

AMENDMENT C54, MURRINDINDI PLANNING SCHEME

SUMMARY OF SUBMISSIONS

1. AGENCY SUBMISSIONS:

1.1 Department of Environment, Land, Water and Planning (DELWP):

Land: General submission.

Submission summary:

- Amendment addresses biodiversity issues and is supported by DELWP.
- Use of Vegetation Protection Overlays is proposed as an environmental strategy.
- May be useful to consider Environmental Management Overlays.

Discussion:

- The Vegetation Protection Overlay (VPO) is presently used in the Marysville township area. Recommendations for the review of the VPO have been made in a 2013 review of 'natural resource' overlays and will be further considered when an inventory has been prepared of remnant vegetation in the Marysville township area post 2009 bushfires. Clause 21.05-1, Environmental values, has a specific implementation item:
Application of the Vegetation Protection Overlay to areas with identified significant native or exotic vegetation.
- The 'Environmental and Landscape' group of overlays are outlined under Clause 42 of the Murrindindi Planning Scheme. All of these overlays (Environmental Significance, Vegetation Protection, Significant Landscape) are presently applied in the Murrindindi Planning Scheme, as are the 'Land Management' overlays under Clause 44 (Erosion Management, Floodway, Land Subject to Inundation, Bushfire Management). The application of all of these overlays is referred to in proposed Clauses 21.05-1, Environmental values, or 21.05-2, Environmental risks. The use of most of these overlays will be improved when a 2013 review of 'natural resource' overlays is implemented.

Recommendations:

- Note submission.
- No change required to the exhibited Amendment C54.

1.2 Country Fire Authority (CFA):

Land: General submission.

Submission summary:

CFA supports the intent of the amendment and request that the following comments be considered as part of the proposed amendment.

- The bushfire policy is located in the environment clause, mixing bushfire policy with other environmental risks, making it more difficult to find. Consider placing issues, implementation and further strategic work with the relevant risk.
- Policy in previous gazetted document regarding directing development to areas of lower risk has been removed. CFA strongly recommends that this is reinstated.
- Hume Regional Growth Plan has not been included as a reference document. CFA recommends that that the plan is referenced.
- Recommends that an additional point be included in issues in Clause 21.04-3 that 'further growth and development may not be possible in all settlements due to environmental (bushfire) constraints'.
- There is an opportunity to include application requirements and decision guidelines in the bushfire policy (as is used in the heritage policy), these headings not used even though they are used in the gazetted policy. Decision guidelines should sit under their own heading.
- Under Clause 21.05-2, Environmental risks, replace 'Municipal Fire Prevention Committee' with 'Municipal Fire Management Planning Committee' and replace the word 'accept' with 'acceptable'.

Discussion:

- Bushfire policy layout:

Proposed bushfire strategies and policy apply in the current Murrindindi Planning Scheme Local Planning Policy Framework and are being carried across into proposed Amendment C54. This bushfire approach falls within Clause 21.05-2, Environmental risks, as bushfire is an environmental risk and this is the most logical clause to include this material. Following the proposed state planning framework heading, there is no option to place the bushfire approach in a clause on its own, with the environmental risk being the best clause to locate this material.

- Development in areas of lower risk:

The existing policy statement in Clause 22.05 referred to in the submission as being deleted from the Amendment C54 format is:

- *The future urban growth within the Shire is directed to lower risk locations having regard to strategic and settlement planning in a regional, sub-regional, municipal and local context.*

This clause was not carried forward into Amendment C54 as this settlement direction is more appropriately determined through strategic study on an individual settlement basis. For example, the *Kinglake Flowerdale Toolangi Plan* (the 'KFT Plan') has been prepared and adopted for that area, where after considerate of bushfire risk, support was given for

infill development but with the further rezoning of land for new residential development being rejected. Council is undertaking a series of structure plans for major settlements, under which bushfire risk factors are fully considered.

Proposals for land use and development made through applications for planning permit will fully assess bushfire risk for the proposal and subject land, either when the Bushfire Management Overlay is applied or if the land lies outside this overlay area. Draft amended Bushfire Management Overlay (BMO) mapping includes the majority of the southern areas of the municipality with the draft BMO. This proposed BMO has not yet been resolved at state government level, but when resolved, will further assist with the assessment of proposals in areas subject to higher bushfire risk.

The CFA submission requests that the statement 'further growth and development may not be possible in all settlements due to environmental (bushfire) constraints' be added to Clause 21.04-3. This additional statement is not recommended. As outlined above, it is considered that the strategic planning and application for planning permit processes will determine the appropriateness of proposals for land and that a blanket dismissal of future possibilities should not be made. The exhibited Clause 21.05-2, Environmental risks, already proposes to include a policy direction that any 'expansion of existing settlements, subdivisions and uses should only proceed when the risk to life, property and community infrastructure is reduced to an acceptable level'.

- Hume Region Growth Plan:

The *Hume Region Growth Plan* has already been implemented into Clause 11 (Settlement) of the State Planning Policy Framework of all Victorian planning schemes under Amendment VC106 on 30 May 2014. In particular, the *Hume Region Growth Plan* is implemented under Clauses 11.05, Regional development, and 11.10, Hume regional growth. No further reference to the plan is required in any clause of the Local Planning Policy Framework that Amendment C54 proposes to replace.

- Other suggestions:

The suggestion to change reference to the fire prevention committee and reword one statement in the bushfire policy is sound and should be made.

Recommendations:

- Agree with submission in part only.
- Under Clause 21.05-2, Environmental risks, Policy guidelines, Bushfire, replace the following point under 'expansion of existing settlements':

The views of the Municipal Fire Prevention Committee are sought on the potential risk to life, property and community infrastructure from bushfire, the ability to reduce the risk to an acceptable level through fire prevention activities, and the on-going resources that will be necessary to maintain those activities in conjunction with the on-going use of the land

with the following point:

The views of the Municipal Fire Management Planning Committee are sought on the potential risk to life, property and community infrastructure from bushfire, the ability to reduce the risk to an acceptable level through fire prevention activities, and the on-going resources that will be necessary to maintain those activities in conjunction with the on-going use of the land.

1.3 Goulburn Valley Water (GVW):

Land: General submission.

Submission summary:

- No objection.

Discussion:

- Noted.

Recommendation:

- Note submission.
- No change required to the exhibited Amendment C54.

1.4 Environment Protection Authority (EPA):

Land: General submission.

Submission summary:

- No concerns.

Discussion:

- Noted.

Recommendation:

- Note submission.
- No change required to the exhibited Amendment C54.

1.5 VicRoads:

Land: General submission.

Submission summary:

- No objection.

Discussion:

- Noted.

Recommendation:

- Note submission.
- No change required to the exhibited Amendment C54.

2. PRIVATE LANDOWNER SUBMISSIONS:

2.1 **Submitter:** Private landowner, resident in northwest of municipality.

Land: General submission.

Submission summary:

- While exhibited changes appear to be more streamlined, it has been achieved at the cost of providing any real detail about the attributes, critical values and character of the region, having consequences for implementation and accountability of the strategy in the long term. The regional profile does not fully outline what or why these places of significance are, with each being inherently diverse and variable in terms of land use, values, heritage and amenity.
- New 'streamlined' approach does not give a description and sense of issues and reasons why people would want to live, work and visit the Shire, which the current, more lengthy version does. Proposed new version risks being too generic and somewhat vague.
- Proposed changes focus strongly towards metropolitan Melbourne with both Yea and Alexandra noted as 'peri-urban' nodes. How will development be effectively managed to prevent the unique aspects of these and neighbouring agricultural areas being adversely affected by rural residential properties and small lifestyle acreage allotments? A metro-centric focus may be relevant for some sectors of the economy and landholders, but there needs to be a recognition that many landholders and farmers also rely on support services and business in neighbouring shires and regional centres. This is important considering that agriculture is a key industry in the shire and is also true of tourism.
- The proposed strengthening of the environment and agriculture is welcomed. Some examples could be given of the values and input the environment and agriculture contribute to the Shire and Victoria. It would be helpful to include what is meant by 'environment'.
- Tourism relies on many public reserves such as Cathedral Range State Park and Kinglake National Park, as well as a number of state forests. The long term recovery of these areas from the 2009 bushfires could possibly be included as part of the strategy and how tourism is reliant on working with other jurisdictions.
- Recognition of the 'right to farm' is supported. It would be more helpful for the strategy to include more on the impacts of temporary and cumulative impacts of inappropriate uses on farm zoned land that impacts the farming practices of permanent residents in these regions of the shire.
- Events under the definition of 'Place of Assembly' pose significant risks to not only the amenity of these areas, but due to insufficient infrastructure, to visitors, the environment and residents. Clearer policy guidelines should be included to delineate where such large scale public gatherings occur to enable proper support from emergency services, economic benefits to the local towns and access on more appropriate roads. Currently there is a real and emerging risk of illegal and permitted gatherings in remote parts of the shire, due to the proximity of the area to Melbourne and the perceived lack of supervision. There needs to be consideration of those living in the areas and the cumulative impacts these have on the environment, communities and risks to patrons.

- Specific comments and suggestions given for Objective 2 under Clause 21.03-2, Agriculture, as follows:

Objective 2: Rural and agricultural land use and development:

- Protect rural land for productive agricultural uses and compatible rural use: What is 'compatible'?

Strategies:

- Discourage the fragmentation of rural land into lots that are not capable of productive agricultural and rural use.

Comment: This has been more clearly defined in the amendment.

- Ensure that the use and development of rural land protects (*and enhances?*) agricultural potential and productive capacity of the land.

Comment: Agricultural land uses to be priority.

- Ensure that the *temporary and long-term use* and development of rural land is compatible with surrounding agricultural activities *and amenity*.

- Ensure that agricultural land is not developed for primarily residential purposes.

Questions: How is this to be monitored with part-time purchases? How does a 'life-style' block get assessed in these terms?

- Discourage the development or conversion of land to uses incompatible with productive agriculture.

Questions: Add *Protect resource and environmental values that support rural enterprise* (as noted in the Shire of Hepburn)?

Consider including something about the part-time occupancy of farming zoned land: there's an issue for land management in regards to pest plant and animals, fire management and awareness.

Add Prohibit inappropriate temporary uses currently permitted under 'Places of Assembly' on farming zoned land?

- How does the shire intend to bring people along in all of these strategic changes, to help foster growth and appreciation of our shire? Workshops and consultation with landholders could also help inform strategies and policies for economic and community development that promotes all the aspirational values and goals stated in this amended strategy.
- Lack of demographic data and issues relating to employment, business, resources and education. Some indicative information and policies would help 'paint the picture' of what is happening over time and how this will influence community services in the future.
- Some policies and detail should be included to reflect some of the positive steps the council expects to undertake in the near future. Including them would function as a guide and inform both residents and future investment in the environment, economy and social well-being of the Murrindindi Shire.

Discussion:

- Level of detail:

The submission is expressing concern on the loss of detail of the attributes, values and character of the municipality in the proposed Amendment C54 format, expressing concerns that this 'streamlined' approach is too 'generic'. C54 is a streamlined approach that had reduced the outdated and descriptive detail in the current Local Planning Policy Framework of the Murrindindi Planning Scheme, concentrating more on strategic direction. It is not proposed to amend this emphasis and approach. Additional descriptive detail may be viewed in supporting documents outlined as reference documents to the planning scheme, for example structure plans or the economic or environmental strategies.

- Metropolitan focus:

Amendment C54 does recognise the influence of metropolitan Melbourne and both the pressures and opportunities that this proximity and influence bring. This recognition does not undermine the general use of agriculture, for which strategic directions are proposed to protect and enhance. It is considered that C54 does not have a metro-centric focus and that no changes to the exhibited C54 are required to address this issue.

- Agriculture:

The submission supports the 'right to farm' and protection and enhancement of agriculture. It would be more helpful for the strategy to include more on the impacts of temporary and cumulative impacts of inappropriate uses on farm zoned land that impacts the farming practices of permanent residents in these regions of the shire.

- 'Place of Assembly' issues:

Under all Victorian planning schemes, 'place of assembly' is defines as *Land where people congregate for religious or cultural activities, entertainment, or meetings*. The submission is expressing concerns regarding previous proposals for outdoor music / party events in the rural areas of the municipality. These proposals have been considered under the definition of 'place of assembly', which requires a planning permit under the Farming Zone that applies to most of the rural areas of the municipality.

It is acknowledged that the rural areas of the municipality are attractive for potential outdoor music / party events, which may have both positive and negative impacts for the area. Previous individual proposals have been assessed under individual applications for planning permit. At this stage, Murrindindi Shire has not chosen to undertake more detailed policy guidance for these events and has not chosen to include any specific strategy or further work item for this issue under Amendment C54. The submission is therefore seeking the inclusion of additional policy guidance that has not been identified and formulated at this stage or exhibited under C54. Future individual proposals will continue to be assessed and determined on their merits through applications for planning permit.

The proposal to prohibit temporary uses under 'place of assembly' is not legally possible as the Farming Zone allows an application to be legally made. Council may propose additional policy guidance for the use but has not proposed this action at this stage under C54.

- Landowner consultation:

Ongoing communication with the public to ascertain values and directions is a positive aspiration. Much of this work has been addressed in the development of the Council Plan (which Amendment C54 proposes to implement in to the Murrindindi Planning Scheme) and the current development of Council's 2030 Vision. Other communication may take place through the development of specific Council strategies or proposals such as Amendment C54. C54 has been legally exhibited to the public, supported by a communication strategy to promote community awareness.

- Other specific questions and comments:

Most of these issues would be assessed on a case by case basis through future applications for planning permit. It is difficult to predict or control every outcome for every future proposal, which must be considered on its merits in accordance with applicable planning strategies and controls under the planning scheme.

Rural and agricultural land use and management directions do not differentiate between full and part time use and occupation and apply to all rural and agricultural land generally. No generalisations or differentiation may be made, or is proposed, between various types of occupation, for example how they manage land or specific needs for each type of landowner or occupier.

The suggestion to add enhancement of agricultural potential and productive capacity, in addition to its protection, is sound and should be added through this strategy. It is not considered necessary to differentiate between temporary and long-term uses under any rural land strategy as these matters will also be addressed through specific proposals that require a planning permit. It is also not considered necessary to specifically protect environmental values supporting a rural enterprise as there are existing proposed strategies to protect and enhance land of environmental and rural / agricultural value. No monitoring of part-time uses is undertaken.

