



Hepburn Shire Planning Scheme Review

Stakeholder and Community Engagement Report

Attachment 2

12 FEBRUARY 2020



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Executive summary

The Hepburn Shire Council are in the process of reviewing and updating their planning scheme. Significant community and stakeholder engagement was conducted to understand the ideas and desires of community and other stakeholders in relation to land use and development in Hepburn Shire.

In excess of 350 people were engaged via online survey, face to face sessions, meetings and telephone interviews with key stakeholders and written submissions. These engagements showed:

What people value most:

- The rural feel
- The history and heritage
- The landscape
- The look and feel of the townships
- The farming and agricultural heritage.

What they want from the planning scheme:

- Protection for current landscapes
- Options for some development but not too much and not too fast, within current town boundaries and in keeping with the local area
- A protection for agricultural land but flexibility over what constitutes agriculture
- Protection of the environment including soil, water, fauna, flora and landscapes
- The maintenance for current townships heritage while providing access to services and affordable housing
- Management of tourism to mitigate against the pressure on housing, services and infrastructure
- A clear and consistent planning scheme
- Better transport connections.

Engagement process

Overview

The engagement process consisted of formal and informal meetings across the townships of Hepburn Shire. This provided an opportunity for residents, ratepayers, businesses, farmers, visitors and other stakeholders to share their views. This was supplemented with an online survey, a visit to a primary school and direct engagement with specific stakeholder groups. A list of all engagement activities is provided as appendix one, a list of stakeholders is provided as appendix two.

Phase one

The community engagement was separated into two phases. Phase one asked people about their vision for Hepburn Shire. It was focused around what they liked, what should change and what should not change. Community members had an opportunity to engage in this at two markets (Trentham and Creswick), at a drop-in session at Daylesford and online.



Engagement at the Trentham Farmers Market

Phase two

The results of phase one engagements were analysed and developed into themes. These themes were used to understand the issues and develop some possible solutions. These were tested with community members in the second round of consultations. The second round of consultations were drop in sessions in Daylesford, Trentham, Clunes, Creswick and Glenlyon.

Stakeholder engagement

Stakeholder engagement with government authorities included a meeting and telephone discussions. Other key stakeholders were directly invited to community sessions or interviewed via telephone,

Communication and promotion

The engagement process was supported by a communications campaign to encourage local residents and other community members to engage in the process. This included adverts in local papers and community magazines, promotion on Hepburn Shire's Facebook page and on local township Facebook pages and on the Hepburn Shire website.

Other issues

The engagement process focused on issues relating to the planning scheme and land use, however community members did raise issues across a range of issues. These other issues have been included in this report to ensure the views of the community are fairly represented. These additional issues also provide useful context for planning scheme changes and give a greater understanding of what community members value.

Engagement reach

Over 350 people were engaged either face to face, through the online survey or by telephone. These people came from across the shire and ranged in age from primary aged children to older adults.

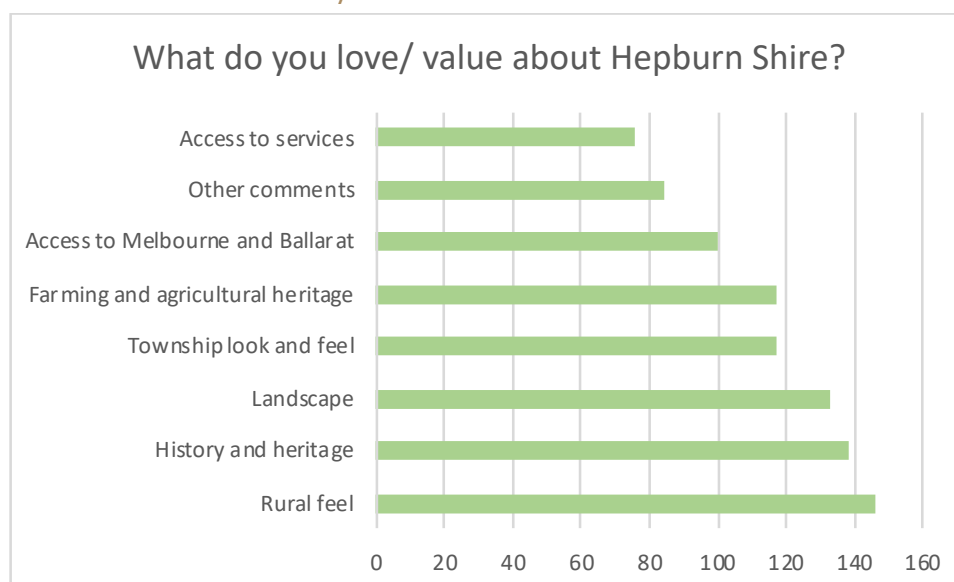
Results in detail – phase one

This section of the report provides responses to the broad questions asked in the initial phases of the consultation. It draws from the online survey, pop up sessions at Creswick and Trentham market and a visit to Daylesford Primary School. A total of 179 people responded to the online survey, approximately 80 people attended pop-up and drop-in sessions and 20 children were engaged at Daylesford Primary School.

Survey responses

The survey was completed by 179 people. The graphs in this section relate to responses to the survey. For all questions, with the exception of demographic questions, multiple responses were allowed. The graphs represent the number of responses.

WHAT TO YOU LOVE/ VALUE ABOUT HEPBURN SHIRE?



There were broadly consistent responses to this question, with the rural feel, history and heritage and the landscape being the most popular.

Other comments predominately related to the elements already mentioned with the addition of 'people and community' (24 responses) and 'environment/ wildlife/ flora' (22 responses).

Other consultations

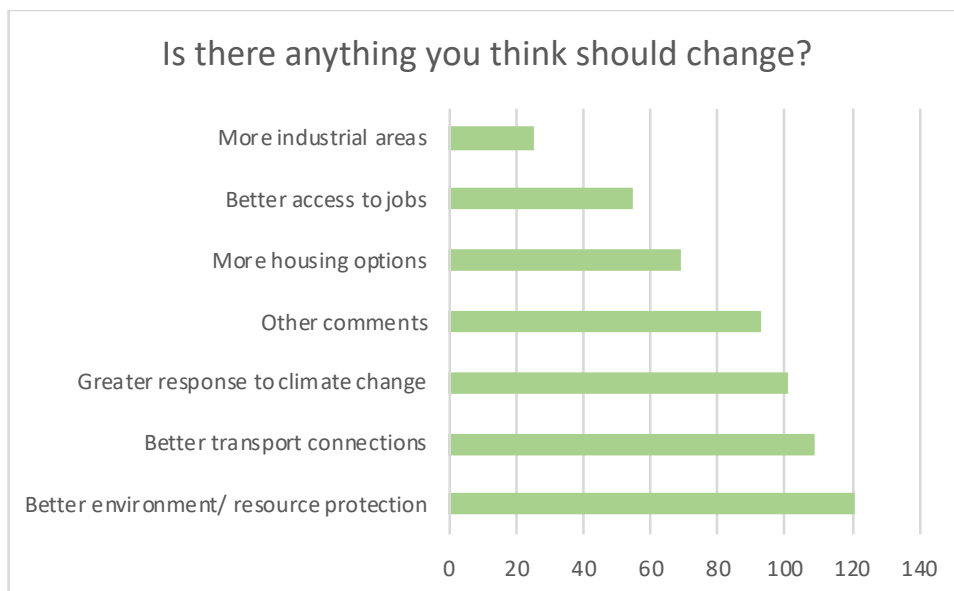
The results of the drop in and pop up consultations broadly aligned with those expressed through the online survey. People indicated that they liked Hepburn Shire and valued the landscape, heritage and community.

