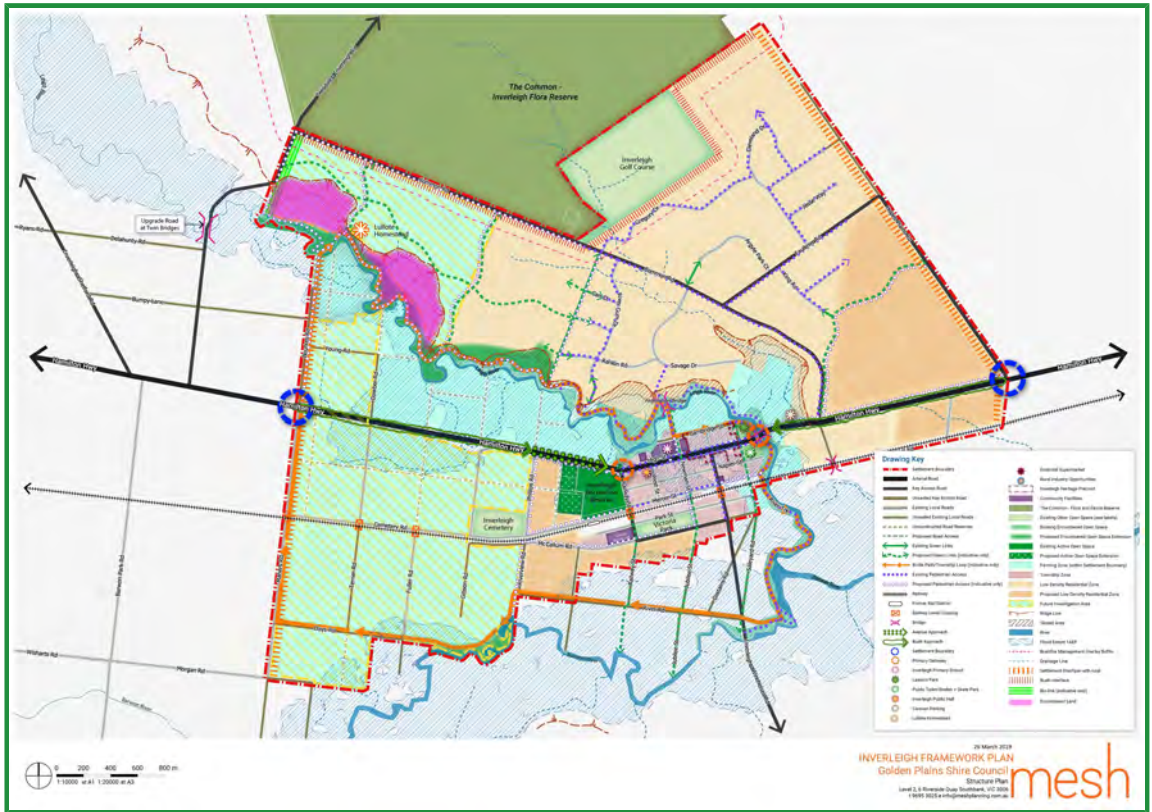
Ensure development adjacent to the Inverleigh Flora and Fauna Reserve and any bio-link is designed to withstand all forms of bushfire attack.