Recommendation:

- Agree with submission in part only.
- Under Clause 21.03-2, Agriculture, Objective 2, Strategy 2:
Add '*and enhances*' after 'protects' in the strategy:
 - *Ensure that the use and development of rural land protects agricultural potential and productive capacity of the land.*

2.2 Submitter: Private landowner.

Land: General submission.

Submission summary:

- Why is there no reference to the Hume Regional Growth Plan 10 year proposal?

Discussion:

- The submission correctly notes that the exhibited C54 does not reference the *Hume Region Growth Plan*. The detailed reference and implementation (objectives and strategies) of regional growth plans was introduced into Clause 11 (Settlement) of the State Planning Policy Framework of all Victorian planning schemes under Amendment VC106 on 30 May 2014. In particular, the *Hume Region Growth Plan* is implemented under Clauses 11.05, Regional development, and 11.10, Hume regional growth.
- Amendment C54 did not propose any additional implementation of the *Hume Region Growth Plan* in addition to what already applies in Clauses 11.05 and 11.10. As these clauses apply generally to the whole Murrindindi Planning Scheme, no additional implementation of the *Hume Region Growth Plan* is required in the LPPF / C54.

Recommendation:

- Note submission.
- No change required to the exhibited Amendment C54.

2.3 Submitter: Private landowner, Flowerdale area.

Land: General submission.

Submission summary:

- Congratulations on reviewing the planning scheme after 16 years.
- Consider a different time for exhibition in the future away from the Christmas / New Year period as some people may not have seen media notices.
- Support including the *Kinglake Flowerdale Toolangi Plan* (the 'KFT Plan') as a resource document but disappointing that it is not being adopted / implemented in its own right, not giving it the weight it deserves.
- Appears that consideration is being given to an Industrial 3 Zone, yet the planning scheme only uses Industrial 1 and 2 at present. The KFT Plan makes it clear that this area should be a commercial zone. Land is more suited to a commercial zone as the planning scheme identifies environmental protection along major corridors and this is a major tourist corridor.
- The World Heritage listed Yea Wetlands has not been mentioned in Clauses 21.05-3 (Landscape and built environment) and 21.03-3 (Tourism) and should be listed as an important part of the environment.
- Flowerdale has approximately 750 people, yet there is no mention of undertaking a stand alone Strategic Social Plan, only reference to the KFT Plan, which may or may not be used. This requirement for a Strategic Social Plan for Flowerdale was required prior to the 2009 bushfires and remains a priority.
- The revised document does not fully appreciate or go far enough in defining or determining the strategic or social future of a number of the outlined communities.

Discussion:

- C54 was exhibited from 4 December 2014 to 30 January 2015, providing an exhibition period of eight weeks rather than the statutory minimum of one month. This exhibition period was deliberately extended to ensure maximum time for responses taking into account the eight weeks included the Christmas / New Year period. Notice of C54 was given in the Mountain Monthly, circulating in the Kinglake area.
- This submission raises issues associated with the directions and implementation of the KFT Plan. The KFT Plan has not been proposed for detailed implementation under C54. C54 has simply proposed to only:
 - List the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);
 - Include the Kinglake Framework Plan from the KFT Plan as one of the five main township framework plans to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.

All other detailed assessment and implementation of the KFT Plan is proposed to be addressed under Amendment C53 which is presently being considered and drafted through

a separate process run through the DELWP Flying Squad program. This and the three other private submissions affecting the KFT Plan have been referred to the C53 process for further consideration.

Given that the exhibited C54 only partially addressed and implemented the KFT Plan, it is considered that any reference to the KFT Plan should be deleted from C54 and fully considered and implemented under C53. The exhibited C54 should therefore be modified to remove the KFT Plan as a reference document and the Kinglake Framework Plan.

- Reference to the Industrial 3 Zone arises from the Kinglake West / Pheasant Creek Design Framework in the adopted KFT Plan (pages 40 & 41) where a notation 'Consider the Industrial 3 Zone' applies to the existing industrial area on Whittlesea – Kinglake Road, zoned Industrial 1. At present, the Murrindindi Planning Scheme does not use the Industrial 3 Zone which is designed to be a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities and allow limited retail opportunities, including convenience shops. The framework plan does not propose any new industrial area whatsoever and while this notation suggests consideration of the Industrial 3 Zone, this matter may or may not be further considered in the future.
- The Yea Wetlands are located on the Yea River, a tributary of the Goulburn River and have significance for environment and landscape, enhanced by the new interpretative centre located at the wetlands. The Yea Wetlands and the National Heritage Place listed Yea Baragwanathia Flora Fossil Site (Barclays Cutting), Limestone Road, Yea are not specifically noted in the exhibited C54 but should be added in the context for Clause 21.05-3, Landscape and built environment. As Clause 21.05-1, Environmental values, and Clause 21.03-3, Tourism, already note the significance of the Goulburn River system, it is considered that no additional reference is required to the wetlands in these clauses.
- Any consideration of a 'Strategic Social Plan' for Flowerdale lies outside the scope of the planning scheme and is a separate matter for consideration on its merits. The exhibited proposed Clause 21.06-4 (Community development) does include a strategy to facilitate rebuilding and revitalisation of towns and communities affected by natural disasters, including the 2009 bushfires, with an implementation item to implement the *Municipal Public Health and Wellbeing Plan, Murrindindi Shire, 2013-2017*.

Recommendation:

- Agree with submission in part only.
- Refer the submission to the project managers for Amendment C53 to consider and, if appropriate, implement proposals as part of the KFT Plan implementation.
- Amend the exhibited Amendment C54 to:
 - Remove the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);
 - Remove the Kinglake Framework Plan (from the KFT Plan) as one of the five main township framework plan to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.

- Add the following sentence to the last paragraph (noting the Heritage River status of the Goulburn River) in the context to Clause 21.05-3, Landscape and built environment:

The Yea Wetlands, forming part of the Yea River on the eastern side of the Yea township, and the National Heritage Place listed Yea Baragwanathia Flora Fossil Site, Limestone Road, Yea are significant landscape features and attractions in the Yea area.

2.4 Submitter: Private landowner, Kinglake West area.

Land: General submission.

Submission summary:

- Rumoured that Council is amending planning to include its 2009 industrial estate for the area.

Discussion:

- Reference to the Industrial 3 Zone arises from the Kinglake West / Pheasant Creek Design Framework in the adopted KFT Plan (pages 40 & 41) where a notation 'Consider the Industrial 3 Zone' applies to the existing industrial area on Whittlesea – Kinglake Road, zoned Industrial 1. At present, the Murrindindi Planning Scheme does not use the Industrial 3 Zone which is designed to be a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities and allow limited retail opportunities, including convenience shops. The framework plan does not propose any new industrial area whatsoever and while this notation suggests consideration of the Industrial 3 Zone, this matter may or may not be further considered in the future.
- This enquiry appears to be satisfied following discussion with Council officer that no new industrial area is proposed.
- This submission notes a zoning recommendation made under the adopted KFT Plan. The KFT Plan has not been proposed for detailed implementation under C54. C54 has simply proposed to only:
 - List the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);
 - Include the Kinglake Framework Plan from the KFT Plan as one of the five main township framework plans to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.

All other detailed assessment and implementation of the KFT Plan is proposed to be addressed under Amendment C53 which is presently being considered and drafted through a separate process run through the DELWP Flying Squad program. This and the three other private submissions affecting the KFT Plan have been referred to the C53 process for further consideration.

Given that the exhibited C54 only partially addressed and implemented the KFT Plan, it is considered that any reference to the KFT Plan should be deleted from C54 and fully considered and implemented under C53. The exhibited C54 should therefore be modified to remove the KFT Plan as a reference document and the Kinglake Framework Plan.

Recommendation:

- Note submission, referring it to the project managers for Amendment C53 to consider and, if appropriate, implement proposals as part of the KFT Plan implementation.

- Amend the exhibited Amendment C54 to:
 - Remove the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);
 - Remove the Kinglake Framework Plan (from the KFT Plan) as one of the five main township framework plans to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.

2.5 Submitter: Private landowner, Kinglake West area.

Land: General submission.

Submission summary:

- Correctly describe the local settlement pattern into the three distinct settlements of Kinglake (as a large township), Kinglake West (as a large township) and Kinglake Central.
- Identify the Kinglake West township as a 'large township' by including the Kinglake West / Pheasant Creek Design Framework Plan as a strategic framework plan under Clause 21.02-2.
- Purpose of these changes is to enable the fair, orderly, economic and sustainable use and development of the Kinglake West township and consolidate the existing settlements of Kinglake and Kinglake West, in accordance with the *Kinglake Flowerdale Toolangi Plan* (the 'KFT Plan') to provide net community benefit.
- Request the following detailed changes:
 1. Clause 21.01-2, Municipal profile (under Clause 21.01, Context):
 - Replace the definition of serviced and smaller townships with an alternative definition that includes the Kinglake Ranges as providing an active residential and tourism function (in addition to Eildon and Marysville) with the Kinglake Ranges including larger towns of Kinglake West and Kinglake and Toolangi being separately listed as a smaller township.
 2. Clause 21.02-2, Strategic Framework Plans (under Clause 21.02, Vision):
 - Modify the Murrindindi Shire Framework Plan to include a dot to indicate the presence of a township at Kinglake West (including Pheasant Creek).
 - Include the Kinglake West / Pheasant Creek Design Framework Plan from the KFT Plan as framework plan to be included with framework plans exhibited plans for Alexandra, Eildon, Kinglake, Marysville and Yea.
 3. Clause 21.03-1, Business and industry (under Clause 21.03, Economic Development):
 - Add 'Kinglake West' to the statement in the context 'Expanded commercial activity is important in key commercial areas of Alexandra, Yea, Kinglake, Eildon and Marysville.'
 4. Clause 21.04-3, Other townships and settlements (under Clause 21.04 (Housing)):
 - Amend the description of communities within the Kinglake Ranges in the context, mainly to note that Kinglake West is a large township, and to note that the KFT Plan provides a framework for Kinglake West.
 - Amend Objective 1 to from residential growth in smaller townships and settlements generally to specifically mention residential growth in the Kinglake Ranges townships.
 - Delete the word 'smaller' from the title of Objective 1, Housing in smaller townships and settlements.
 - Add a new strategy 'Promote jobs and businesses in the Kinglake Ranges by making towns more attractive and encouraging retail and hospitality development.'

- Under further strategic work, add 'Kinglake West' to areas for which a Streetscape Master Plan is being prepared.
- Add 'in areas of lower bushfire risk' to the further strategic work item 'Investigate lifestyle settlement opportunities in rural hamlets and former settlement locations.'
- Add a strategy to develop and implement urban design proposals and streetscape works 'in the town centre of Kinglake West'.

Discussion:

- This submission relates almost entirely to the directions and implementation of the KFT Plan, also making suggestions for other minor alterations to C54. The KFT Plan has not been proposed for detailed implementation under C54. C54 has simply proposed to only:
 - List the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);
 - Include the Kinglake Framework Plan from the KFT Plan as one of the five main township framework plans to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.

All other detailed assessment and implementation of the KFT Plan is proposed to be addressed under Amendment C53 which is presently being considered and drafted through a separate process run through the DELWP Flying Squad program. This and the three other private submissions affecting the KFT Plan have been referred to the C53 process for further consideration.

Given that the exhibited C54 only partially addressed and implemented the KFT Plan, it is considered that any reference to the KFT Plan should be deleted from C54 and fully considered and implemented under C53. The exhibited C54 should therefore be modified to remove the KFT Plan as a reference document and the Kinglake Framework Plan.

- In relation to the specific requests above:

Kinglake West definition and status:

1. Kinglake Ranges definition under municipal profile (Clause 21.01-2, Municipal profile):

The potential issues of the Kinglake Ranges providing tourism functions should be determined in the implementation of the KFT Plan (C53). It is agreed that the definition of 'Kinglake Ranges' should be clarified to combine Kinglake West and Pheasant Creek, remove reference to Kinglake East and that Toolangi be listed as a smaller town (as is Flowerdale). A new description should be included to be consistent with the existing description of 'other townships and settlements' under Clause 21.04-3, Other townships and settlements.

2. Kinglake West definition and status (Clause 21.02-2, Strategic framework plans):

It is considered appropriate to modify the municipal framework plan at this stage under C54 to combine Kinglake West and Pheasant Creek. The KFT Plan does not list Kinglake West a major township. The Kinglake West / Pheasant Creek framework plan (from the KFT Plan) is not suitable for inclusion as one of the major settlements under

Clause 21.02, Vision. These matters should be further addressed in the implementation of the KFT Plan (C53).

3. Business and industry in Kinglake West (Clause 21.03-1, Business and industry):
It is not appropriate at this stage to add reference to Kinglake West in Clause 21.03-1. This matter should be further addressed in the implementation of the KFT Plan (C53).
4. Various Kinglake West / Kinglake ranges definitional, housing and economic development issues (Clause 21.04-3, Other townships and settlements):

Most of these matter lie outside the scope of C54 and should be further addressed in the implementation of the KFT Plan (C53). The adopted version of the KFT Plan is not a growth plan, therefore implementation should be worded in a manner that does not suggest development potential when it does not exist.

A relevant issue that has been raised is the mention of 'smaller' townships in the title to Objective 1, Housing in smaller townships and settlements. To be consistent with the overall clause, this reference should be to 'other' townships, not 'smaller' townships.

Another relevant issue raised is the proposed reference to Kinglake West in the further strategic work item for a Streetscape master Plan. Rather than specifically noting Kinglake West, it is suggested that reference to 'Kinglake' be reworded to 'Kinglake Ranges' to be consistent with other discussion on the area under C54.

Recommendations:

- Note submission, referring it to the project managers for Amendment C53 to consider and, if appropriate, implement proposals as part of the KFT Plan implementation.
- Amend the exhibited Amendment C54 to:
 - Remove the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);
 - Remove the Kinglake Framework Plan (from the KFT Plan) as one of the five main township framework plans to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.
- In Clause 21.01-2, Municipal profile, amend the profile:

The Kinglake Ranges area is composed of Kinglake West, Pheasant Creek, Kinglake Central, Kinglake, Kinglake East and Toolangi areas. Smaller towns include Buxton, Flowerdale, Glenburn, Koriella, Molesworth, Narbethong, Strath Creek, Taggerty, Thornton and Yarck with other smaller settlements spread throughout the municipality.

to now read:

The Kinglake Ranges area comprises the Kinglake, Kinglake West / Pheasant Creek, Kinglake Central and Castella settlements. Smaller towns and settlements include Buxton, Flowerdale, Glenburn, Molesworth, Narbethong, Strath Creek, Taggerty, Taylor Bay, Thornton, Toolangi and Yarck with other smaller settlements existing throughout the municipality.