Keep the country towns country, don't make them like the suburb, people visit for country escape and people live in these towns because they like the country

Community member, Creswick Farmers Market, 20 September 2019

Children also highly valued the natural environment, wildlife and community.

IS THERE ANYTHING YOU THINK SHOULD CHANGE?



Respondents to the online survey indicate that the things they would most like to change were better environment/ resource protection, better transport connections and a greater response to climate change.

Other comments were broad with the greatest number calling for more controls on development (20 responses). Other things that should change included better community engagement (9 responses), responses to planning issues (8 responses) and fewer restrictions on development (7 responses).

Other consultations

There were no clear themes beyond those in the survey at the other consultation however there were a number of issues raised. Some related to individual planning issues while others were more general.

At Daylesford there was considerable concern about affordable housing and the impact of tourist accommodation on housing availability for local people.

More affordable housing – this is a country town with higher house prices and rents than comparable country towns

Daylesford pop in session, 17 September 2009

There were also concerns about restrictions on the subdivision of farms and a more flexible approach to farming land zoning.

Concern over long term viability of farms. Ageing farmers want to subdivide land for estate planning & allow them to leave their farms...

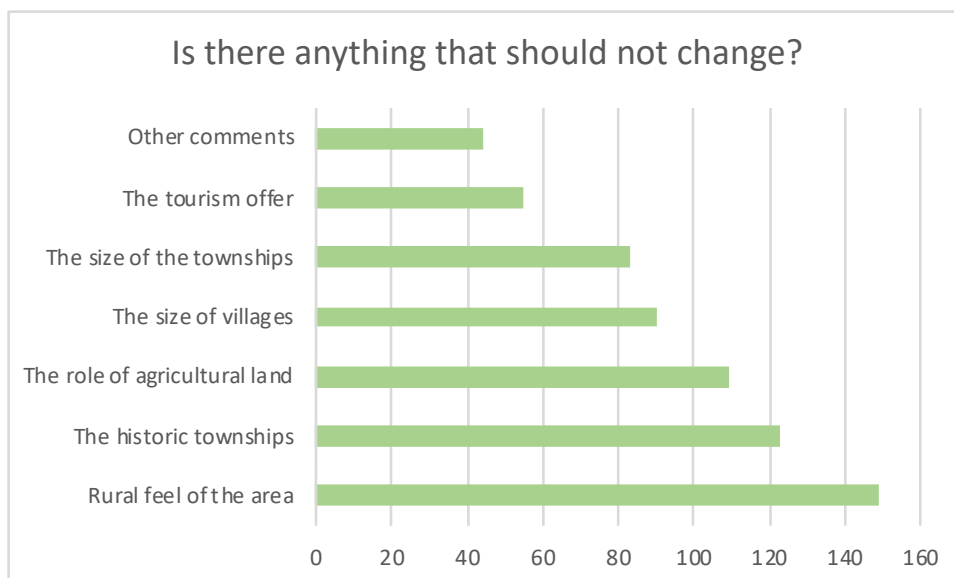
Daylesford pop in session, 17 September 2009

Review farm zone – more categories as intense to marginal farm zone.

Daylesford pop in session, 17 September 2009

Children indicated a desire for more activities and places to meet friends as well as venues and facilities for sports.

IS THERE ANYTHING THAT SHOULD NOT CHANGE?

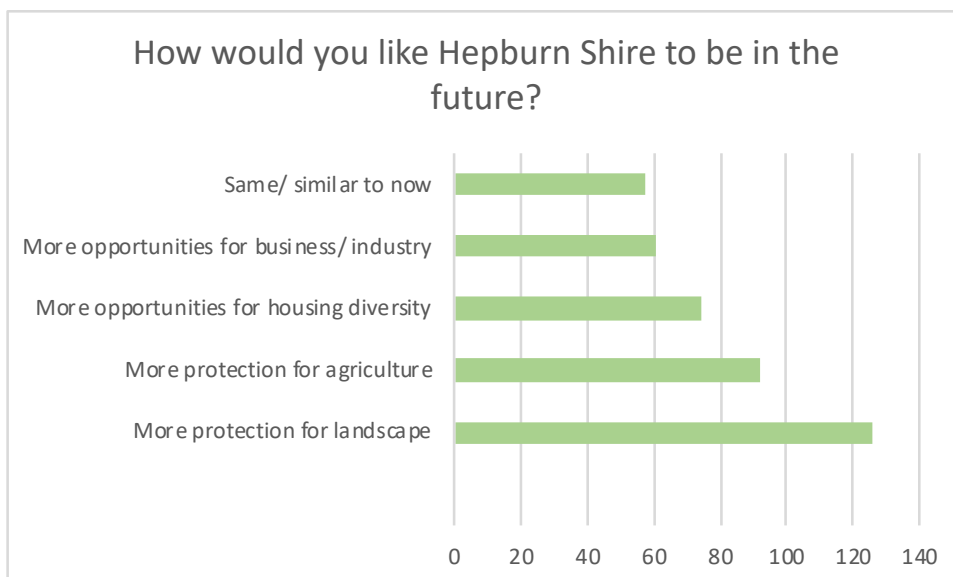


Respondents indicate that things that should not change included the rural feel of the area, the historic townships and the role of agricultural land. Other comments reiterated the desire to maintain the rural feel of the area and not 'over develop'.

Other consultations

People attending the other consultations did not have any different responses to this question.

HOW WOULD YOU LIKE HEPBURN SHIRE TO BE IN THE FUTURE?



Respondents to the survey indicated that protection for the landscape and agriculture were most important for the future.

Other consultations

Children indicated a desire for more places to meet, activities and facilities. Other consultations indicated a desire for greater access to facilities such as walking tracks. Many respondents indicated a desire to manage growth and the environment carefully.

DO YOU HAVE ANY CONCERNS FOR THE FUTURE LANDUSE AND DEVELOPMENT OF HEPBURN SHIRE?

This question provided an opportunity for people to express any concerns for the future of Hepburn Shire. A total of 134 people provided comments and the responses have been themed and are outlined below.