Policy document

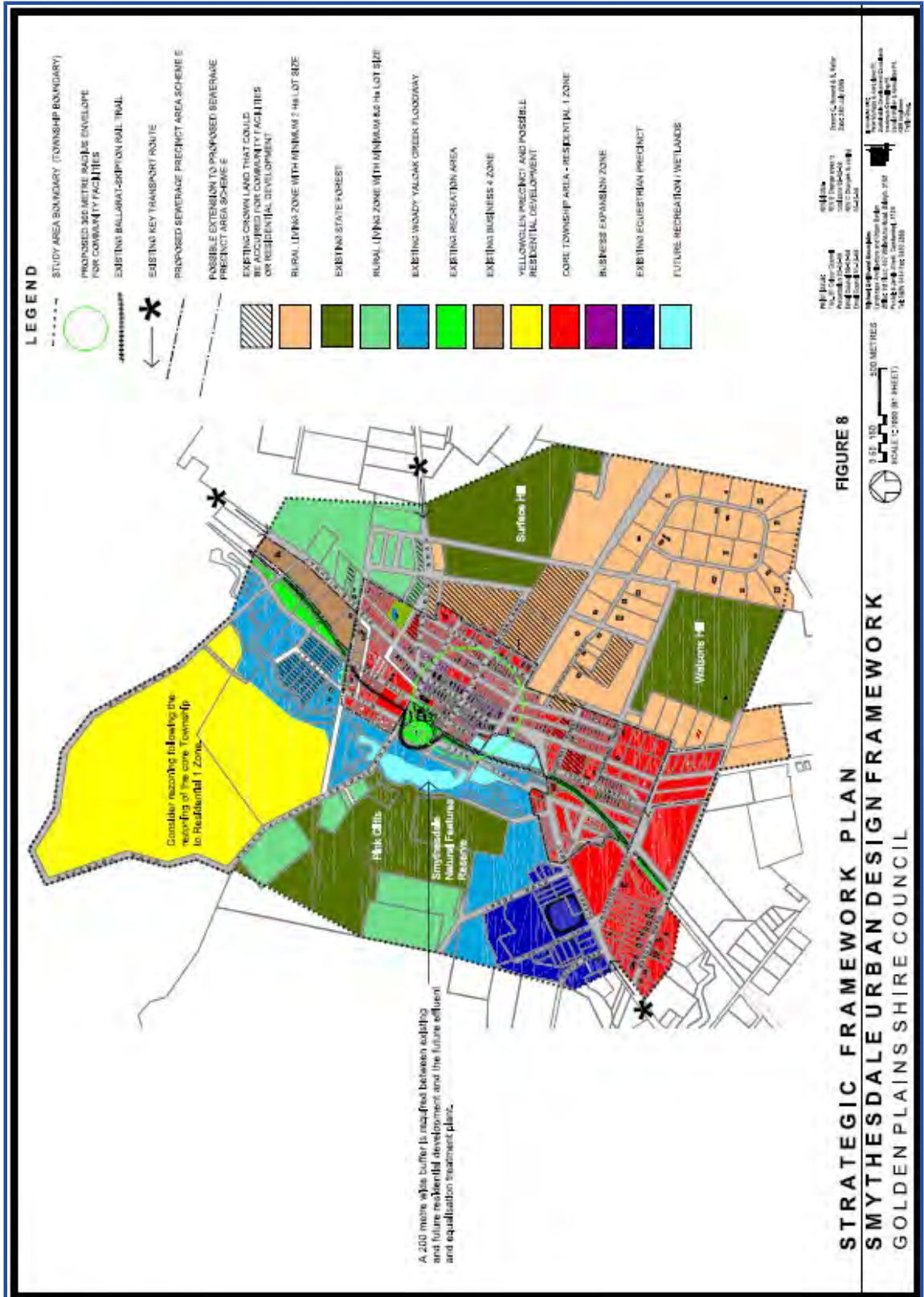
Consider as relevant:

- *Inverleigh Structure Plan* (Golden Plains Shire, 2019).

GOLDEN PLAINS PLANNING SCHEME



Smythesdale Strategic Framework Plan



11.03-6L-05 Teesdale

30/06/2022 - / / - - - -
 G92gpla Proposed C106gpla **Policy application**



This policy applies to the land identified in the Teesdale Structure Plan Strategic Framework Plan.

Settlement Strategies

Implement the Teesdale Structure Plan Strategic Framework Plan.

Ensure development contributes to the landscape, character and history of the town.

Encourage low density residential as the preferred form of settlement growth.

Encourage infill residential subdivision and development where constraints can be managed.

Avoid rezoning any land outside of the Teesdale Settlement Boundary.