- In Clause 21.02-2, Strategic framework plans, amend the Murrindindi Shire framework plan to combine the separately indicated Kinglake West and Pheasant Creek settlements as one settlement (using one dot in this location).
- Clause 21.04-3, Other townships and settlements:
 - Amend the first sentence of the context '*The Kinglake Ranges area comprises the Kinglake, Kinglake West / Pheasant Creek and Kinglake Central settlements*' to now read:

The Kinglake Ranges area comprises the Kinglake, Kinglake West / Pheasant Creek, Kinglake Central and Castella settlements.
 - Amend the last sentence of the context to clarify the area to which the KFT Plan provided guidance for from '*The general Kinglake, Flowerdale and Toolangi areas*' to now read:

the Kinglake Ranges, Flowerdale and Toolangi areas.
 - Amend the title of Objective 1 from '*Housing in smaller townships and settlements*' to:

Housing in Other townships and settlements
 - Under further strategic work, amend reference to a Streetscape Master Plan for '*the Kinglake, Flowerdale and Toolangi area*' to:

the Kinglake Ranges, Flowerdale and Toolangi areas

2.6 Submitter: Private landowner, Kinglake West area.

Land: General submission.

Submission summary:

- Council has failed to include the correct planning issues and township recognition for Kinglake West / Pheasant Creek and have failed to include the proposals of the *Kinglake Flowerdale Toolangi Plan* (the 'KFT Plan') which was prepared after significant local input and cost.
- Wish to add support for private submission outlined in 2.5.

Discussion:

- This submission relates entirely to the directions and implementation of the KFT Plan, also making suggestions for other minor alterations to C54. The KFT Plan has not been proposed for detailed implementation under C54. C54 has simply proposed to only:
 - List the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);
 - Include the Kinglake Framework Plan from the KFT Plan as one of the five main township framework plans to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.

All other detailed assessment and implementation of the KFT Plan is proposed to be addressed under Amendment C53 which is presently being considered and drafted through a separate process run through the DELWP Flying Squad program. This and the three other private submissions affecting the KFT Plan have been referred to the C53 process for further consideration.

Given that the exhibited C54 only partially addressed and implemented the KFT Plan, it is considered that any reference to the KFT Plan should be deleted from C54 and fully considered and implemented under C53. The exhibited C54 should therefore be modified to remove the KFT Plan as a reference document and the Kinglake Framework Plan.

Recommendation:

- Note submission, referring it to the project managers for Amendment C53 to consider and, if appropriate, implement proposals as part of the KFT Plan implementation.
- Amend the exhibited Amendment C54 to:
 - Remove the KFT Plan as a reference document to the planning scheme under Clauses 21.05-3 (Landscape and built environment), 21.04-1 (General housing in the municipality), 21.04-3 (Other townships and settlements), 21.03-1 (Business and industry), 21.03-3 (Tourism), 21.06-1 (Transport), 21.06-2 (Infrastructure), 21.06-3 (Open space) and 21.06-4 (Community development);

- Remove the Kinglake Framework Plan (from the KFT Plan) as one of the five main township framework plans to form part of the municipal vision under Clause 21.02-2, Strategic Framework Plans, under Clause 21.02, Vision.

3. ADDITIONAL OFFICER SUGGESTIONS:

3.1 Agriculture:

Issue: Agriculture: Clause 21.03-2, Agriculture (under Clause 21.03, Economic Development):

Discussion:

- The Objective 1 title should mention 'production' rather than just agricultural growth and diversity.
- To provide more weight, support and encouragement for agriculture generally, the retention and expansion of existing agricultural industries could be added to the proposed 21.03-2, Agriculture.

Recommendations:

- Rename Objective 1, *Agricultural growth and diversity* to:
Agricultural production, growth and diversity.
- Under Objective 1, Agricultural growth and diversity, add a new strategy (to appear as the first strategy) to read:
 - *Retain and expand existing agricultural production activities, including beef and sheep grazing, horticulture, cropping, vegetable growing, aquaculture, timber production and niche products.*

3.2 Water supply for dwellings:

Issue: Water supply for dwellings: Clause 21.06-2, Infrastructure (under 21.06, Transport and Infrastructure):

Discussion:

- Existing Clause 22.01-3, Water infrastructure for rural areas, is outdated from a water policy perspective, actually requiring dams when they may adversely impact on catchment resources; the policy has not been carried forward. One relevant section of the existing policy relating to water requirements for rural dwellings is relevant and although this issue may be dealt with through an information sheet for dwellings, it should be carried forward into Amendment C54 by being included as a specific strategy under 21.06-2, Infrastructure.

Recommendation:

- Under Objective 1, Infrastructure, add a new strategy (last one) to read:
 - *Provide adequate water storage for rural dwellings to generally meet:*

- *Being in close proximity to the dwelling requiring the water storage;*
- *Have a minimum storage capacity of 55,000 litres of water of which a minimum reserve of 10,000 litres is to be held at all times for fire fighting purposes;*
- *Be fitted with a gate valve and a 64mm, 3 thread round male coupling to CFA specifications to enable quick connection and full utilisation of all water;*
- *Be environmentally unobtrusive or screened.*

3.3 Town entrances and streetscapes:

Issue: Town entrances and streetscapes: Clause 21.05-3, Landscape and built environment (under 21.05, Infrastructure):

Discussion:

- The existing Clause 22.03-1, Urban areas (under Clause 22.03, Townships) was not carried forward into Amendment C54 as it is largely redundant or has been carried into bushfire policies under Clause 21.05-2, Environmental risks. One useful policy statement that should be carried forward from Clause 22.03-1 is the existing direction for townscape entrances and streetscapes.

Recommendations:

- Add an issue to read:
 - *Importance of design and development of township entrances and streetscapes to respect and contribute towards township character and appearance.*
- Under Objective 2, Built environment, add a new strategy to read:
 - *Encourage design and development of township entrances and streetscapes to respect the built environment, contribute to the overall appearance and character of the town and demonstrate civic pride.*

3.4 Lamont Street, Alexandra:

Issue: Lamont Street, Alexandra: Clause 21.03-1, Business and industry (under 21.03, Economic development):

Discussion:

- Existing strategic directions for the Lamont Street area in Alexandra under the existing Clause 22.03-7, Alexandra township (under Clause 22.03, Townships) were not fully carried forward into Amendment C54 as they were either too detailed or the policy is partly redundant due to the closure of the former timber mill in the area. This existing policy was summarised and consolidated into Clause 21.03-1, Business & industry, Objective 2,

Business. A minor correction could be made to an issue listed under 21.03-1, Business and industry, to clarify that amenity protection between residential and industrial uses applies specifically to the Lethbridge Street area, rather than as a generic direction.

Recommendation:

- Under Objective 2, Business and industry in townships, in 21.03-1, Business and industry (under 21.03, Economic development):
 - Reword the first sentence in the last listed issue from '*The growth of industry requires protection from residential and other uses that may impact on the use and development of the land for industrial purposes*' to read:

The growth of industry in the Lethbridge Street, Alexandra area requires protection from residential and other uses that may impact on the use and development of the land for industrial purposes.

Planning and Environment Act 1987

MURRINDINDI SHIRE PLANNING SCHEME

AMENDMENT C55

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Murrindindi Shire Council, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to the Yea township and immediate environs.

What the amendment does

The amendment implements the *Yea Structure Plan 2014*.

The amendment proposes to:

Planning Scheme Maps:

- Rezone Lots 1-10, PS 419551, Ewing Wynd from Farming to Rural Living (Map 6).
- Rezone 2, 4, 6, 8, 12, 14, and 16 North Street from Industrial 1 to General Residential (Map 7).
- Rezone 5691 Whittlesea-Yea Road from Industrial 1 to General Residential (Map 7).
- Rezone 13 Rattray Street from Commercial 2 to Mixed Use (Map 7).
- Rezone 30-38 & 41 Oliver Street from Commercial 2 to General Residential (Map 7).
- Rezone 6469-6489 Melba Highway from Farming to Low Density Residential (Map 7).
- Rezone 6 Smith Street from Farming to Low Density Residential (Map 7).
- Rezone Crown Allotments 4 & 5, Section 29, Township of Yea, being land east of Melbourne Road reserved as 'Conservation of an area of natural interest', from Public Use 7 (Other public use) to Public Conservation and Resource (Map 7).
- Rezone Crown land south of East Street and north of Hill Street and along the Rifle Range road reserve south of Melbourne Road and north of Hill Street from Public Use 7 (Other public use) to General Residential (Map 7).
- Apply the Development Plan Overlay 3 (Rural Living Zone) to land on the northern and southern sides of Racecourse Road proposed for a minimum subdivision size of 2 hectares under this amendment (Maps 6DPO & 7DPO).
- Apply the Development Plan Overlay 3 (Rural Living Zone) to land north of Goulburn Valley Highway and east of Carey and Killingworth Roads and land south / west of McLeishs Road proposed for a minimum subdivision size of 2 hectares under this amendment (Maps 6DPO & 7DPO).

Planning Scheme Ordinance:

- Amend Clause 21.07, Serviced Townships Strategies, by referencing the use of the adopted *Yea Structure Plan, 2014* to guide future land use and development in the Yea

township area, noting the use of a 2 hectare minimum subdivision size for locations in the Rural Living Zone closer to the town centre and using the adopted structure plan for the main township area as a framework plan to guide future land use and development in the township.

- Amend Clause 21.12, Reference Documents, to include the *Yea Structure Plan*, PLANIT Urban Design and Planning, 2014 as a reference document to the Murrindindi Planning Scheme.
- Amend the Schedule to Clause 35.03, Rural Living Zone, to indicate areas of the existing Rural Living Zone to the northeast and west of the Yea township where the minimum and average subdivision sizes of 4 and 6 hectares will be reduced to a 2 hectare minimum subdivision size and provide that no planning permit is required for a dwelling on any lot in this defined area of 2 hectares or above in area.

Strategic assessment of the amendment

Why is the amendment required?

The amendment implements the *Yea Structure Plan 2014* to outline a strategic framework for the future land use, development and servicing of the Yea township and environs over the next 15-20 years. The structure plan was adopted by Murrindindi Shire Council on 26 November 2014 and is now being implemented into the Murrindindi Planning Scheme through amending strategic directions, rezoning land and applying overlays to some areas.

Planning Scheme Maps:

The rezoning of some parcels of land and applications of overlays are being undertaken to implement the recommendations of the adopted *Yea Structure Plan 2014* to:

- Lots 1-10, PS 419551B, Ewing Wynd from Farming to Rural Living:
Rezone land to formalise an existing 'rural living' subdivision on the southern side of the Yea township, allowing consideration of additional rural living subdivision proposals down to 4 hectares minimum and 6 hectares average in area.
- 2, 4, 6, 8, 12, 14, and 16 North Street:
These parcels are being rezoned to General Residential to recognise their existing residential use and that the land is not required for potential industrial use in the future.
- 5691 Whittlesea-Yea Road:
These parcels are being rezoned to General Residential to recognise that the land is not required for potential industrial use in the future and to provide an opportunity for proposals to be considered and made for a range of future residential uses and developments.
- 13 Rattray Street:
This land is being rezoned from Commercial 2 to Mixed Use to provide an opportunity for mixed commercial and residential uses, subdivision and development in the former Yea Butter Factory building and land. Under the Commercial 2 Zone, a residential dwelling is prohibited and only a caretaker's dwelling may be proposed / allowed.

- 30-38 & 41 Oliver Street:

This land is being rezoned from Commercial 2 to General Residential to reflect the existing residential use and development of the sites and indicate that the land is not required for commercial use in the future. The land was formerly zoned Business 4 as it was part the former Yea Butter Factory precinct but was inappropriately zoned as the zone (and current Commercial 2 Zone) prohibit the existing residential use of the land.

- 6469-6489 Melba Highway:

This parcel is being rezoned from Farming to Low Density Residential to reflect its potential for low density residential development without reticulated sewerage which is not available to the land. The land lies within the Yea township, is suitable for low density subdivision and residential development and is no longer suitable for farming purposes.

- 6 Smith Street:

This parcel is being rezoned from Farming to Low Density Residential to reflect its potential for low density residential development without reticulated sewerage which is not available to the land. The land lies within the Yea township, is suitable for low density subdivision and residential development and is no longer suitable for farming purposes.

- Crown Allotments 4 & 5, Section 29, Township of Yea:

This land is being rezoned from Public Use 7 (Other public use) to Public Conservation and Resource at the request of the Department of Environment, Land, Water and Planning as the land is permanently reserved as 'Conservation of an area of natural interest' and should be rezoned to reflect this status and long term use.

- Crown land south of East Street and north of Hill Street and along the Rifle Range road reserve south of Melbourne Road and north of Hill Street:

This land is being rezoned from Public Use 7 (Other public use) to General Residential at the request of the Department of Environment, Land, Water and Planning as the land is surplus land that is not required for ongoing government management. The land is suitable for residential use and development and is bordered by the General Residential Zone.

- Land on the northern and southern sides of Racecourse Road:

The Development Plan Overlay 3 (Rural Living Zone) is being applied to this land to assist in guiding future land use, development, subdivision and servicing of land zoned Rural Living that is proposed to be reduced to a minimum subdivision size of 2 hectares (from 4 hectares minimum and 6 hectares average) under this amendment.

- Land north of Goulburn Valley Highway, east of Carey Road / south of Williamsons Road and south of McLeishs Road:

The Development Plan Overlay 3 (Rural Living Zone) is being applied to this land to assist in guiding future land use, development, subdivision and servicing of land zoned Rural Living that is proposed to be reduced to a minimum subdivision size of 2 hectares (from 4 hectares minimum and 6 hectares average) under this amendment.

Planning Scheme Ordinance:

- Clause 21.07, Serviced Townships Strategies:

This clause is being amended to provide that the *Yea Structure Plan, 2014* be used to guide land use and development, design and infrastructure works in the Yea area.

- Clause 21.12, Reference Documents:

This clause is being amended to include the *Yea Structure Plan*, PLANIT Urban Design and Planning, 2014 as a reference document to the Murrindindi Planning Scheme.

- Schedule to Clause 35.03, Rural Living Zone:

This schedule is being amended to reduce Rural Living Zone areas down to 2 hectare minimum subdivision size to facilitate subdivision on unconstrained and unsubdivided areas closer to the Yea town centre, better utilise physical and community infrastructure closer to the existing settlement area and provide market choice in the range of available lot sizes.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Protecting public utilities and other assets and enabling the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- Balancing the present and future interests of all Victorians.
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels.
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.
- Ensuring that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.