Managing development

The largest theme related to managing development. A total of 50 people made comments relating to this theme. These comments included concerns about excessive development, development allowed in inappropriate areas and the impact of development on the current community. There were also concerns about the impact of development on current infrastructure

I'm concerned that the current growth rate will continue indefinitely and our essential services don't support what we have

Trentham resident

Yes, farms being subdivided into lifestyle 1-2 acre lots with large resource hungry houses that are not designed for the climate

Glenlyon resident

A further 11 respondents indicated they had concerns over the type of development that was happening and that it was not in keeping with the current look and feel of the shire.

Concerns about the towns succumbing to suburban-type housing developments with large houses on small blocks. I prefer to see council try to encourage sustainable housing - smaller houses with more garden/green space between, and shared community spaces

Glenlyon resident

Maintaining agriculture

There were 20 responses relating to agriculture. These included a concern over a loss of agricultural land as well as concerns over the need to change how agriculture is practiced.

Concern that farmlands will be turned into housing estates. Country life needs to be valued and maintained

Rural property resident

It's essential that fertile land remains for food growing. That will require changes given the ageing population of solo/family farmers and the challenges facing us with climate change. We need to consider the future of farming as one which incorporates smaller holdings, is cooperatively run, grows diverse foods, shares the benefits and the risks, operates within regenerative principles, and which fosters biodiversity

Rural property resident

Allowing development

There were 18 responses related to allowing more development or reducing restrictions in some cases. There were also some concerns about the need for affordable housing particularly for younger residents.

I own parcels of land in Sailors Falls. The Restructure Overlays prevents me from building or benefiting from the land. Under land rights I am missing out on the ability to live on my own land!

Daylesford resident

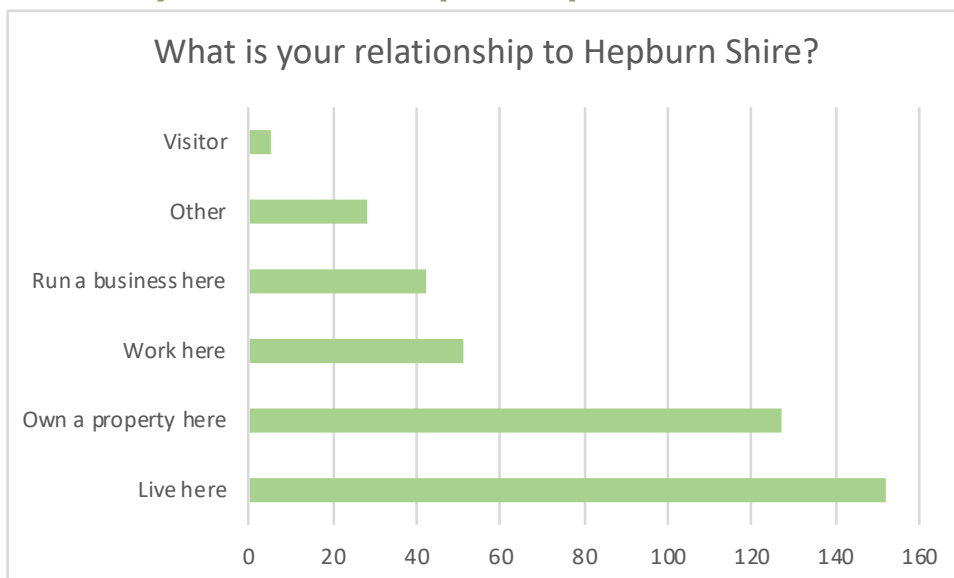
Yes, I have many concerns as not enough housing development and residential subdivision to cater for the future younger community and in order to give them incentive to stay in town to build their future

Daylesford resident

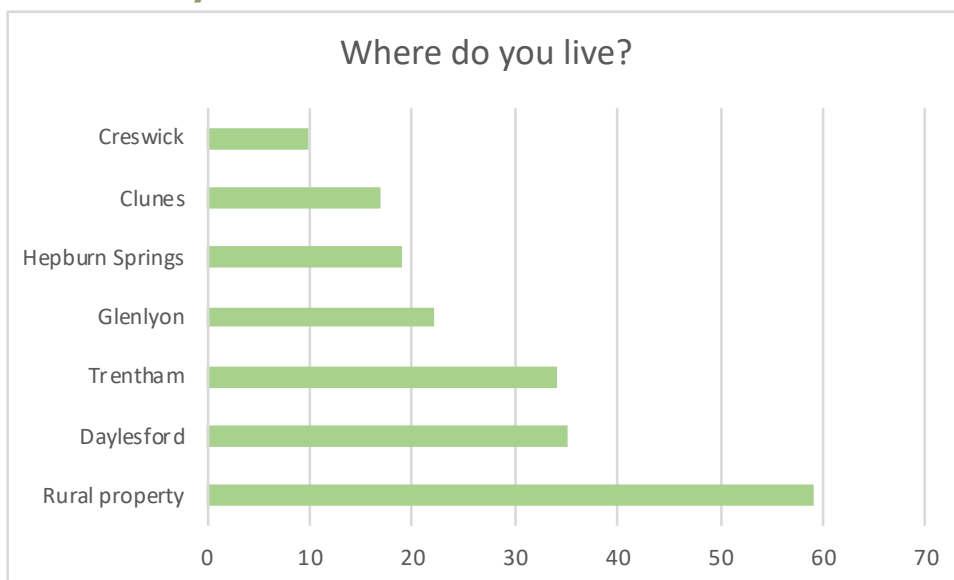
SURVEY DEMOGRAPHICS

Basic demographic information was gathered from people completing the survey which is provided below. Demographic data was not gathered from other engagement sessions.

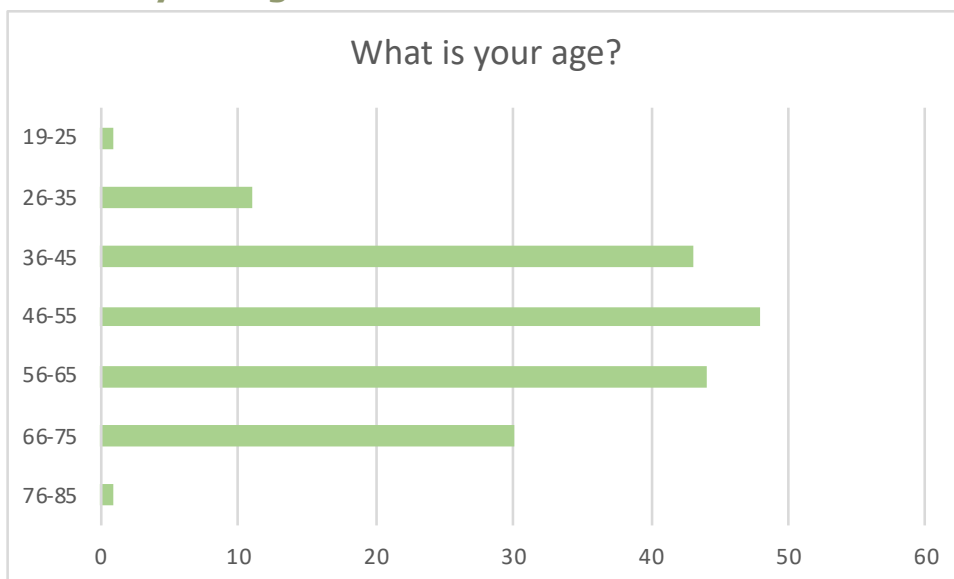
What is your relationship to Hepburn Shire?