Ensure any proposed rezoning and development within the Teesdale Future Growth Investigation Area considers land supply and demand, biodiversity, constraints including bushfire and flooding, the former Teesdale landfill, roads, drainage, open space and community infrastructure, regardless of land ownership.

Ensure development within the Teesdale Future Growth Investigation Area responds to topography, landscape and natural features.

Ensure a suitable development contributions mechanism is in place for the Teesdale Future Growth Investigation Area.

Land use and development strategies

Encourage commercial services to be developed within the existing Township Zone.

Support commercial uses where the intensity, scale and landscaping respect the existing streetscape and character of the area.

Open space strategies

Utilise encumbered land within greenfield sites for open space purposes where possible, including buffers along Native Hut Creek where required by the Corangamite Catchment Management Authority.

Strengthen connectivity of new and existing development to the town centre core and recreation areas by enhancing pedestrian and cycling links.

Encourage the use of wide verges with footpaths on one side of the road including large street trees to retain the character of the town.

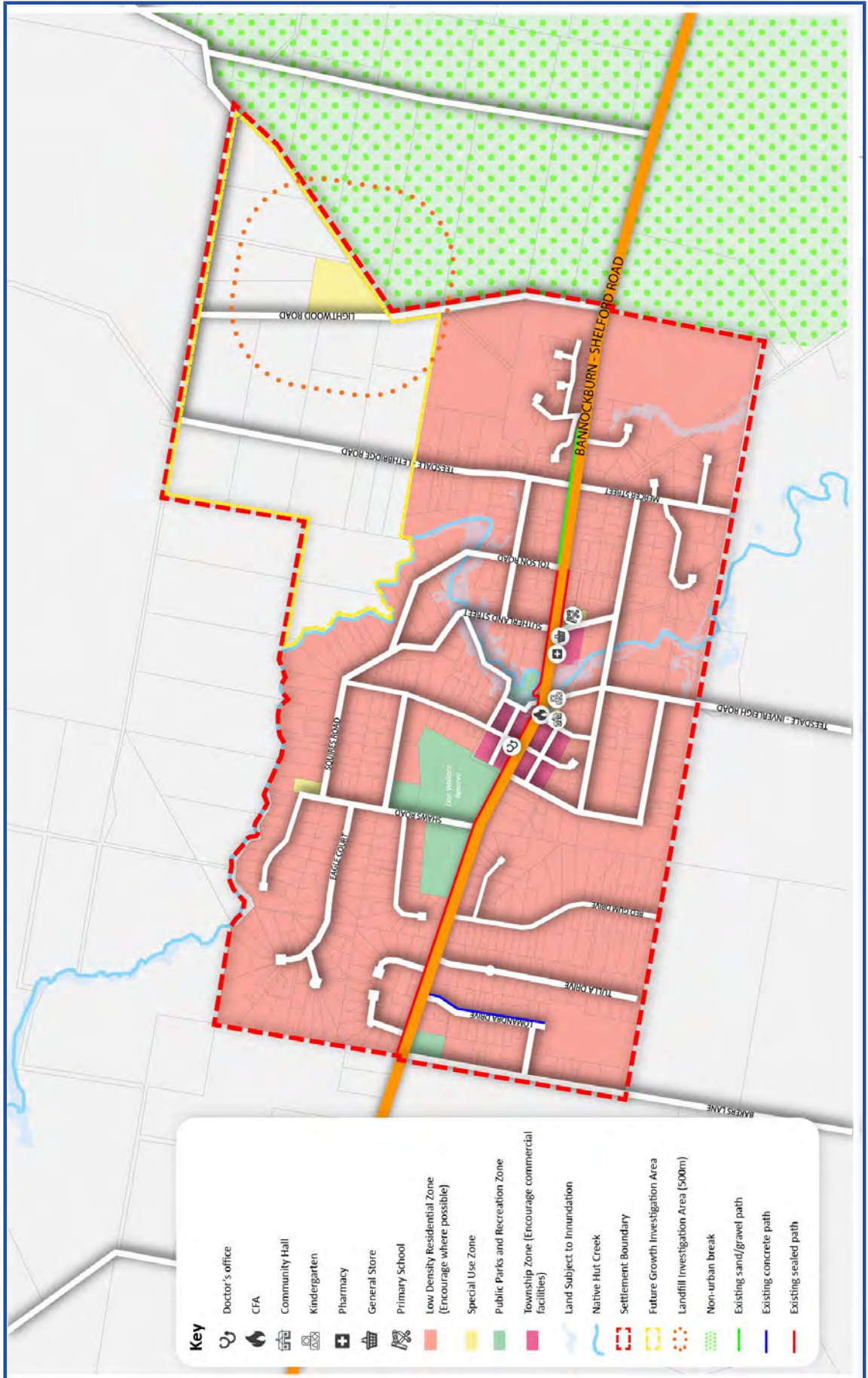
Policy documents

Consider as relevant:

Teesdale Structure Plan (Golden Plains Shire, October 2021)



Teesdale Structure Plan Strategic Framework Plan



14.01

31/07/2018
VC148

AGRICULTURE

14.01-1S20/03/2023
VC229**Protection of agricultural land****Objective**

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-1L-01 Rural dwellings in the Farming Zone

Proposed C106gpla

Policy application

This policy applies to all land within the Farming Zone (FZ).

Objectives

- Protect and support the long-term availability of rural land for agriculture.
- Protect rural land with access to secure water resources for agricultural uses.
- Locate dwellings required for farming purposes where they do not compromise rural activities.

Strategies

Ensure any proposal to rezone, use or develop land for accommodation is identified for future residential or low density residential development in the strategic growth locations and town structure plans, identified in Clauses 11.01 – 1L and 11.03-6L.

Ensure construction of a dwelling is required to support commercially viable agricultural production of the land.

Ensure potential expansion of surrounding agricultural activities is not constrained by construction of a dwelling.

Protect locations for food production and intensive animal production from encroachment of dwellings, unless associated with the use.

Prevent the construction of a dwelling that results in the permanent (or irreversible) loss of productive capacity of agricultural land or adversely impacts on the productivity of adjoining agricultural land.