How does the amendment address any environmental, social and economic effects?

Environmental effects:

The amendment has fully considered environmental effects. The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. The amendment will enhance the environment through the identification and reinforcement of environmental and recreational assets in the Yea township and area.

Existing environmental values of Crown Allotments 4 & 5, Section 29, Township of Yea will be enhanced through the rezoning of the land to Public Conservation and Resource, protecting its permanent reservation as 'Conservation of an area of natural interest'.

Social effects:

The amendment is expected to have positive social benefits for landowners and Murrindindi Shire generally. Positive social effects and benefits will accrue from the amendment through the identification of several community initiatives in the structure plan, application of appropriate zoning, enhanced options and choice for residential and rural living subdivision and development and general wellbeing of residents and visitors from improved planning for land use and development.

Economic effects:

The amendment is expected to have positive economic benefits for landowners and Murrindindi Shire generally. Positive economic effects and benefits will accrue from the amendment through the identification of additional economic initiatives and enhanced residential and rural living opportunities in the structure plan, resulting in increased economic activity in the Yea township and area.

Does the amendment address relevant bushfire risk?

The amendment addresses and meets relevant bushfire risk and does not amend any existing strategies, policies and planning control references for bushfire planning and protection in the Murrindindi Planning Scheme. The Bushfire Management Overlay does not apply to any land that the *Yea Structure Plan 2014* applies to and is also not affected by draft revised Bushfire Management Overlay mapping prepared by the CFA. While proposed rezoning under this amendment will slightly increase residential densities in a number of location, bushfire planning considerations will be undertaken generally in considering any future proposals for subdivision or development.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with all relevant Minister's Directions under Section 12 of the Planning and Environment Act 1987. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- Ministerial Direction 1, *Potentially Contaminated Land*: The amendment does not impact on and complies with this direction. Land in North Street and Whittlesea-Yea Road, proposed to be rezoned from Industrial 1 to General Residential, have never been developed or used for industrial purposes or any purpose having the potential to contaminate land. These land parcels are either developed for residential purposes (2, 4, 6, 8, 12, 14, and 16 North Street) or vacant (5691 Whittlesea-Yea Road) and are both potentially suitable for sensitive (residential) purposes.
- Ministerial Direction 11, *Strategic Assessment of Amendments*: The amendment has been strategically assessed and justified in accordance with this direction.
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment does not directly affect any other Minister's Direction.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment (adopted structure plan) comply with and implement the State Planning Policy Framework of the Murrindindi Planning Scheme. In particular, the amendment (and adopted structure plan) meet and implement:

Clause 11, Settlement:

- Clause 11.02, Urban Growth:

Clause 11.02-1, Supply of urban land:

Objective:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

The adopted structure plan has assessed and meets identified supply for these land uses, with the amendment providing some additional rezoning of land to meet land supply requirements recommended in the adopted structure plan.

Clause 12, Environmental and landscape values:

- Clause 12.01, Biodiversity:

Clause 12.01-1, Protection of biodiversity:

Objective:

To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.

Clause 12.01-2, Native vegetation management:

Objective:

To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

- Clause 12.04, Significant environments and landscapes:

Clause 12.04-2, Landscapes:

Objective:

To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

The adopted structure plan has assessed and protects environmental and landscape values, including the identification of open spaces and the recommended rezoning of Crown Land to Public Conservation and Resource, now being exhibited through this amendment.

Clause 13, Environmental risks:

- Clauses 13.01-3 & 5: Objectives and strategies for climate change, floodplains, soil degradation, erosion and landslip, salinity and bushfire. The adopted structure plan has assessed and recognises environmental risks.

Clause 15, Built environment and heritage:

- Clauses 15.01-3: Objectives and strategies for urban environment, sustainable development and heritage. The adopted structure plan has assessed and protects built environment and heritage.

Clause 16, Housing:

- 16.01, Residential Development:

Clause 16.01-1, Integrated housing:

Objective:

To promote a housing market that meets community needs.

Clause 16.01-2, Location of residential development:

Objective:

To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

Clause 16.01-4, Housing diversity:

Objective:

To provide for a range of housing types to meet increasingly diverse needs.

- 16.02, Housing form:

Clause 16.02-1, Rural residential development:

Objective:

To identify land suitable for rural living and rural residential development.

The adopted structure plan has assessed housing supply, identifying required additional residential and rural living housing supply. Additional long and short term housing options were identified in the adopted structure plan, with immediate rezoning options now being exhibited through this amendment.

Clause 17, Economic Development:

- Clauses 17.01-2: Objectives and strategies for business and industry. The adopted structure plan has assessed and further enhances economic development options for the Yea township area.

Clause 18, Transport:

- Clauses 18.01-2: Objectives and strategies for integrated transport and movement networks. The adopted structure plan has assessed and does not impact on the transport network for the Yea township area.

Clause 19, Infrastructure:

- Clauses 19.01-3: Objectives and strategies for community infrastructure and development infrastructure. The adopted structure plan has assessed, makes recommendations for and creates greater utilisation of physical and community infrastructure in the Yea township area.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment (adopted structure plan) comply with and implement the Local Planning Policy Framework of the Murrindindi Planning Scheme. In particular, the amendment (and adopted structure plan) meet and implement:

Clause 21.02, Vision:

- The land use vision for Murrindindi Shire, in particular the vision for:
 - Consolidating and focusing development within and in proximity to townships to improve and utilise existing infrastructure and community facilities.*

Clause 21.07, Serviced townships strategies:

- Objectives and strategies for the Yea township and will complement the *Yea Urban Design Framework*, August 2003 (an existing reference document to the planning scheme) in guiding future land use and development in the Yea township and environs.
- This amendment proposes to amend Clause 21.07 to note the use of the *Yea Structure Plan 2014* and replace the current Yea framework plan with an amended framework plan from the adopted structure plan.

Clause 22.03, Townships:

- Objectives and policies for the Yea township under Clause 22.03-4, Yea township.
- Existing policy directions for High Street retail precinct, Station Street and rail reserve precinct established through the *Yea Urban Design Framework*, August 2003 (an existing reference document to the planning scheme).

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions, in this case the rezoning of land, application of the Development Plan Overlay to guide the future use, development and servicing of land, amendment of the Rural Living Zone schedule to amend zone subdivision and dwelling provisions, amendment to strategies for the Yea township and referencing of the *Yea Structure Plan 2014* in the planning scheme.

These are the most appropriate tools to achieve the implementation of the structure plan through strategic, zoning and overlay changes, with no alternative means available to achieve these outcomes.

How does the amendment address the views of any relevant agency?

All relevant agencies were consulted in the preparation of the *Yea Structure Plan 2014*. Some authorities made suggestions, with Murrindindi Shire Council agreeing with and adopting all issues raised in agency submissions. Relevant agencies would be consulted in any future implementation items identified in the structure plan or in the preparation of development plans required in the areas of the Rural Living Zone to which the Development Plan Overlay is proposed to be applied.

All relevant agencies will be directly notified of this amendment and will have an opportunity to make a formal submission to it.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?

The amendment will not have a significant impact on the transport system. The amendment does not propose new areas for rezoning that would affect the transport system. Although the proposed rezoning of 6469-6489 Melba Highway from Farming to Low Density Residential adjoins the Melba Highway, any future subdivision of the land would ensure access from a local road, not the highway. Immediate and longer term options for residential and industrial development along the Whittlesea – Yea corridor may be developed with service roads and layout that does not significantly affect the main road system. VicRoads was consulted and consented to the exhibited *Yea Structure Plan 2014* and will be directly notified of this amendment.

Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?

There are no statements of policy principles applicable under section 22 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will not impact on resource and administrative costs. The proposed rezoning of land will not significantly increase resource and administrative costs. Although the application of the Development Plan Overlay will create some resource need, a development plan will also create efficiencies for future land use, subdivision, development and servicing. The amendment will allow land use and development proposals to be properly considered on their merits through applications for planning permit in accordance with the appropriate land use zoning and controls for the land.

The adopted structure plan will provide guidance and efficiencies for future Murrindindi Shire Council priorities and works.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Murrindindi Shire Council
Perkins Street
Alexandra 3714

Murrindindi Shire Council
Civic Centre
Semi Circle
Yea 3717

Murrindindi Shire Council
19 Whittlesea-Kinglake Road
Kinglake 3763

Murrindindi Shire Council
Website: msc@murrindindi.vic.gov.au

The amendment can also be inspected free of charge at the Department of Transport, Planning, and Local Infrastructure website at www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **[insert submissions due date]**.

A submission must be sent to:

Murrindindi Shire Council
PO Box 138
ALEXANDRA, VIC, 3714

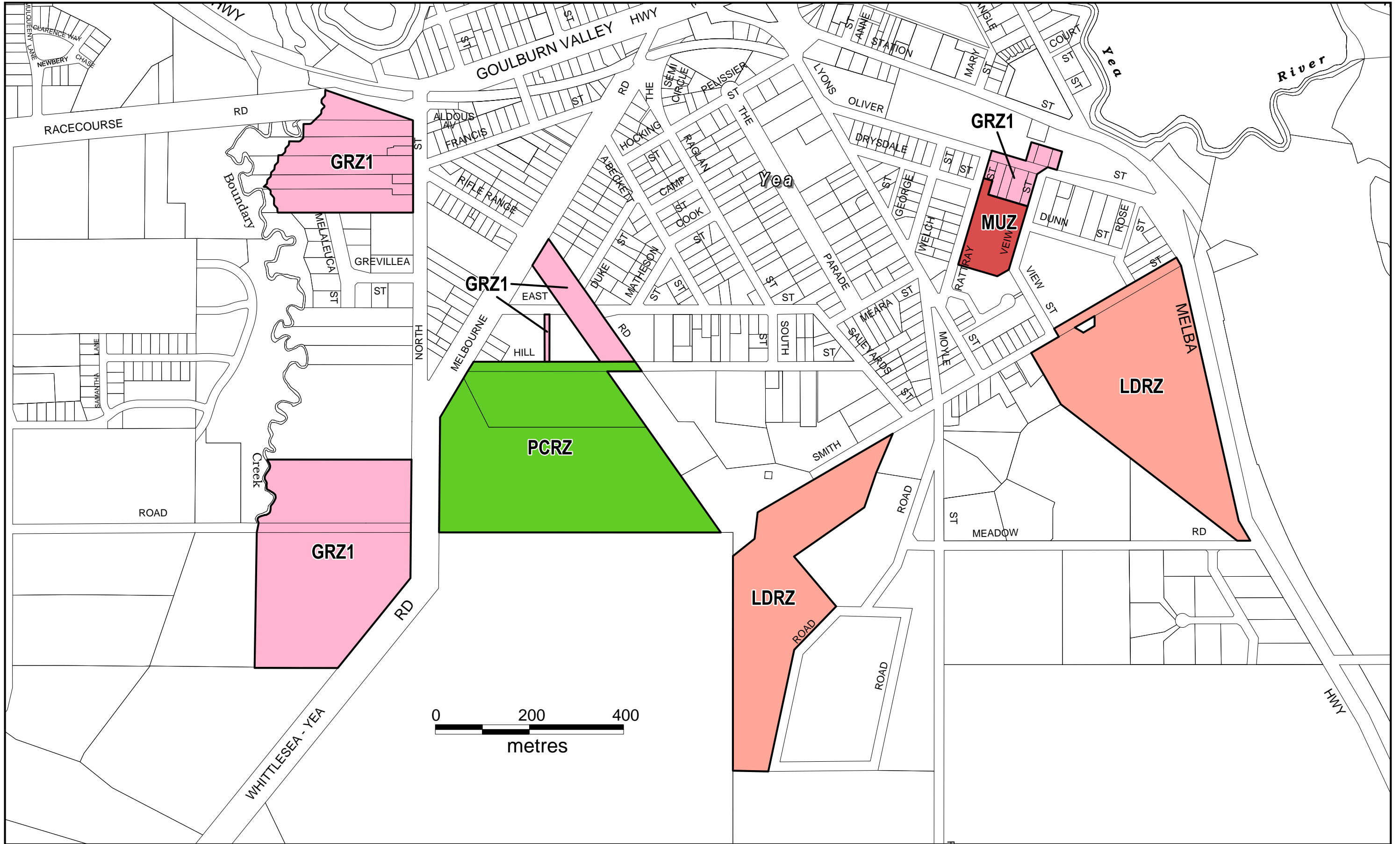
Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:




- Directions Hearing: **[insert directions hearing date]**
- Panel Hearing: **[insert panel hearing date]**

MURRINDINDI PLANNING SCHEME - LOCAL PROVISION

Encl 6.4b

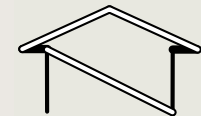


LEGEND

	GRZ1	General Residential Zone - Schedule 1		LDRZ	Low Density Residential Zone
	PCRZ	Public Park & Resource Zone		MUZ	Mixed Use Zone