Where do you live?



What is your age?



What is your gender?

The survey was completed by 102 women, 69 men and 7 people who indicated they preferred not to say.

Results in detail – phase two

The results of the phase one engagements were analysed and sorted into broad themes. These themes provided the basis for the second round of engagement. Each theme was reviewed to understand how the planning scheme currently responds. Additional or different responses were then developed to respond to the ideas and issues identified by the community in the phase one engagement. These were presented on a large poster for each with some additional explanations following a project brochure (both included in **Appendix three**). People attending the phase two engagement sessions were asked to review these ideas and to indicate support by placing a sticky dot on the action. If they did not agree with an action or felt an action was missing, they were asked to indicate this on a large sheet of paper. This was not intended to be a vote but a ‘pulse check’ to ensure the responses were supported. Community members were encouraged to put dots on all actions they particularly agreed with. Lack of a dot does to suggest lack of agreement, simply that it is not important to that individual.

The posters were designed to be clear and written in plain English. Community members could engage in the issues that affected them without a need to understand how planning works. The consultant team talked to people directly to ensure a clear understanding of their issues and assisted them, if necessary, to understand how their issues could (or could not) be addressed by the planning scheme.



Phase two engagement at Glenlyon

The results from the second round of engagements have been analysed and the results are provided below. It should be noted that the purpose of these sessions was not to look for the most popular results but to test the actions and ensure they were broadly on the right track. The graphs provide an indication of the actions that were most popular and also the differences in responses from different townships.

AGRICULTURAL LAND

What we heard from the first round of consultations

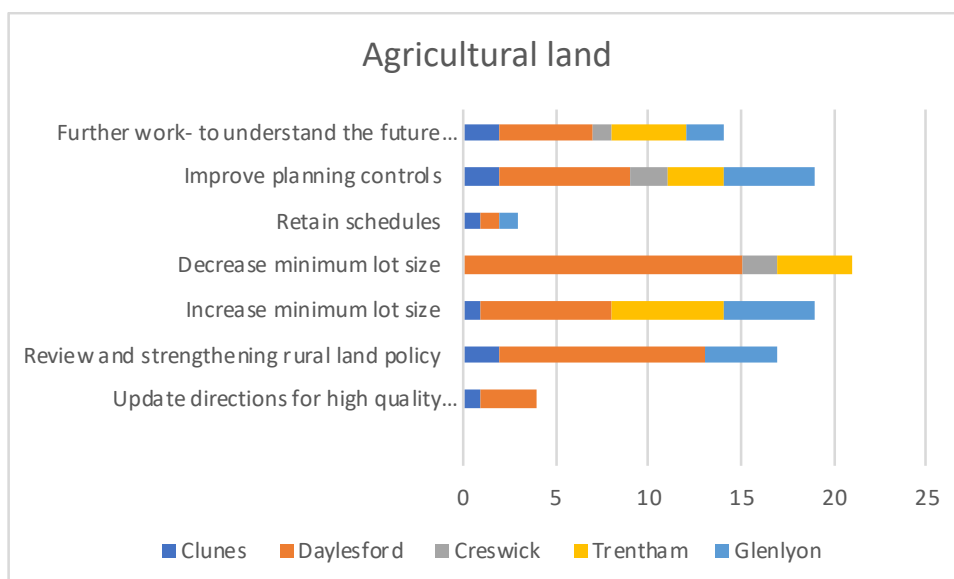
Agricultural land is a valued resource in Hepburn. Agriculture is part of the Shire’s history and will remain an important business providing jobs and opportunities into the future. You told us:

- Agricultural land should be protected
- A more flexible approach to what constitutes agriculture should be considered with potential for innovation and different farming practices.

The potential actions relating to agricultural land were:

- Recommend further work be undertaken to better understand the requirements for the future needs of agricultural land and how this is reflected in lots sizes.
- Recommend the improvement of the development controls over agricultural land to provide clearer guidance on siting of buildings, protect vegetation and landscapes, and manage environmental aspects such as flooding and erosion.
- Possible options could include:
 - Decrease the minimum lot size for subdivision or a dwelling to enable land subdivision and more dwellings.
 - Increase the minimum lot size for subdivision or a dwelling to preserve landscape character and viability of farms.
 - Retain schedules with existing requirements.
- Recommend a review and strengthening of the Rural Land Policy to provide greater guidance on management of agricultural and farming land.
- Recommend and update directions for high quality agricultural land.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

The comments broadly supported the potential actions. There were some comments relating to regenerative farming and the need to improve/ maintain the environment and recognise the importance of farming to the Shire. There were also comments relating to the challenges for farmers wanting respond to life changes. This could relate to the difficulty in using their land to fund retirement or the challenge for young farmers to get onto the land.

Tourism is important but not as important as agriculture in \$ terms – need a greater emphasis on helping this sector current comments are all on controls nothing on embracing this sector.

Clunes drop in 7 October

Help improve access to smaller blocks of farmland for young farmers who cannot afford a 40 ha block at real estate value prices.

Daylesford drop in 8 October 2019

Carefully examine agricultural land if you are thinking of development. It is a tricky situation. Farmers land is often their superannuation; particularly since succession in families is practically non-existent. Viable farms are now much larger. However in the same vein, we cannot destroy farmland. Rock and a hard place!!

Trentham drop in 16 October 2019

GROWTH AND DEVELOPMENT

What we heard from the first round of consultations

Some development within Hepburn Shire is inevitable to provide housing and services for residents and visitors. This should be carefully considered and be in keeping with the heritage and rural feel of the areas. You told us development should:

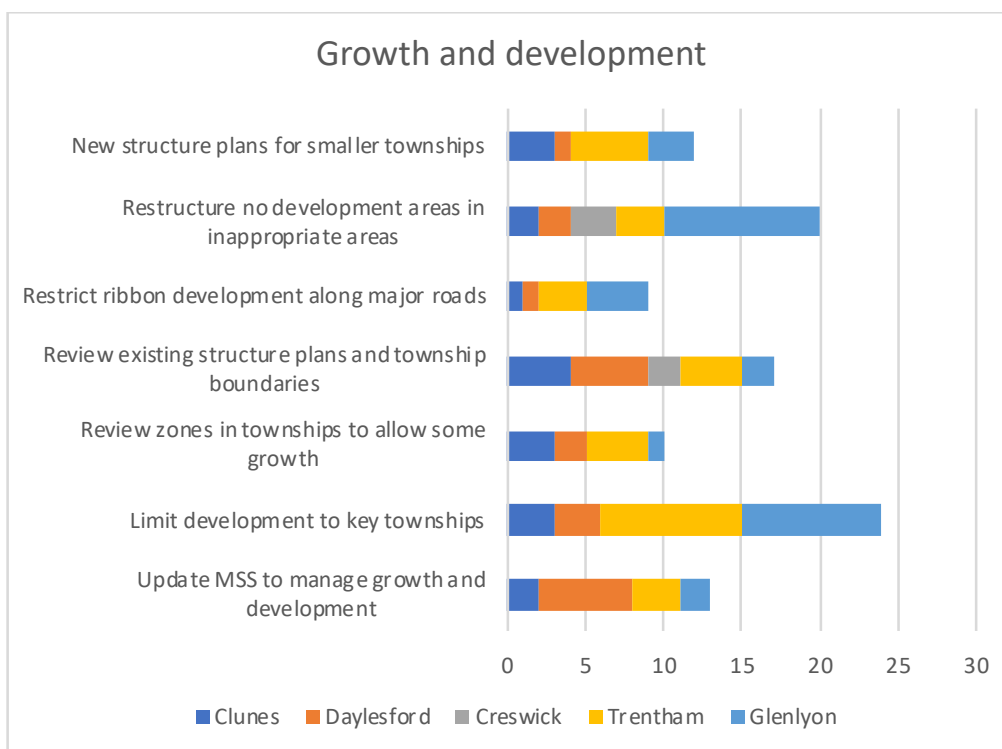
- Be kept within town boundaries
- Be in keeping with local surrounds (maintain gardens, heritage and general level of density)
- Not impact on landscapes
- Occur in a planned and considered way.

The potential actions related to growth and development were:

- Recommend further work to prepare new structure plans for smaller townships reviewing and providing greater guidance on township boundaries.
- Recommend Council restructure areas where development is not appropriate such as in high bushfire risk areas and where water or environmental values may be compromised.

- Recommend Council continue to restrict ribbon development along major roads.
- Recommend Council undertake a review of existing structure plans and township boundaries.
- Recommend a review of land use zones within townships to ensure there is appropriate opportunity for some growth subject to infrastructure provision.
- Recommend options to limit development to key townships within urban boundaries.
- Recommend the Municipal Strategic Statement be updated to strengthen requirements to manage growth and development.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

The majority of other comments related to the need to manage development to ensure it was in keeping with the local character and did not happen beyond the township boundaries. In both Trentham and Glenlyon there was concern over increased development. In Glenlyon there was concern over the provision of water for new developments. There were some comments relating to the need for development primarily for the provision of affordable housing. Some respondents indicated an understanding of the difficulty of balancing development and the heritage/ small town feel.

Concern. Of impact of growth on groundwater quality – new houses must have water tanks for drinking/ gardening etc

Glenlyon pop in 17 October 2019

Retain open spaces + natural environment + heritage feel. PROTECT them from development any development should be HUMANE + relevant to varying social statuses. Eg single mum/ dad, elders, disabled etc.

Daylesford drop in 8 October 2019

Growth and development needs to facilitate all issues as a holistic response Inc bushfires, environmental, biodiversity, salinity as well as growth; to facilitate more informed “good” planning outcomes. Small towns need to have growth outside of the township zone where they are reliant on septic tanks. Most of these areas cannot facilitate growth under ES01. So when looking at providing land don’t just review undeveloped lots as meeting this proposal. Look outside urban for development to provide lifestyle options.

Clunes drop in 7 October 2019

TOWNSHIP CHARACTER

What we heard from the first round of consultations

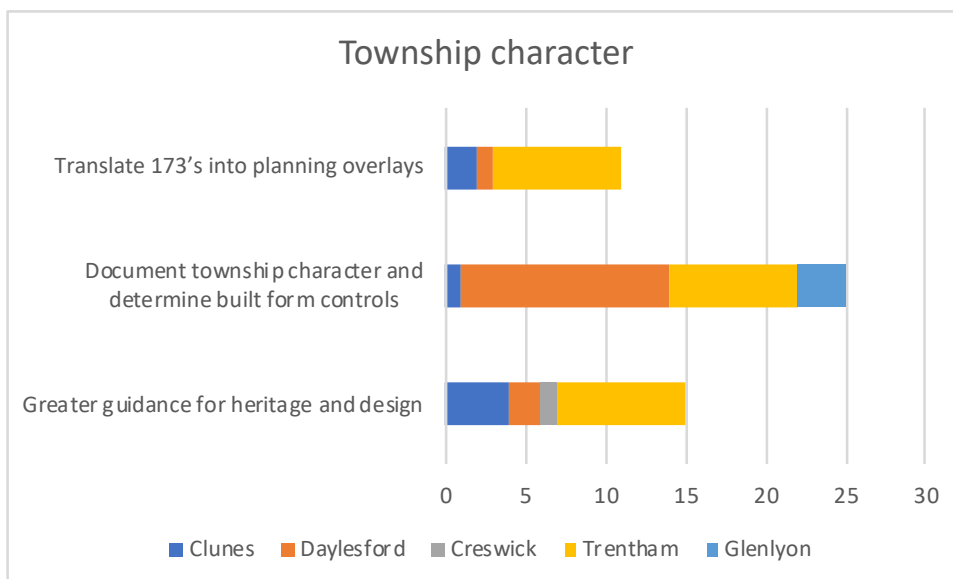
The townships are loved and valued by residents and visitors alike with a strong sense of community and the heritage character. You told us the townships should:

- Maintain the heritage and small town feel
- Provide opportunities for a range of services and facilities (not just tourist shops)
- Look for opportunities to provide a range of housing options including affordable housing.

The potential actions relating to township character are outlined below:

- Consider translating design and development controls within townships outlined in section 173 agreements into appropriate planning overlays
- Recommend the preparation of new studies to document township character and determine appropriate built form controls
- Recommend the provision of greater guidance on the outcomes sought for heritage and urban design matters through the preparation of new local policies.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

There was strong support for the maintenance of township character and the need to manage 'over development' and development that 'was not in keeping'. There was also a recognition of the challenges of providing smaller and more affordable housing.

Allow a consistent, cohesive approach to design of housing using respected, experienced architects as consultant to council

Glenlyon 17 October 2019

Provide for some small blocks (400m2) within walking distance to the shops

Trentham drop in 16 October 2019

LANDSCAPE PROTECTION

What we heard from the first round of consultations

The landscape of Hepburn Shire is loved and is a key asset of the Shire. Protecting the landscape from development or major change is important. You told us the planning scheme should:

- Offer protection for current landscapes
- Prevent development that impacts negatively on landscapes.