Prevent the construction of a dwelling on an existing small lot or lots (smaller than the zone schedule minimum), except if allowed under a Restructure Overlay or in the case of consolidation to aggregate lots into a larger farm holding.

Limit the area associated with a dwelling, driveway access, associated buildings and facilities so that the area for agriculture or rural purposes remains productive.

Policy guidelines

Consider as relevant:

- Whether the land is identified in an area identified for future residential or low density residential development in a strategic growth location or town structure plan identified in Clauses 11.01-1L and 11.03-6L.
- A business plan or farm management plan which clearly demonstrates that a dwelling is required for a commercial farming purpose.
- Whether the agricultural production of the land requires permanent and continuous care, supervision and security which necessitates the use of a dwelling on site.
- The need for an agreement under section 173 that specifies that:
 - .. the dwelling(s) must not be subdivided from the lot in the future, and the lot must not be subdivided to increase the number of lots, by excision or otherwise.
 - .. the land cannot be used for an additional dwelling; and
 - .. the owner acknowledges and accepts the possibility of nuisance from agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

- That a proposal for a new dwelling adjacent to two or more existing dwellings constitutes a ‘concentration’ or ‘proliferation’ of dwellings in the area when considering the Dwelling Decision Guidelines under clause 35.07.
- Whether the dwelling:
 - has legal frontage to a road;
 - is setback in close proximity to the road and not more than the setbacks specified in the Schedule to the Farming Zone; and
 - is sited with ancillary buildings and facilities and within a 2000sqm envelope.
- Siting dwellings to minimise impacts on surrounding rural production activities, environmental or landscape qualities of the area.
- Maintaining adequate distance within the lot around the dwelling to reasonably limit impacts of adjacent agricultural activity.
- Whether dwellings in the north west of the Shire have access to sufficient infrastructure, are at risk from environmental constraints or will increase the supply of dwellings so as to change the character to rural residential or add to the rural residential character.
- Whether the land is identified in an area identified for future residential or low density residential development in strategic growth locations and town structure plans identified in Clauses 11.01-1L and 11.03-6L.
- Whether an agreement under Section 173 of the Planning and Environment Act 1987 should be utilised to prevent the development of further dwellings on other contiguous lots in the same ownership that are less than the minimum lot size requirements in the Farming Zone.
- Whether an agreement under Section 173 of the Planning and Environment Act 1987 should be utilised to prevent the excision of the dwelling from the parent lot.