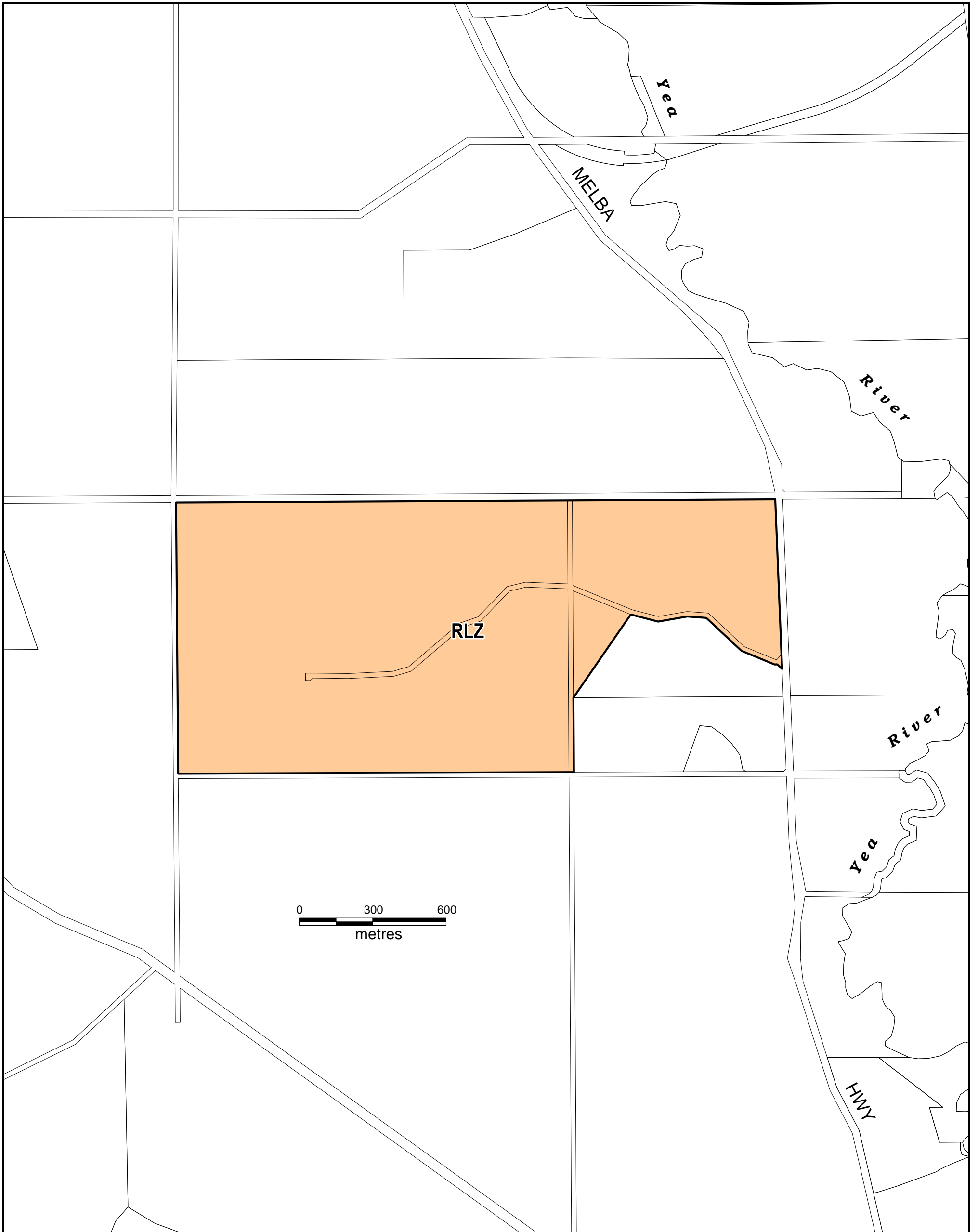
Part of Planning Scheme Map 7

Planning Mapping Services |
Amendments Co-ordination Team |
Planning & Building Systems |
Planning, Building & Heritage |



AMENDMENT C55
Department of
Transport, Planning and
Local Infrastructure



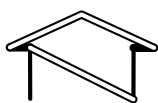


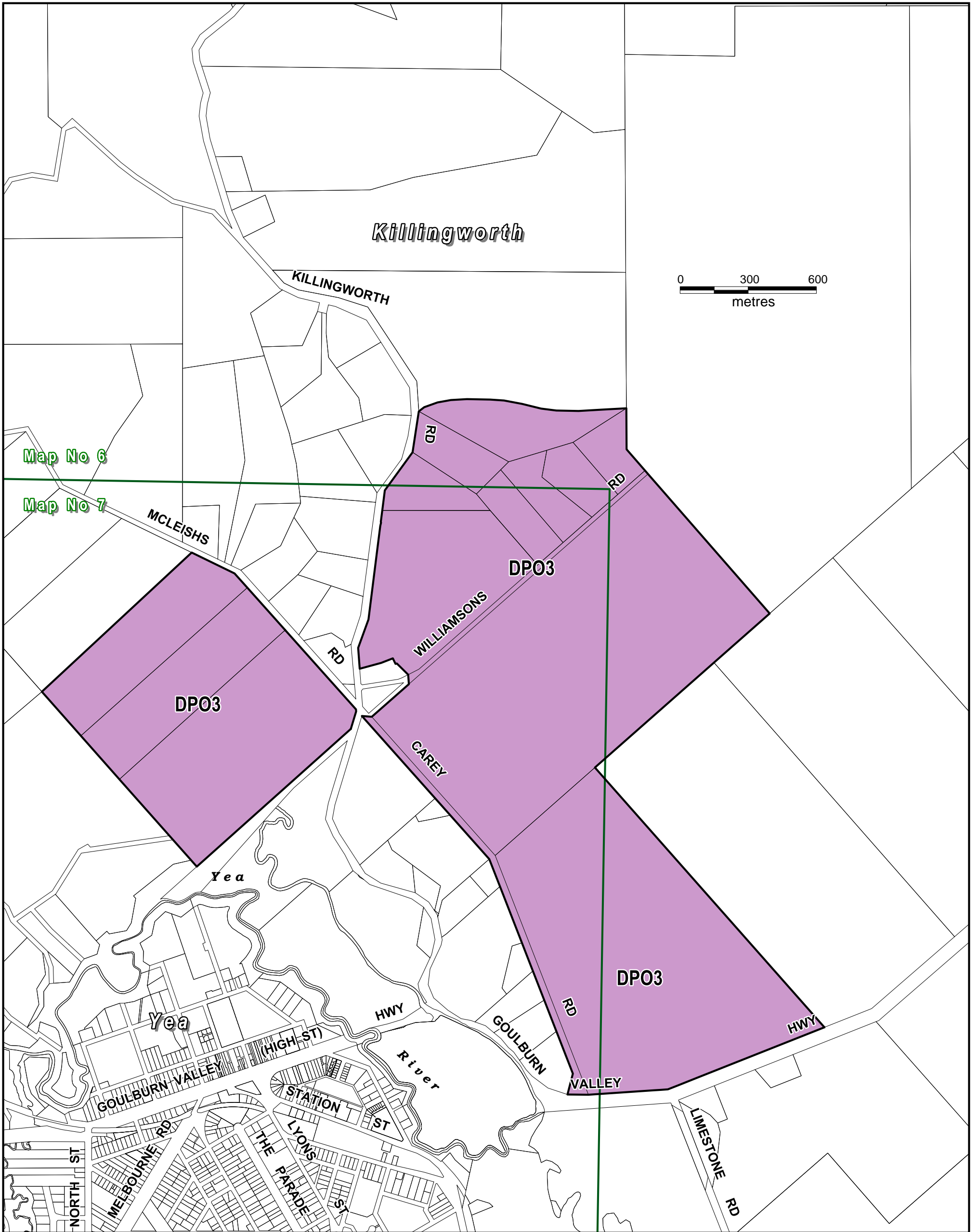
Part of Planning Scheme Map 6

LEGEND

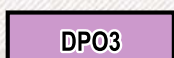
RLZ1 Rural Living Zone

AMENDMENT C55





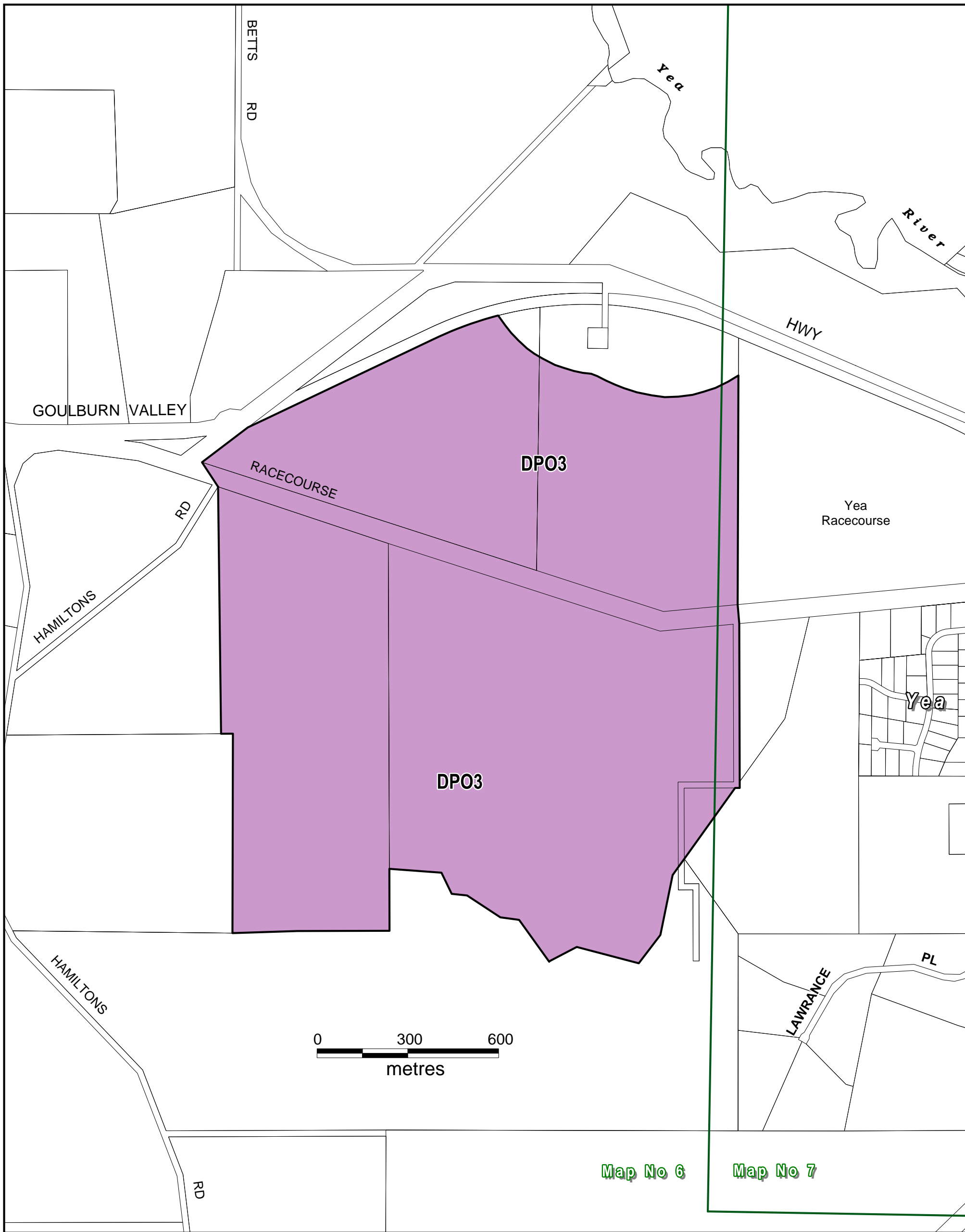
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 DPO3 Development Plan Overlay - Schedule 3

Part of Planning Scheme Maps 6DPO & 7DPO

AMENDMENT C55



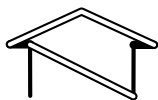


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Part of Planning Scheme Maps 6DPO & 7DPO

DPO3 Development Plan Overlay - Schedule 3

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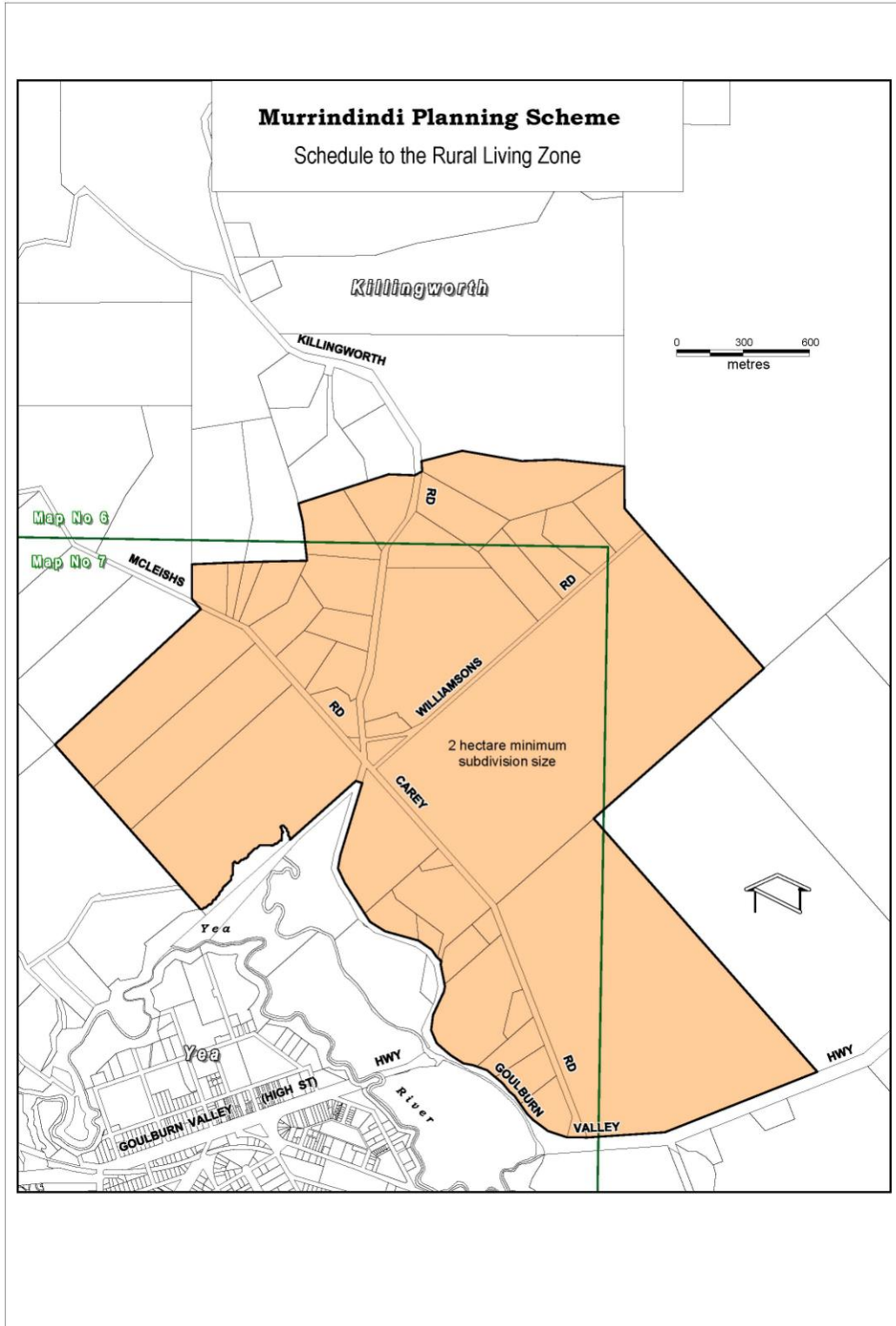
SCHEDULE TO THE RURAL LIVING ZONE