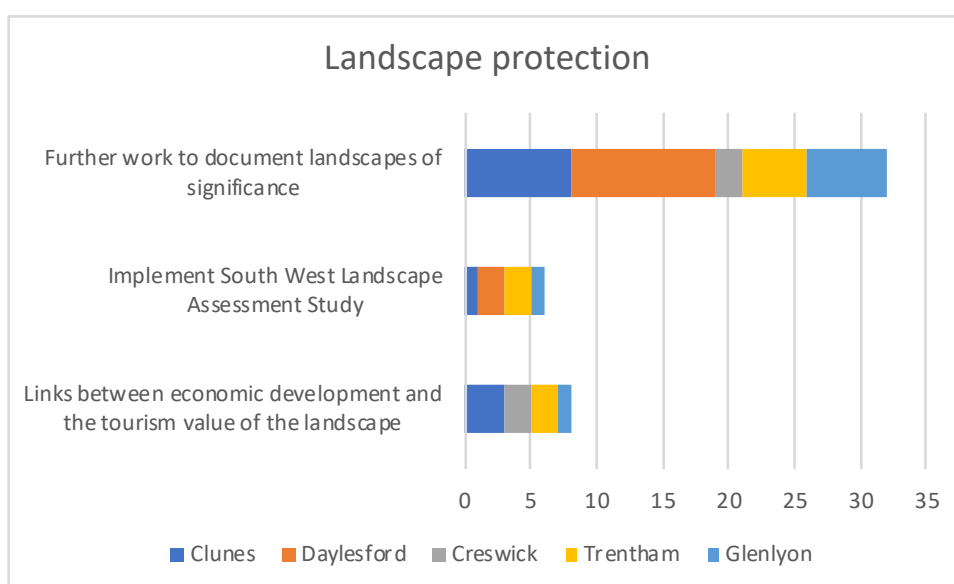
The potential actions relating to landscape protection are outlined below:

- Recommend further work to document the municipality's landscapes of significance which could include important cultural heritage including both aboriginal and post

contact, geological and environmental sites/areas and determine the most appropriate planning implementation tools

- Recommend the implementation of the recommendations of the South West Landscape Assessment Study to protect the regionally and state significant landscapes identified and extend SLOs in line with that study
- Recommend that the links between economic development and the tourism value of the landscape of the Shire are strengthened through the Municipal Strategic Statement.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

There was strong support to protect the landscape and the ecology of the Shire. Protection of trees and forests as well of sites of significance for the Dja Dja Wurrung was also mentioned.

Tighten protection + respect of Dja Dja Wurrung Land, Features, sites

Daylesford drop in 8 October 2019

Encourage tree planning programs

Trentham drop in 16 October 2019

ENVIRONMENT AND SUSTAINABILITY

What we heard from the first round of consultations

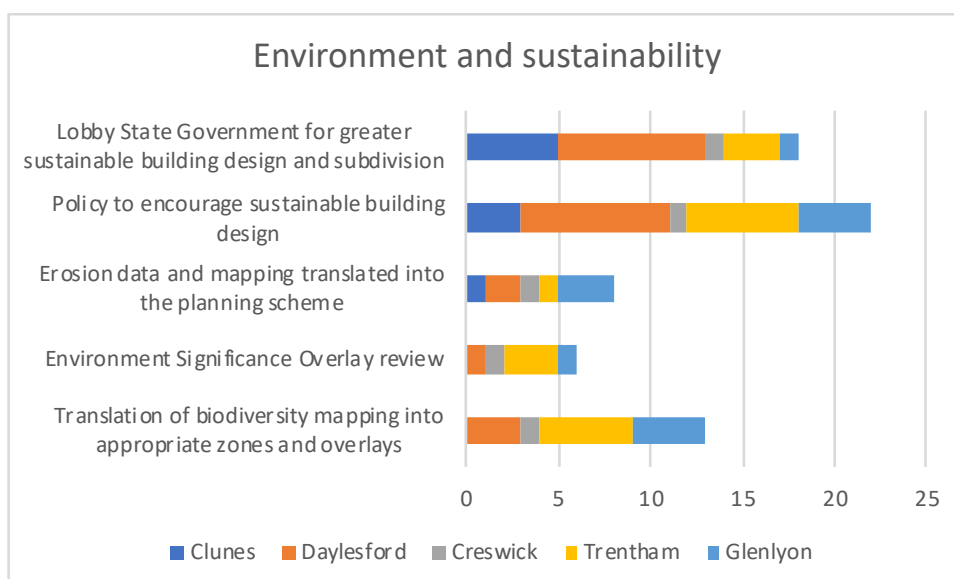
Hepburn Shire is an area with a range of renewable resources that are valued by community and visitors. The sustainable use of these resources and protecting them for future generations is essential. To remain sustainable you told us we should:

- Protect the food growing heritage/ soil/ water/ infrastructure
- Plan for/ mitigate against climate change
- Better protect environmental resources
- Plan to mitigate the impact of bushfire.

The potential actions relating to environment and sustainability are outlined below:

- Recommend in other actions, that Council lobby the State to put in place greater requirements for sustainable building design and subdivision
- Recommend the introduction of a local policy to encourage sustainable buildings design and subdivision to complement the National Construction Code
- Determine if there are any updates to erosion data and mapping that require translation into the planning scheme
- Recommend Environmental Significance overlays be reviewed
- Recommend the translation of the biodiversity mapping into appropriate zones and overlays to protect the municipality's biodiversity.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

There was strong support for the protection of the ecology and water courses and concerns over tree clearing and chemical use. There was also strong support for sustainable building.

There should be significant advantages / encouragement/concessions in the planning scheme for building/ renovating that increases sustainable building design. Council should lobby govt to increase base standards for sustainability/ performance of new builds/ renovations eg 6/7 star rating requirements are a joke

Creswick drop in 9 October 2019

There needs to be more emphasis on the use of ground water. As the rainfall decreases the aquifers won't be refilled. Every new house needs to have water tanks as a compulsory condition

Glenlyon drop in 17 October 2019

TOURISM

What we heard from the first round of consultations

Tourism is an important industry in Hepburn Shire. Visitors enjoy the opportunity to visit the beautiful towns and countryside. Tourism will remain an essential industry for Hepburn Shire. To manage tourism you told us we should:

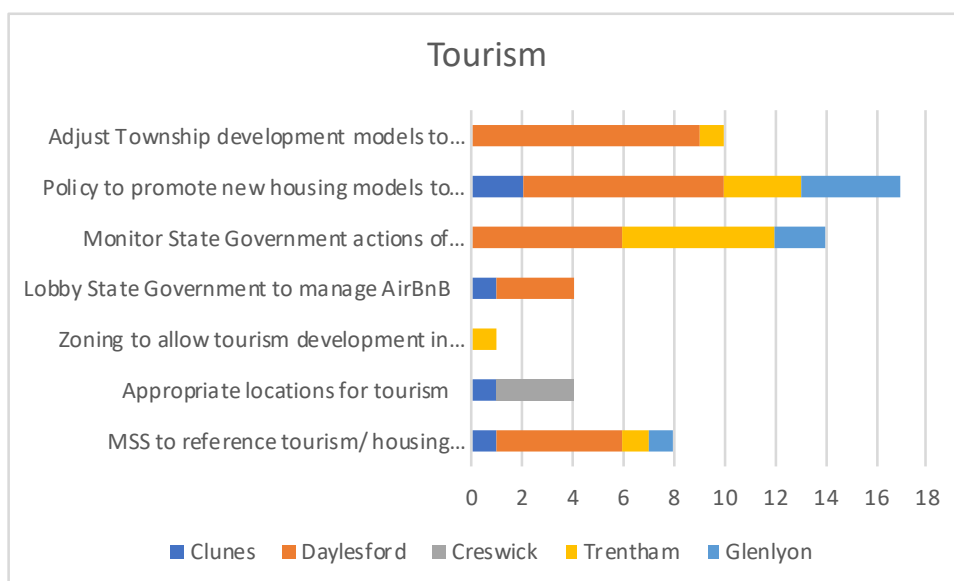
- Broadly maintain the current tourism that is on offer
- Manage tourism to ensure the need of tourists and residents are met
- Look at methods to maintain housing affordability for local residents
- Look at opportunities to reduce the numbers of empty houses.

The potential actions relating to tourism are outlined below:

- Adjust township development models so that housing supply and demand factors are better accounted for
- Recommend Council develop a new local policy that promotes housing associations to invest and build in the right locations with new housing models that improve diversity, accessibility and affordability. This could focus on more diverse, affordable and accessible housing models in some townships
- Recommend Council monitor State work underway to develop new tools to provide for affordable housing and consider options to implement as they emerge
- Recommend that Council lobby for State government assistance and tools to assist in managing the impacts of Air BnB
- Recommend appropriate zoning and overlays to facilitate tourism expansion in the right locations

- Recommend the provision of greater guidance on appropriate locations for tourism services and facilities in the Municipal Strategic Statement. One options could include tourism services and facilities within townships only
- Recommend an update the Municipal Strategic Statement to include reference to emerging issues around tourism and housing affordability.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

While tourism was supported there were concerns over them impacts it has on the local community particularly in terms of affordable housing. The two comments below indicate the differing vires on tourism.

I have a neighbour who moved from Hepburn as most in her street became B&B's – no community left. She was horrified when the Health Retreat got permits at the rear of her place. PLEASE – a limit on this sort of development
Glenlyon drop in 17 October 2019

Health retreats create employment opportunities for local people providing services for tourists
Glenlyon drop in 17 October 2019

INFRASTRUCTURE

What we heard from the first round of consultations

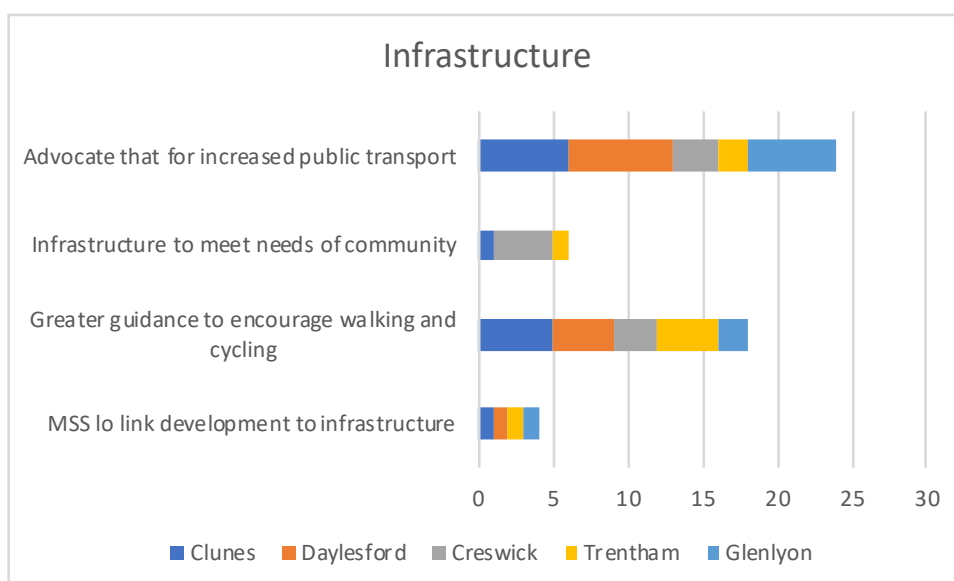
Hepburn Shire covers a large area and requires good infrastructure to provide for its community. You told us that:

- There is a need for better transport connections
- Infrastructure needs to keep up with population/tourism growth.

The potential actions relating to landscape protection are outlined below:

- Recommend that Council advocate to the State government for increased public transport services to meet the needs of the municipality
- Recommend that Council continues to work with infrastructure providers to ensure that infrastructure meets the demands of the community and municipality
- Recommend the development of greater guidance on subdivision to encourage walking and cycling infrastructure
- Recommend the Municipal Strategic Statement chapter is updated and ensures that development is delivered based on available infrastructure provision and upgrades.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

The need for additional infrastructure was mentioned by some people particularly sporting facilities and better transport, also the need for housing for local people.

Lobby govt to increase PT options to Creswick – train is so infrequent its useless. Bus stops don't cover enough of the town (eg north of cemetery heading to Clunes).

Creswick drop in 9 October 2019

Ensure public infrastructure retains character of street

Clunes drop in 7 October 2019

Instead of developing a new suburb like 17 Smith Street, there should be affordable house, like the Tiny House Movement sustainable living options for local residents

Daylesford drop in 8 October 2019

PLANNING

What we heard from the first round of consultations

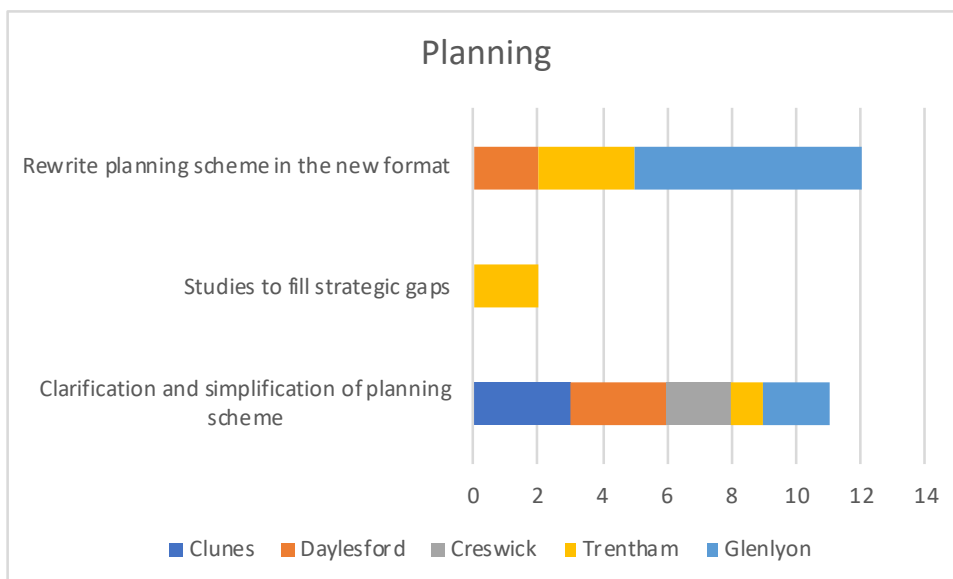
Planning is often confusing and costly. Residents need to have a clear understanding of the planning rules and their rights and responsibilities. You told us Hepburn Shire can assist in this by:

- Ensuring a consistent approach to the application of planning scheme
- Reviewing some designations particularly rural living and agricultural land
- Assessing the opportunity for succession planning by providing housing opportunities on rural land (second dwelling)
- Clarifying how and when land can be subdivided
- Reviewing the zoning of marginal farming land.