Policy documents

Consider as relevant:

- *Golden Plains Rural Land Use Strategy* (Parsons Brinckerhoff, January 2008).

14.01-1L

Rural dwellings, excisions and subdivision in the Farming Zone

09/07/2020 - / / - - -
 G90gpla Proposed C106gpla

Policy application

This policy applies to all land within the Farming Zone (FZ):

Objective

- Protect and support the long-term availability of rural land for agriculture.
- Protect rural land with access to secure water resources for agricultural uses.

Strategies

~~Discourage dwelling excisions that prejudice surrounding rural production activities or cause negative impact on environmental or landscape qualities of the area.~~ Avoid any proposal to rezone or subdivide land for rural living, rural residential or residential development, unless identified for future residential or low density residential development in strategic growth locations and town structure plans, identified in Clauses 11.01 – 1L and 11.03-6L.

~~Discourage the clustering of lots that will limit the productive use and development of the larger lots in the subdivision or surrounding properties.~~ Maintain productive farm sizes by preventing subdivisions that result in the fragmentation of agricultural land in the Farming Zone.

Support subdivisions that facilitate productive and efficient agricultural outcomes, particularly farm consolidation of old and inappropriate subdivisions.

Design and locate lots subdivisions to minimise impact on significant environmental features such as remnant vegetation, public park reserves and waterways.

Consideration of the use of a legal agreement under Section 173 of the Planning and Environment Act 1987 to prevent multiple excisions and further subdivision after reconfiguration of existing titles.

Prevent the clustering, concentration or proliferation of lots remote from urban infrastructure.

Design restructured subdivisions to maximise the productive use and development of land.

Support boundary realignments where they are minor adjustments to take account of physical, man-made or topographical features of the site, or to allow a change of ownership between existing land owners.

Avoid subdivision that is likely to lead to such a concentration of lots as to change the general use and character of the rural area.

Avoid excisions in the Farming Zone, unless supported by a Farm Management Plan that demonstrates the excision will:

- facilitate commercially viable and productive agricultural outcomes, particularly farm consolidation.
- Minimise the loss of productive agricultural land.
- Support the viability of agricultural land for agricultural purposes.
- Provide for an excised dwelling that will not impact or prejudice surrounding agricultural activities.

Ensure excision of lots for a dwelling:

~~Maintain adequate distance within the lot around the dwelling to reasonably limit impacts of adjacent agricultural activity.~~

- Have legal frontage to an all weather road with dimensions adequate to accommodate emergency vehicles.

- Are suitable for a dwelling by way of shape and configuration.
- Are of a suitable size and design to reasonably limit impacts on adjacent agricultural activity.
- Maintain adequate distance within the lot around the dwelling to reasonably limit impacts of adjacent activity.
- Are designed to minimise any impacts on the farming operations of surrounding land.

~~Avoid dwellings on undersized lots that would limit the productive use of surrounding agricultural land.~~

Discourage house lot excisions in the north-west ~~area~~ of the Shire where there is:-

- Insufficient infrastructure.-
- Environmental constraints.-
- Existing supply of available rural residential land.-

Policy guidelines

Consider as relevant:

- Whether the land is identified in an area identified for future residential or low density residential development in strategic growth locations and town structure plans identified in Clauses 11.01-1L and 11.03-6L.
- Whether the land is identified in an area identified for future residential or low density residential development in strategic growth locations and town structure plans identified in Clauses 11.01-1L and 11.03-6L.
- Whether the subdivision or excision supports commercially viable productive and efficient agricultural outcomes demonstrated in a Farm Management Plan.
- Whether the subdivision is supported by a Farm Management Plan, as specified in the policy guidelines of Clause 14.01-1L Dwellings in the Farming Zone.
- Whether an agreement under Section 173 of the Planning and Environment Act 1987 should be utilised at the time of subdivision to prevent the fragmentation of agricultural land, as a result of
 - .. Further subdivision.
 - .. Construction of a dwelling.
- Whether there will be an impact on the viability of adjoining agricultural uses.
- Whether the subdivision will change the character of the area.
- Ensuring an excised lot for a dwelling has a maximum size of 2 hectares.-
- Whether ~~excised dwellings are~~ the excised dwelling is in a habitable condition.-
- Whether planting of vegetation within the excised lot can be used to reduce any potential impacts of adjacent agricultural activity.-

Policy documents

Consider as relevant:

- *Golden Plains Rural Land Use Strategy* (Parsons Brinckerhoff, January 2008).-

14.01-2S21/09/2018
VC150**Sustainable agricultural land use****Objective**

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

14.01-2R

31/07/2018
VC148

Agricultural productivity - Geelong G21

Strategy

Support new opportunities in farming and fisheries.

14.01-2L

Sustainable agricultural land use

09/07/2020
G90gpla Proposed C106gpla

Strategies

Facilitate more intensive and diversified use of rural land for higher value products, ~~including agroforestry and timber plantations,~~ that are compatible with surrounding farming practice.

Support horticulture production that minimises the potential for off-site effects such as spraydrift.

Promote environmentally sustainable agricultural models and practises.

Support primary and secondary processing facilities that support existing agricultural activities.

Protect rural land for agriculture, low carbon initiatives and energy production and provide certainty that these areas will continue as key agricultural areas into the future.

Identify and protect areas with secure water resources for agricultural uses.

Protect buffers of identified areas from encroaching sensitive uses such as dwellings to ensure agricultural activities continue without restrictions.

14.01-2L

Animal industries

24/06/2024
683gpla Proposed C106gpla

Policy application

This policy applies to applications for the use and development of land for intensive animal production that are not covered by a Code of Practice incorporated in the planning scheme.

Objectives

~~To support the development of intensive animal industries.~~ To support the development of intensive animal industries.

To ensure the use and development of land for intensive animal production does not impact on the environment, including on water catchments.

To protect the amenity of residential uses with buffer areas and setbacks.

Strategies

Direct intensive animal industries to land within or close to the Golden Plains Food Production Precinct shown on the Golden Plains Strategic Framework Plan at Clause 02.04.

Direct intensive animal industries to sites with an area of 4 hectares or more.

Locate enclosures, yards or buildings in which animals are raised on an intensive raising system more than:

- 200 metres from any river, creek, water course or pondage.
- 500 metres from a dwelling on any other property.
- 30 metres from any road (whether or not such road forms the frontage).

Policy guidelines

Consider as relevant:

~~Fence~~ Ensuring that the area of the site that is developed with enclosures, yards or buildings used to hold animals is fenced.

~~Contain buffer areas~~ Ensuring that, where practical, buffer areas are contained wholly on the property ~~where practical.~~

~~Encourage~~ Encouraging landscaping of the site to minimise any adverse visual impact on the surrounding area.

~~Treat and dispose of~~ Ensuring that all manure and polluted run-off water is treated and disposed of within the boundaries of the site or in an alternative manner to the satisfaction of the responsible authority.

~~Incorporate measures to ensure~~ Ensuring that the use and development does not prejudicially affect the amenity of the locality because of appearance or emission of noise, smell, fumes, ~~waste water~~ wastewater, waste products or otherwise.

~~Provide~~ Providing any required infrastructure (such as roads and water supply) at the cost of the proponent.

14.01-3S

20/03/2023
VC229

Forestry and timber production

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022)

14.01-3L

09/07/2020
C90gpla

Timber production and agroforestry

Strategies

Support the development and expansion of timber production and agroforestry within areas that are capable of providing road infrastructure to both plant and harvest crops.