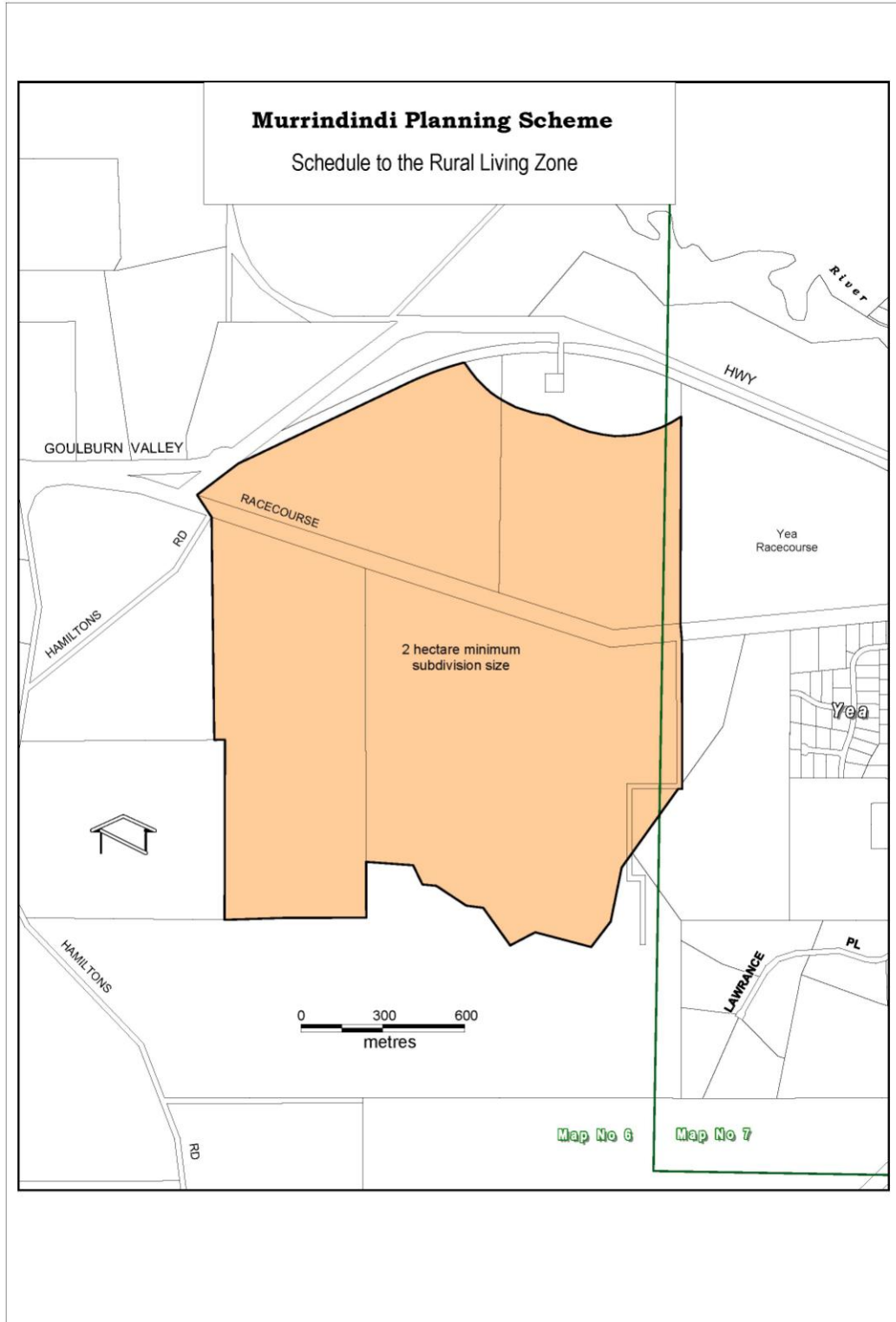
Shown on the planning scheme map as **RLZ**

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	Crown Allotment 19F, Parish of Alexandra, Mt Pleasant Road, Alexandra	1 hectare with a maximum of 5 lots, generally in accordance with tentative plan of subdivision ref 154888MADWP, Aujard Surveying Pty Ltd, dated 28 April 2005
	Land bounded by Whittlesea – Yea Road, Whittlesea – Kinglake Road, Nichols Road and Pheasant Creek Road	2 hectares
	Land in the Yea township area indicated in the map attached to this schedule	2 hectares 4 hectares minimum subdivision size with an average subdivision size of 6 hectares
	All other land	
Minimum area for which no permit is required to use land for a dwelling (hectares).	Land bounded by Whittlesea – Yea Road, Whittlesea – Kinglake Road, Nicols Road and Pheasant Creek Road	2 hectares
	Land in the Yea township area indicated in the map attached to this schedule	2 hectares
	Parish of Flowerdale	8 hectares
	All other land	100 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	All land	100 square metres
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square	None specified	

	Land	Area/Dimensions/Distance
metres)		
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	
Minimum setback from a road (metres).	All land	20 metres
Minimum setback from a boundary (metres).	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	All land	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land





MURRINDINDI PLANNING SCHEME

21.07 SERVICED TOWNSHIPS STRATEGIES07/08/2014
C50**21.07-1 Context**06/02/2014
/ 20
Proposed
C5544

Alexandra, Yea, Eildon and Marysville are all serviced by reticulated water, drainage and sewerage. Alexandra, Yea and Eildon have existing land and potential reticulated services to accommodate further residential growth in the medium term.

The serviced towns of Murrindindi Shire play a significant role in service provision and general vitality of the shire. These towns all have excellent community, educational and recreational facilities, with easy access to both regional centres and the Melbourne metropolitan area. These significant towns all have distinct commercial, residential and industrial facilities, and have potential for expansion.

Strategic land use directions for the Eildon and Yea townships have been outlined in the urban design frameworks *Eildon Urban Design Framework, August 2003*, and *Yea Urban Design Framework, August 2003* and *Yea Structure Plan 2014*. These frameworks outline long term land use and development opportunities and directions, provide design guidance and assist in setting Murrindindi Shire Council and community priorities for works, projects and actions.

Alexandra and Yea have experienced demand for low density residential growth and have the service capacity to allow an expansion of this form of development. The *Rural Residential Study, Murrindindi Shire, March 2004* has demonstrated the need and capacity for further land to be zoned Low Density Residential at Alexandra and Yea and further land to be zoned Rural Living at Alexandra, Yea and Eildon.

Provision of Low Density Residential land at Alexandra and Yea is required to meet demonstrated requirements for a range of residential densities in towns with the demand for lower density residential development, reticulated water provision and an ability to dispose of effluent.

Murrindindi Shire has experienced considerable demand for rural living development. Areas around Alexandra, Yea and Eildon have the demand and capacity to provide rural living development in locations that have ready access to a range of physical and social services. Many of these areas are already fragmented into rural living type lots and have existing rural living type development located on them.

Rural living development areas around Alexandra, Yea, Eildon and Marysville can be provided on a sustainable basis, implementing the *Goulburn Broken Regional Catchment Strategy, November 2003* key principle of 'landscape change' where net environmental gain is achieved through the use and development for land for 'rural living' purposes.

The *Rural Residential Study, Murrindindi Shire, March 2004* has demonstrated the need for additional rural living areas nearby Alexandra, Yea, Eildon and Marysville. Sustainable rural living development can be achieved through the use of the *Rural Living Development Guidelines, Murrindindi Shire, March 2004*, which have been developed to guide the design and development of rural living areas.

Marysville is serviced by reticulated water, sewerage and some drainage. Before the devastating fire on 7 February 2009 Marysville played a significant role in service provision, tourism and general vitality of the south-east section of the municipality. It is intended that this role is re-established as part of the rebuilding of Marysville. The strategic direction for the redevelopment of Marysville is provided in the Roberts Day 2009 Marysville and Triangle Urban Design Framework Report, September 2009.

Bushfire poses a significant risk to life and property in Murrindindi Shire with almost half of the municipality being vegetated. The risk is exacerbated by dispersed settlement and a lack of infrastructure. The Marysville township was directly affected by the Black Saturday fires in February 2009.

MURRINDINDI PLANNING SCHEME

21.07-2

06/02/2014
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Proposed
C5544

Issues**General**

- Risk to life and property from bushfire and managing bushfire risk for proposed subdivision and development in identified bushfire risk areas.
- Modest population growth.
- The need for consolidation of urban areas.
- Maximising infrastructure investment.
- The need to provide Low Density Residential zone opportunities nearby townships with reticulated water supply and Rural Living zone opportunities in proximity to established townships.
- Provision of rural living zoning, subdivision and development on a sustainable development basis.
- Requirement for external development contributions for new subdivision and development in residential, low density residential and rural living areas.
- Consolidating retail precincts.
- Providing car parking on under utilised land, located at the rear of each retail precinct.
- Providing tourist information centres.
- Landscaping and beautification of township entrances.
- Preparing future development plans for existing industrial precincts.

Alexandra

- Possible provision of bypass routes for Alexandra.
- Need to provide adequate industrial land in the northeastern and western sections of Alexandra.
- Strategic and economic importance of the timber industry to Alexandra and Murrindindi Shire.

Yea

- Open spaces in Yea are generally under developed and require further improvements to maximise their potential.
- The *Yea Urban Design Framework, August 2003* and *Yea Structure Plan 2014* establishes that the High Street retail precinct has existing built design, siting and character that should be protected and that new development in the precinct should be compatible with and complement this built form and character.
- The *Yea Urban Design Framework, August 2003* and *Yea Structure Plan 2014* establishes that the Station Street area and former rail reserve as having important scenic, landscape, environmental and built design character that should be protected and that new development in the area should be compatible with and complement this character.
- The former garage site in Station Street is a gateway into Yea that requires sensitive building design and siting.

MURRINDINDI PLANNING SCHEME

Marysville

- Rebuilding and economic return of Marysville following the 7 February 2009 bushfires.
- Marysville has ready access to Melbourne and the Yarra Valley.
- Ensuring Marysville is rebuilt as a scenic mountain village located in an attractive setting in the Steavenson River valley enclosed by vegetated forest and hills.
- Encouraging the return of the population of Marysville, with an increasing percentage of permanent residents compared to the pre-fire numbers.
- Ensuring Marysville has a strong image and role as tourist centre with the presence of large accommodation developments, conference facilities, guest houses and complementary tourist facilities.
- Reinstate the strength in natural resource tourism.
- Expand beyond the natural resource based tourism to broaden the current seasonal based tourism sector.
- Marysville will aim to increase tourism visitation in the future, consolidating itself as a year round tourist destination.
- Marysville is the main gateway to the nearby Lake Mountain and will re-establish its major role as a service centre for skiing and visitation to Lake Mountain.
- Marysville will redevelop a well defined, attractive town centre with low rise built form.
- Need to re-create a vibrant, safe and quality streetscape in Murchison Street.
- Marysville township is characterised by mature avenues of deciduous trees that form a vital component of the town's landscape character and historic links to the pre-fire character.
- Attractive gateways into Marysville from Melbourne and Buxton.
- Need to recreate and enhance employment opportunities.
- Business premises and opportunities, and development of business and commercial services for permanent residents and visitors will be the supported as a key focus for rebuilding Marysville.
- Steavenson River and tributaries provide an important landscape and public open space network through Marysville which will be expanded and enhanced through the rebuilding process.
- Walkability and pedestrian access are key features of Marysville which will be expanded and enhanced as part of the redevelopment of Marysville.
- Need to identify land for employment opportunities including industrial land in the Triangle area.

Eildon

- Open spaces in Eildon are generally under developed and require further improvements to maximise their potential.
- A relatively high proportion of Eildon's dwellings are for holiday purposes, with permanent residents accounting for approximately 60% of dwellings.
- The *Eildon Urban Design Framework, August 2003* establishes that the Eildon shopping centre precinct has existing 1950's style built design, siting and character that should be protected and that new development in the precinct should be compatible with and complement this built form and character.

MURRINDINDI PLANNING SCHEME

- The *Eildon Urban Design Framework, August 2003* establishes that the Golden Trout Hotel site forms part of an important gateway into Eildon and is strategically located on the northern side of the pondage, requiring that new development complements the character, design, form, views and appearance of the area.

21.07-3 Strategies and objectives

07/08/2014
/ 120
Proposed
C5550

General

- Consolidate residential growth within the major townships that can be serviced by reticulated water and sewerage infrastructure.
- Develop under-utilized open spaces and promote the connection of open spaces to encourage pedestrian movements within existing townships.
- Provide Low Density Residential zone opportunities nearby townships with reticulated water supply and Rural Living zone opportunities in proximity to established townships.
- Increase the level of infrastructure provision for low density residential development to reduce environmental impacts associated with effluent disposal, construction of roads and the provision of water and power.
- Provide net environmental benefit and sustainable outcomes through the subdivision and development of land zoned Rural Living.
- Maximise infrastructure use and improve the quality of infrastructure services within and nearby the major towns of the municipality.
- Increase the level of external development contributions for residential, low density residential and rural living subdivision and development through the use of development contributions plans.
- Maximise industrial development opportunities within existing and proposed industrial precincts.
- Minimise bushfire risk to human life and property in township areas, giving priority to the protection of human life.
- Integrate bushfire risk management in the rebuilding of fire affected communities and in townships identified as having high bushfire risk.
- Ensure an acceptable bushfire risk level to life and property and that development does not proceed in locations where this bushfire risk is unacceptable.
- Ensure that appropriate bushfire protection measures are identified and implemented for any subdivision or development proposal in areas of high bushfire risk.

Alexandra

- Consolidate commercial development within the Bayley Street, Myrtle Street and Nihil Street precinct, also providing for limited mixed commercial and residential use expansion of the centre south of Nihil Street, west of Grant Street and east of Bayley Street.
- Provide car parking for tourist and commercial operators at the rear of the commercial premises on the southern side of the Grant Street.
- Provide for peripheral sales along the Maroondah Highway between Grant Street and Albert Street.
- Provide for industrial expansion and development at the abattoir site west of McKenzie Street.

MURRINDINDI PLANNING SCHEME

- Provide for the orderly development of the Alexandra industrial areas in Lamont and McKenzie Streets through the outline development plan process.
- Provide Low Density Residential Zone expansion opportunities to the east of the Alexandra township, southwest of the Goulburn Valley Highway, to provide the potential for a range of residential densities and development with reticulated water.
- Provide Rural Living Zone expansion opportunities to the northwest and south of the Alexandra township with a minimum and average subdivision sizes of 4 and 6 hectares to implement sustainable rural living subdivision, design and development and recognise the fragmented pattern of subdivision in the area.
- Investigate and support a range of low density residential and residential zoning, density and development on land to the south of Alexandra between Halls Flat Road and Plantation Lane, subject to further strategic justification, land capability assessment, demand, subdivision design and layout, and servicing availability.
- Provide adequate industrial land in the western section of Alexandra for a range of light industrial uses and industrial land in the northeastern section of Alexandra for industrial uses that may require separation distances from residential and other sensitive uses.
- Reinforce the strategic importance of the timber industry to the Alexandra and Murrindindi Shire economy, providing long term security and growth opportunities for the industry.

Yea

- Implement the strategic directions and recommendations of the *Yea Urban Design Framework, August 2003* and *Yea Structure Plan 2014*.
- Consolidate the retail core between Snodgrass Street and the Goulburn Valley Highway.
- Provide car parking facilities at the rear of shops on the northern side of High Street accessible from Snodgrass Street.
- Ensure that subdivision of land at the rear of the High Street retail precinct provides pedestrian and vehicular linkages between High and Snodgrass Streets and in an east – west direction through the outline development plan process.
- Provide for the orderly development of the residential area adjacent to the Yea High School through the outline development plan process.
- Provide for the orderly development of the Yea industrial area through the outline development plan process.
- Provide a mixture of residential, commercial and tourism related uses and developments in the Station Street area.
- Protect sites, structures and views of heritage significance.
- Protect significant views and landscapes visible from the rail trail reserve.
- Increase the supply of medium density housing and elderly persons units in the town with access to shops and services.
- Protect the existing built design, siting and character of the High Street retail precinct, ensuring that new development in the precinct is compatible with existing design, siting and character.
- Further develop High Street, Yea as a linear park with additional amenities and facilities, including public toilets.
- Improve the function and appearance of the High Street retail precinct.

MURRINDINDI PLANNING SCHEME

- Protect and enhance the scenic, landscape, environmental and built design character of the Station Street area and former rail reserve, ensuring that building height, bulk and setbacks are sympathetic and compatible with this existing character.
- Ensure that the Station Street precinct is protected as a major gateway into Yea.
- Ensure that views are maintained to and from the rail trail reserve and that connectivity is provided between private land and open space in the rail trail reserve precinct.
- Develop the Yea River and wetlands for additional recreational and environmental purposes, including the development of the police paddocks land.
- Undertake traffic, car parking, pedestrian and streetscape improvements in Yea to implement the *Yea Urban Design Framework, August 2003* and *Yea Structure Plan 2014*, including the undergrounding of existing powerlines in High Street.
- Provide Low Density Residential Zone opportunities to the southeast and southwest of the Yea township to provide the potential for a range of residential densities and development with reticulated water.
- Provide Rural Living Zone opportunities to the north, northeast, east, and west of the Yea township with a minimum and average subdivision sizes of 4 and 6 hectares to implement sustainable rural living subdivision, design and development and recognise the fragmented subdivision pattern of land in the area.

Marysville

- Implement the strategic directions and recommendations of the Roberts Day 2009 Marysville and Triangle Urban Design Framework Report, September 2009.
- Maintain the attractive physical setting and environmental values of the Marysville township.
- Protect and enhance Marysville's mountain village townscape, lifestyle and tourism values.
- Protect essential design, form and character elements of the central area of Marysville.
- Respect and strengthen the township's characteristic urban design assets and built form typology.
- Encourage new development to be built in a human scale.
- Orient buildings in the central area of Marysville to street frontages to maintain key character elements of this area.
- Ensure pedestrian safety, access, amenity and orientation in Murchison Street and Marysville township as whole.
- Improve the amenity and attractiveness of the town centre and better integrate and celebrate its key features.
- Promote environmentally sustainable development that maintains and enhances the local landscape structure and scenic views.
- Increase the safety, amenity and accessibility of streets and public spaces throughout the township.
- Reconstruct and expand the Murchison Street improvements to provide a quality, consistent, vibrant and safe main street and central area focus for the Marysville township.
- Rebuild residential, employment and business and community opportunities and services.
- Create improved opportunities for business and industry compatible with the townscape ambience.

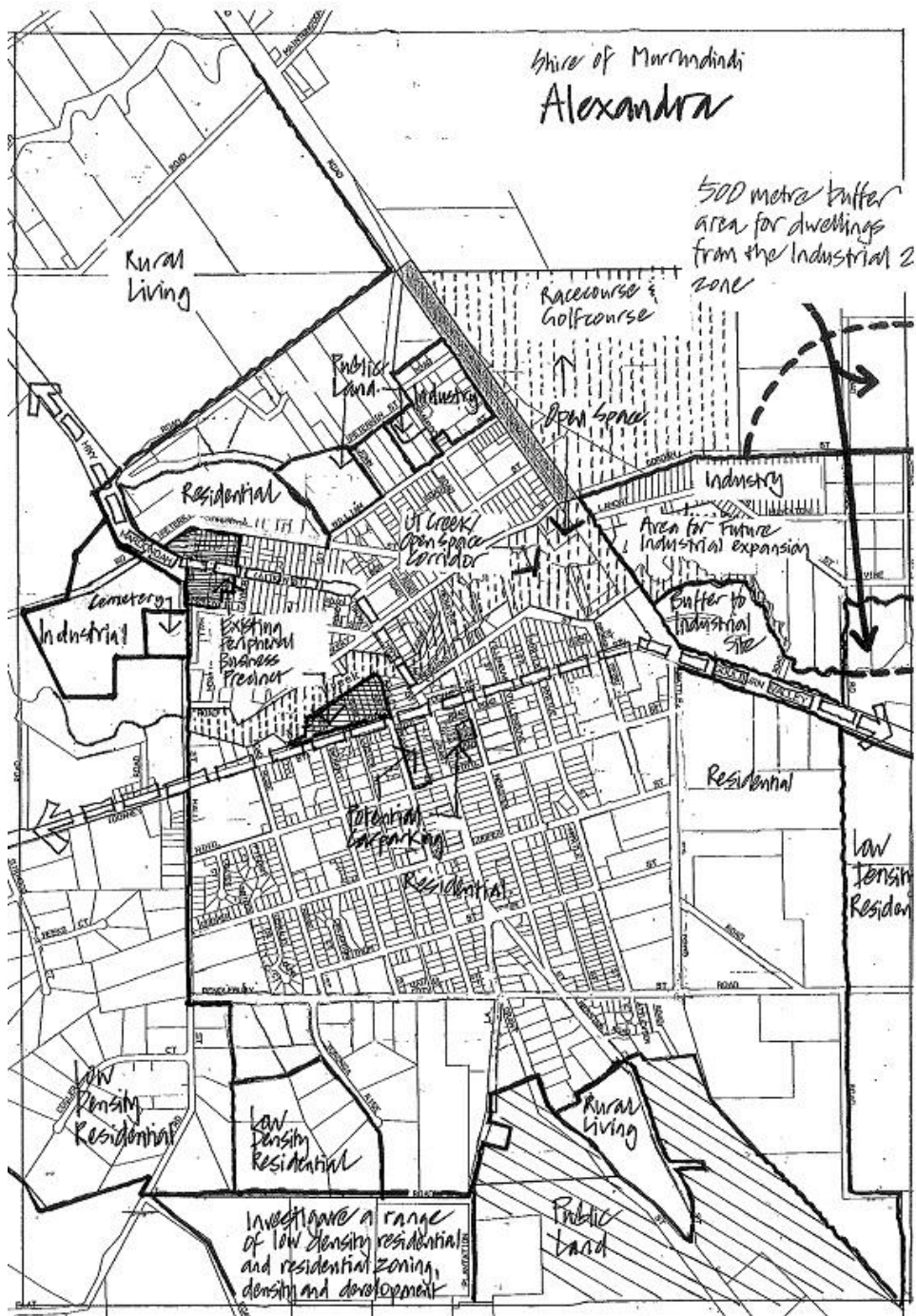
MURRINDINDI PLANNING SCHEME

- Enhance pedestrian access and orientation in Marysville, including the provision of networks, walking trails and footpaths and a Triangle connection network of trails.
- Develop and expand the Steavenson River network as the landscape and open space spine for Marysville, including linkages to surrounding natural areas.
- Enhance accessibility through the retention and expansion of recreation trails and networks including the Triangle connection network of trails.
- Redevelop Marysville's large accommodation and former guest houses and resorts sites within landscaped gardens.
- Redevelop a tourism and commercial precinct in the Darwin Street area, providing additional car parking in the precinct, particularly for visitors to Lake Mountain.
- Enhance the civic, cultural, sports and entertainment precinct in the Gallipoli Park environs.
- Prioritise rebuilding in existing business and residential zones until Marysville is significantly re-established and achieves the intent of the *Roberts Day 2009 Marysville and Triangle Urban Design Framework Report, September 2009*.

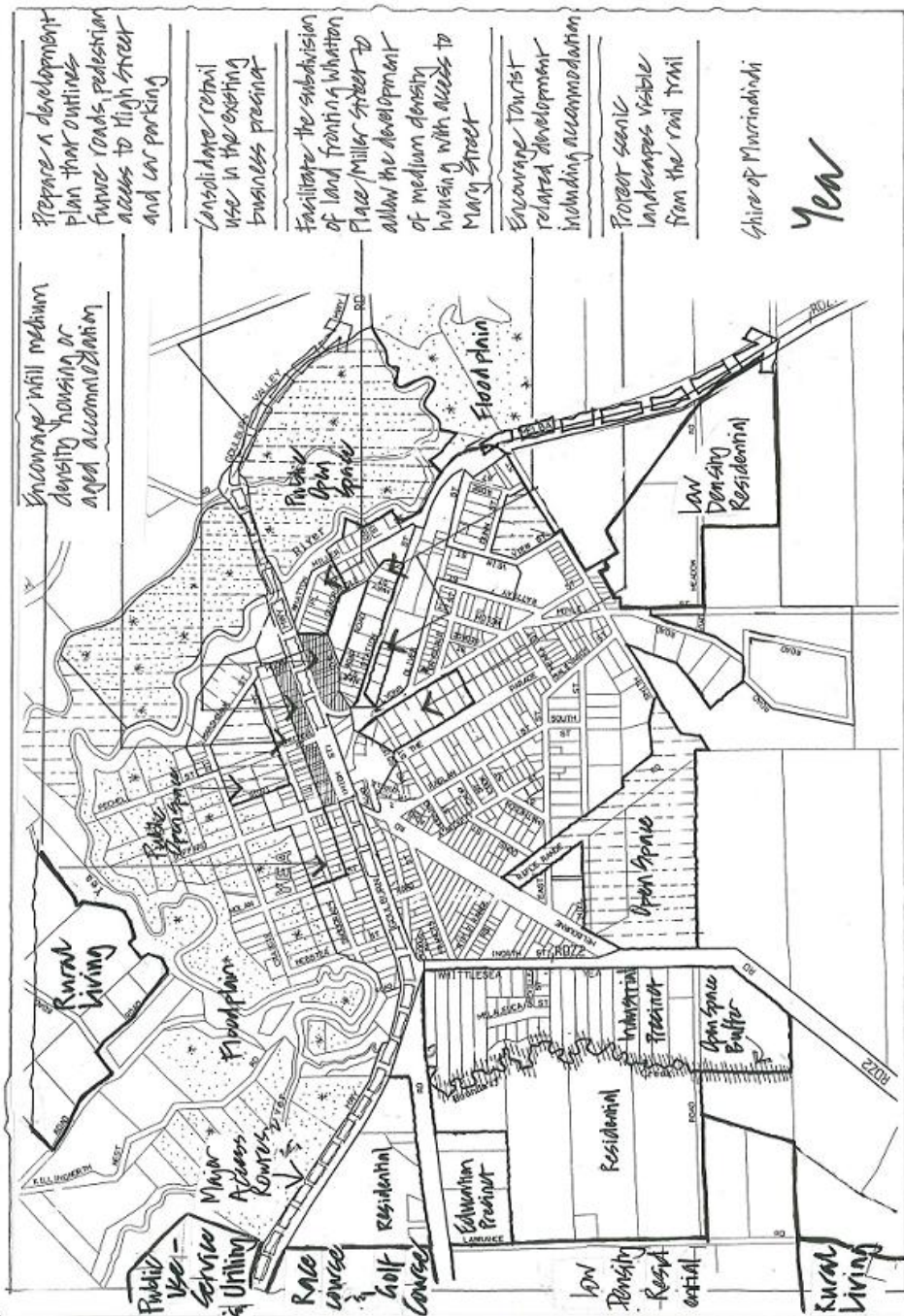
Eildon

- Implement the strategic directions and recommendations of the Eildon Urban Design Framework, August 2003.
- Promote the township as a tourist destination, promoting the town's history and available services and amenities.
- Establish a consistent theme for improvements to the design and presentation of the town.
- Upgrade key visitor destinations and landmarks in the town.
- Enhance the range of tourist and recreational activities in the township available at all times of the year.
- Encourage initiatives that increase the number of permanent residents living in the town.
- Promote initiatives that will encourage retirees to settle in Eildon.
- Upgrade and connect existing and proposed new open space in Eildon, including connections between residential areas, the shopping centre and the pondage.
- Establish a consistent theme for the design, presentation and physical improvements to the Eildon township.
- Undertake traffic, car parking, pedestrian, landscaping and streetscape improvements in Eildon to implement the Eildon Urban Design Framework, August 2003, including improvements around Utah Place and landscape treatments at the main entry points to Eildon.
- Investigate the transfer of Goulburn Murray Water land in Eildon to Murrindindi Shire Council ownership, including roads, drainage and open space.
- Provide Rural Living Zone opportunities to the southwest of the Eildon township with a minimum and average subdivision sizes of 4 and 6 hectares to implement sustainable rural living subdivision, design and development and recognise the fragmented subdivision pattern of land in the area.