15.03

31/07/2018
VC148

HERITAGE

15.03-1S

26/10/2018
VC155

Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-1L Heritage conservation

09/07/2020
 690gpla Proposed C106gpla

Policy application

This policy applies to all applications under the Heritage Overlay (HO).

Strategies

~~Discourage the demolition of significant or contributory heritage places.~~ Discourage the demolition of significant or contributory heritage places.

Support the removal of alterations that do not contribute to the significance of a heritage place.

~~Support subdivision or consolidation that complements the significance of a heritage place.~~ Support subdivision or consolidation that complements the significance of a heritage place.

Support development that responds to the historic character, form and context of the heritage place and makes a positive contribution through innovative design.

~~Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the significance of the heritage place.~~ Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the significance of the heritage place.

~~Design development to protect the health of the mature trees~~ Design development to protect the health of the mature trees in High Street, Inverleigh.

~~Limit the number of signs on heritage places.~~ Limit the number of signs on heritage places.

Encourage signs to be designed and located so that they do not adversely affect the significance of heritage places.

Policy guideline

Consider as relevant:

- Discouraging the use of Zinalume roofing material where this is not characteristic of the heritage place.

Policy documents

Consider as relevant:

- *Golden Plains Heritage Study Stage 1* (Lorraine Huddle, 2004)
- *Golden Plains Heritage Study Stage 2* (Heritage Matters, 2009)

15.03-1L

Proposed C106gpla

Dry Stone Walls**Policy application**

This policy applies to all land within a Heritage Overlay containing dry stone walls and all dry stone walls affected by Clause 52.33

Objective

To support the retention, restoration and repair of dry stone walls and their sympathetic integration within developments.

To ensure the significance of dry stone walls is not adversely impacted.

Strategies

Discourage the demolition or removal of dry stone walls.

Support the retention of dry stone walls where threatened species under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) are identified in the area and using the dry stone walls as habitat.

Support the retention and sympathetic integration of dry stone walls into subdivision and new land use development.

Design subdivisions to preserve the heritage and landscape values and setting to dry stone walls and their original alignments.

Policy guidelines

Consider as relevant:

- The use of a suitably accredited dry stone wall expert when:
 - Assessing the condition of any dry stone wall on the site.
 - Reconstructing, restoring or repairing a section of dry stone wall.
 - Constructing new openings and/or wall ends.
 - In the development of a dry stone wall management plan.
- The following for the subdivision of land containing a dry stone wall:
 - Retaining dry stone walls in an open area fronting public open space or roads, where possible over one title rather than across multiple titles.
 - Dry stone walls retained in a public open space meet the Australian safety and public space open standards/requirements.
 - An assessment by a suitably accredited dry stone wall expert, to ensure the dry stone wall is in a suitable condition to be handed over to the Responsible Authority.
 - Incorporating a dry stone wall reserve comprising of a 5 metre strip centred in the middle of the wall, where possible.
 - A minimum of a 1.5 metre strip that incorporates low level planting of local species within the dry stone wall reserve.
 - Avoiding engineering works within the 5 metre strip.
 - Minimising the number of new openings through walls and utilising existing historic openings for entrances into new subdivisions.
 - If there is no potential to reconstruct and repair wall in the vicinity of the site, retain and/or re-use stone material within landscaping for public realm improvements on site to the satisfaction of Responsible Authority.

- The following for the reconstruction of or new works to a dry stone wall:
- Utilising stone that matches the original type, where possible from within the local area and the design of the wall.
- Discourage the use of mortar.
- Maintaining the original alignment and construction of a wall.
- Discouraging increases in the height of existing walls.

Policy documents

Consider as relevant:

- *Growing Places 2025*
- *Dry Stone Wall Design Guidelines (V2-2023)*
- *Dry Stone Wall Management Guidelines Plan (V2-2023)*

15.03-2S

31/07/2018
VC148

Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

15.03-2L

Proposed C106gpla

Aboriginal cultural heritage

Policy application

This policy applies to applications within an Area of Aboriginal Cultural Significance affected by a Cultural Heritage Management Plan.