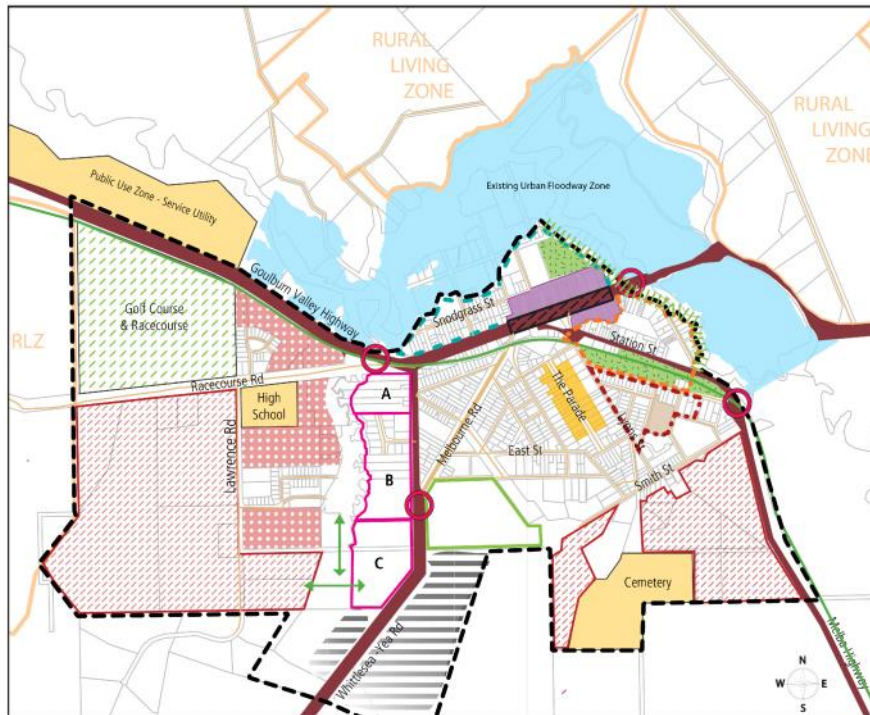
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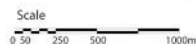
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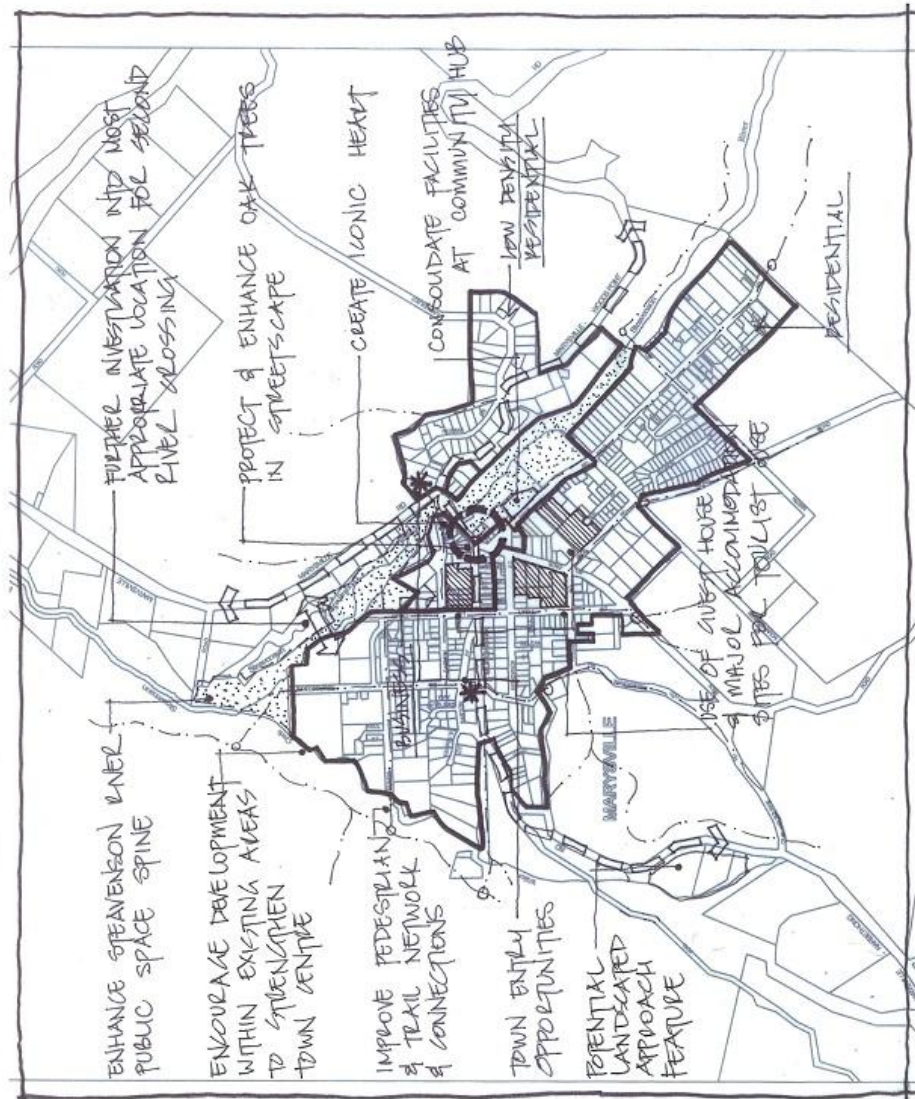


YEA FRAMEWORK PLAN

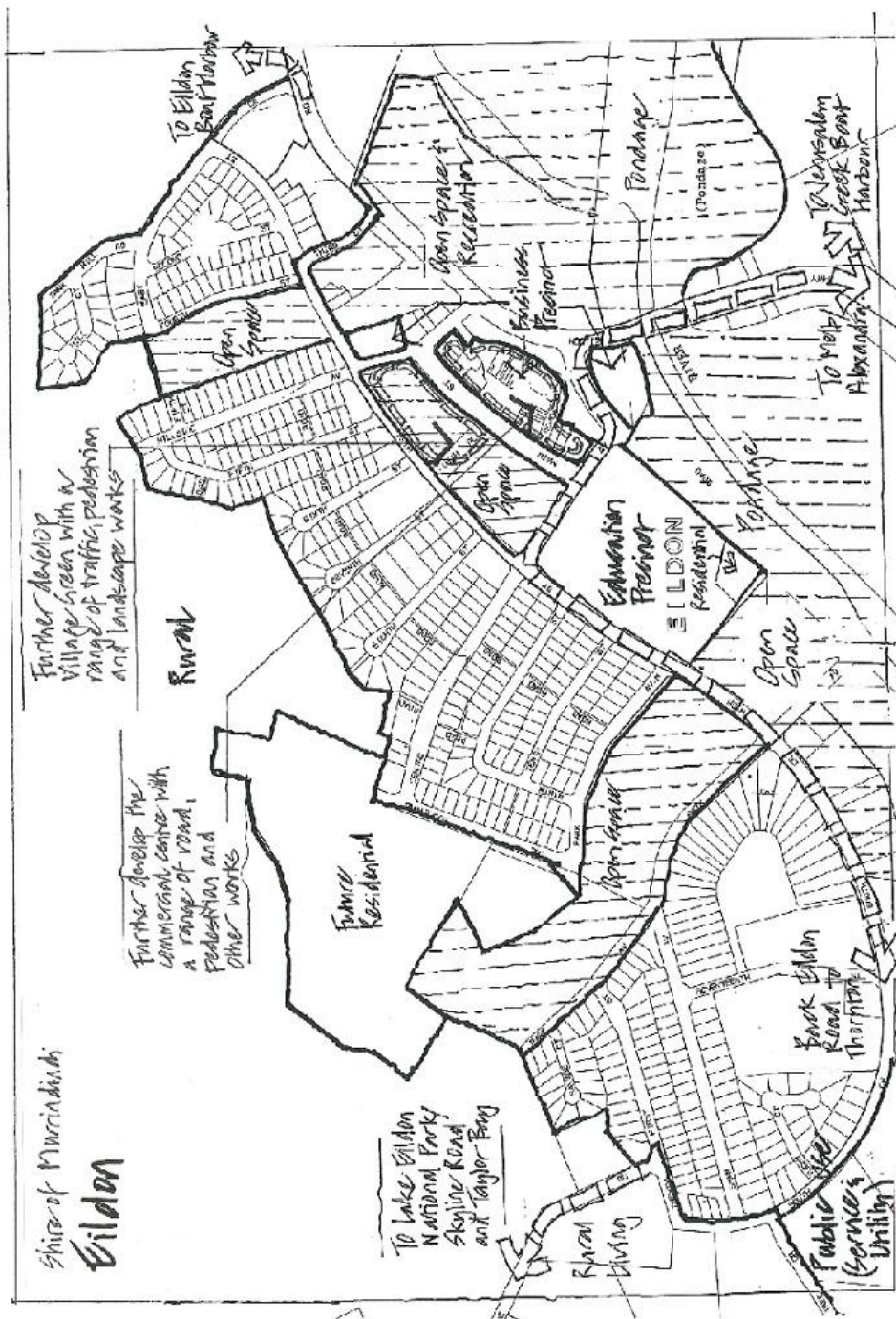


-  **Township boundary** - Boundary flexible where proposals for serviced urban development are strategically justified
-  **Serviced residential development (GRZ)** - Encourage sustainable subdivision design and lot size diversity in new residential areas
-  **Low Density Residential Zone & Development (LDRZ)** - Low Density Residential Zone with development based on land characteristics and services. Subdivision minimums are 2,000 m² with reticulated sewerage and 4,000 m² with onsite wastewater retention and treatment.
-  **Town Centre** - existing Commercial 1 Zone (C1Z)
-  **Prepare traffic management plan** for High Street (between Giffard & Hood Streets) to implement single lane proposal and address car parking, pedestrian movement and public spaces. Facilitate discussion with Vic Roads
-  **Snodgrass Street** - Prepare Snodgrass St Precinct Plan
-  **The Parade precinct** - Encourage new development that respects heritage and town character and retains significant vistas
-  **Existing recreation land** - Public Park and Recreation Zone
-  **Nature park** - Potential Nature Park on vegetated slopes of former Rifle Range. Rezone to Public Conservation and Resource.
-  **Yea industrial area:**
A: Rezone from Industrial 1 to General Residential
B: Retain Industrial Zone
C: Rezone from Industrial to General Residential
-  **Residential expansion** - Longer term residential expansion opportunities along Whittlesea - Yea Road
-  **Oliver/Lyon Streets Precinct** - Encourage medium density housing and high design standards for new housing. Rezone Butter Factory site to Mixed Use
-  **Station Street Precinct** - Consolidate precinct's role with tourism recreation and community focus. Encourage tourism, retail & accommodation
-  **River and floodplain interface** - Create access links from urban environment to river and floodplain
-  **Open space network** - Integrate open space (walking/cycling) paths links with residential opportunities for land adjacent to Whittlesea-Yea Road
-  **Rail trail** - Promote Yea as a key destination on the Rail Trail
-  **Town Gateways** - Progressively implement Yea UDF recommendations with priority on planting themes
-  **Mixed Use Zone** - Encourage residential and commercial use and development

MURRINDINDI PLANNING SCHEME



MURRINDINDI PLANNING SCHEME



MURRINDINDI PLANNING SCHEME

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Implementation

The strategies and objectives will be implemented by:

General

- Apply the CommercialBusiness 1 Zone to the retail areas of townships.
- Apply the Commercial 2Business 4 Zone to peripheral business areas located adjacent to highway entrances.
- Apply the Industrial 1 Zone to general industrial areas.
- Applying the Bushfire Management Overlay to all areas where there is potential for extreme bushfire behaviour such as a crown fire and extreme ember attack and radiant heat and ensure that development does not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level and that bushfire protection measures can be implemented.
- Using the *Rural Living Development Guidelines, Murrindindi Shire*, March 2004 to provide sustainable rural living subdivision, design and development that implements the *Goulburn Broken Regional Catchment Strategy*, November 2003.
- Prepare development contributions plans to be applied through the Development Contributions Plan Overlay for new areas to be subdivided and developed in the Residential 1 Zone, Low Density Residential Zone and Rural Living Zone.

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Alexandra

- Apply the Industrial 2 Zone for areas with existing and potential major industries.
- Prepare an outline development plan for the Alexandra industrial areas adjacent to Lamont Street and McKenzie Street.
- Apply the Low Density Residential Zone to land to the east and south of the Alexandra township, also applying the Development Plan Overlay to guide the layout and form of future subdivision and development.
- Apply the Rural Living Zone with a minimum and average subdivision sizes of 4 and 6 hectares to the northwest and south of the Alexandra township.

Yea

- Apply the Mixed Use Zone to the Station Street and Rattray Street areas of Yea.
- Prepare an outline development plan for the residential areas adjacent to the Yea High School.
- Prepare an outline development plan for the Yea industrial estate.
- Apply the Development Plan Overlay and prepare a development plan for the commercial area between High Street and Snodgrass Street.
- Implement policy directions and works in Yea township through the application of the Yea Township policy and implementation of the *Yea Urban Design Framework, August 2003* and *Yea Structure Plan 2014*.
- Apply the Low Density Residential Zone to land to the southeast and southwest of the Yea township, also applying the Development Plan Overlay to guide the layout and form of future subdivision and development.

MURRINDINDI PLANNING SCHEME

- Apply the Rural Living Zone with a minimum and average subdivision sizes of 4 and 6 hectares in various locations around to the north, northeast, east, and west of the Yeathere township, using a 2 hectare minimum subdivision size for locations closer to the town centre.

Marysville

- Apply the Environmental Audit Overlay to the former sawmill site on the western side of Racecourse Road, Marysville prior the residential development of the land.
- Apply the Design and Development Overlay over the Business 1 Zone within Marysville.
- Implement policy directions and works in Marysville township through the implementation of the *Roberts Day 2009 Marysville and Triangle Urban Design Framework Report, September 2009*.
- Prioritise development within the existing urban zones, until the rebuilding of Marysville has substantially occurred and at least one major accommodation and conference centre has been built and is operating in the centre of Marysville.
- Limit subdivision or redevelopment of former large accommodation sites for uses other than tourist related accommodation or tourist facilities.
- Implement policy directions and works in Marysville township through consideration of the Marysville Business Area and Marysville Residential Areas local policies in determining planning applications.

Eildon

- Implement policy directions and works in Eildon township through the application of the Eildon Township policy and implementation of the *Eildon Urban Design Framework, August 2003*.
- Apply the Rural Living Zone with a minimum and average subdivision size of 4 and 6 hectares to the southwest of the Eildon township.

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MURRINDINDI PLANNING SCHEME

21.12 REFERENCE DOCUMENTS

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Design and Siting Guidelines for Bushfire Protection for Rural Houses, Ministry for Planning and Environment and Country Fire Authority, 1987.

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Infrastructure Design Manual, Infrastructure Design Manual Steering Group.

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Murrindindi Shire Heritage Study, Context, 2011.

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Provision of Sewerage Services to Kinglake District - Options Report, Mid-Goulburn Regional Water Board, November 1996.

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Rural Living Development Guidelines, Murrindindi Shire, Regional Planning Services and Ellen Hogan and Associates, March 2004.

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Tallarook to Mansfield/Alexandra Railway Archaeology and Heritage Guidelines, Context, February 2012.

Tertiary Treatment Options for Kinglake Sewerage, Mid-Goulburn Regional Water Board, May 1997.

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Yea Structure Plan, PLANIT Urban Design and Planning, 2014.

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