Objective

To acknowledge that the Wadawurrung and Eastern Maar peoples are the traditional inhabitants and knowledge holders for the Golden Plains Shire, which has been taught to them over countless generations.

To support and encourage the identification, assessment, protection, and conservation of places and/or objects of both pre-contact and post contact Aboriginal cultural heritage significance.

Strategies

To encourage early and regular consultation with Wadawurrung and Eastern Maar peoples.

To encourage and support respect for Wadawurrung and Eastern Maar peoples, who may decide not to share knowledge and teachings that they have deemed not appropriate to share.

To support taking care of Country through protection and enhancement.

Policy guidelines

- To support through subdivision and development design, Wadawurrung and Eastern Maar history and culture within the design of the landscape and public infrastructure.
- To support through subdivision and development design, the transition to healthy people and Country through encouraging the provision of areas for cultural burning practises.
- To consult and respect the use of language belonging to place, through the visibility of Wadawurrung and Eastern Maar cultural heritage recognition and use of language.
- To support and work with the Wadawurrung, Eastern Maar and Geographic Names Victoria for culturally appropriate naming of roads, features and localities

Consider as relevant:

- *Paleert Tjaara Dja; Let's make Country good together 2020-2030; Wadawurrung Country Plan*
- *Meerreengeeye ngakeepoorryeeyt; Eastern Maar Country Plan*

Policy documents

Consider as relevant:

- *Growing Places Strategy 2025*
- *Victorian Aboriginal and Local Government Strategy 2021 – 2026*

16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

16.01-1S20/12/2021
VC174**Housing supply****Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1R

09/10/2020
VC169

Infill housing - Geelong G21

Strategy

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

16.01-1L Housing supply in Golden Plains Shire

24/06/2024
G83gpla Proposed C106gpla

Strategy

Direct residential development to township areas that have:

- Reticulated water, sewerage and stormwater drainage.
- Community services and facilities.
- Convenient access to commercial and retail centres.

Policy guideline

Consider as relevant:

- Avoiding the creation of lot sizes under ~~400~~300 square metres that are not ~~close to commercial and retail centres and community facilities~~ within Amenity Areas or within 50 metres from open space or community facilities or 400 metres from commercial and retail centres.

16.01-2S

09/10/2020
VC169

Housing affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-3S

09/10/2020
VC169

Rural residential development

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-4S

04/11/2022
VC226

Community care accommodation

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S09/10/2020
VC169**Residential aged care facilities****Objective**

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0

Permit requirement for dry stone walls

~~31/07/2018~~ ~~VC148~~ Proposed C106gpla

Land

All



GOLDEN PLAINS PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Paleert Tjaara Dja, Let's make Country good together 2020-2030, Wadawurrung Country (WTOAC, August 2020)</i>	C106gpla Clauses 02 and 15
<i>Review of south east area Golden Plains Shire (Parsons Brinckerhoff, 2007)</i>	C45 Clauses 02 and 11
<i>Smythesdale Urban Design Framework (Michael Smith and Associates, March 2006)</i>	C36 Clauses 02 and 11
<i>Sport and Active Recreation Strategy 2020-2030 (Golden Plains Shire Council, August 2020)</i>	C106gpla Clauses 02, and 18
<i>Teesdale Structure Plan (Golden Plains Shire, October 2021)</i>	C92gpla Clause 02 and 11
<i>Victorian Aboriginal and Local Government Strategy 2021-2026 (Dept of Jobs Precincts and Regions, March 2020)</i>	C106gpla Clauses 02 and 15

GOLDEN PLAINS PLANNING SCHEME

- Land supply and demand analysis for the township and in the context of the wider municipality,
- Biodiversity including native vegetation,
- Bushfire risk,
- Flooding impact,
- Drainage infrastructure,
- Sewer servicing,
- Community and social infrastructure in the context of the broader region,
- Landfill buffer requirements.