The potential actions relating to landscape protection are outlined below:

- The rewrite of the planning scheme proposed as part 2 of this project will be undertaken in a new format required by the State. It aims to reduce repetition in the scheme and clarify what development can and can't be undertaken in the municipality
- Recommend a number of studies be undertaken to fill strategic gaps in the scheme
- Recommend options to assist with clarifying and simplifying the requirements of the planning scheme which should provide for less interpretation and greater consistency.

The responses to these potential actions are provided below. People could support as many actions as they wished. This graph shows which actions were most supported as well as the different from different township.



Other comments

There was a desire for recognition of the different characters of each township to be part of the planning process. Some people indicated that planning decisions and processes needed to be better advertised and more transparent. A number of issues relating to specific local issues or decisions were also raised.

Council's planning needs to ensure through consultation w community specifically w regard to 2 week advertisement period it is obliged to do for potential objections. All those immediately affected (neighbours) by a potential 'development' need to be personally notified to ensure they are 100% aware of the permit request and ADEQYATELY informed to OBJECT.

Daylesford drop in 8 October 2019

As each township is different need a subset vision for each as you do it needs are different from Daylesford (understand need for an overarching shire plan).

Clunes drop in 7 October 2019

The following two comments indicate differing views in terms of lot size

No small blocks in town

Trentham drop in 16 October 2019

More small blocks within two blocks of town centre

Trentham drop in 16 October 2019

Stakeholder Engagement

Stakeholder engagement was conducted with groups who have a particular interest in the planning scheme. These groups included:

- The Dja Dja Wurrung Community
- Landcare groups
- Z-Net.
- Local business/ development/ tourism
- Farmers.

The comments have been themed and are presented by stakeholder group.

Dja Dja Wurrung

The Dja Dja Wurrung community have a strong commitment to work with Council in the development of the new scheme. Areas of particular interest include:

- A keen interest in working with Council on the development of the scheme
- A recognition of the traditional owners in the scheme
- The importance surveying cultural heritage and developing a plan for its protection
- Township character to include aboriginal heritage
- The cost of housing is of particular interest to community who want to return to country
- Dja Dja Wurrung have natural resources business who can make assessments of cultural heritage.

Landcare groups

Landcare groups, who responded to the engagement, outlined the following areas where the planning scheme could be improved/ strengthened:

- Enshrine the protection and enhancement of biodiversity as a key vision, principle and goal of the scheme and the need to avoid clearing
- Protection for groundwater
- Require all new homes to have water tanks
- Better protection for public open spaces
- Strengthen the protection of roadside vegetation and remove the planning permit exemption for removing roadside vegetation
- Review and extension of Environmental Significance Overlays to cover all remnant vegetation

- A need for detailed biodiversity mapping.

Z-Net

Hepburn Z-NET is a collaborative project between local sustainability groups, Hepburn Wind, Hepburn Shire Council, engaged individuals and industry experts. They have developed 10-year plan to reduce carbon emissions and have indicated a desire to see the planning scheme aligned with their plan. Some of the elements outlined include:

- Implementing key elements in housing design that can future-proof housing stock for a climate emergency future
- The implications of a climate emergency on areas such as subdivision and land use arrangements
- The opportunities of 'in-setting' for biodiversity options related to changes to land use
- More nuanced provisions which allow Council and council staff to use discretion in assessing complex proposals that align with the spirit of the Planning Scheme and community sentiment.

Business/ development/ tourism

The comments relating to business, development and tourism are outlined below:

- Group accommodation provisions are good and allow tourist development in most zones however it would be good if Glamping be included with other tourism accommodation as it provides an excellent opportunity for future tourist development
- Would like to see permits being provided more quickly
- Would like objectors to have to pay so fee to reduce the numbers of objections from a small group and for the names of objectors to be public to see if they have a vested interest in objecting
- Clunes and Daylesford need more industrial space, this has the potential to provide employment to local people
- Generally, the Council support for development is appreciated
- Some areas in Daylesford are not correctly zoned and there are areas of inconsistency
- There seems to be a lot of paperwork for small changes like installing a sign.

Farming

A number of farmers have been engaged throughout the consultation process from small farmers to those with large accourage. The issues that were raised by farmers directly contacted are outlined below:

- Farmland must be protected for food growing

- The influx of 'lifestyle' residents has challenges that need to be managed, these include an increase in the cost of farming land, which reduces affordability for farmers, and poor care of the land
- There needs to be provisions to ensure the land is properly farmed and not left fallow – either this can be achieved by owners farming the land or by them renting the land to local farmers
- There needs to be a better understanding of reasonable farm sizes – it is possible to farm profitably on small accourages if the right farming practices are employed
- It is important that farmers can live on their land even if they don't have a large acreage
- The right sort of farming is consistent with other zones such as rural living zones and rural conservation zones
- Bushfire management overlays have been over used and need to be addressed
- Council needs to ensure that the planning scheme is consistence with other legislative requirements such as local law two.

Written submissions

Some community members and stakeholders sent written submissions about the review throughout the engagement process. A total of seven written submissions were received.

Many of the submissions related to very specific issues or locations. Although there was not a formal submission process, these have been analysed in the review of the planning scheme. The comments noted below relate to the general areas of concern that were identified by the submissions.

- A need for greater investment in public open space
- Issues relating to Ajax Road waste facility
- The need to link walking trails both in townships and outside the townships
- The need to stop encroachment of housing into forest areas
- The need for clear township character guidelines
- The need for a sporting precinct for Trentham
- Ensuring housing for older people is available
- The potential for more good quality residential development – possibly an eco-village
- A review of the requirements to build additional dwelling on farming blocks
- The need to embed strong sustainability controls into the planning scheme to ensure houses are energy efficient
- The importance of maintaining ground water around Glenlyon and the need to control development
- The need to embed biodiversity as a principle of the planning scheme
- The need to avoid vegetation removal and the protection of high conservation values land.

Appendix One - Engagement sessions

Two rounds of community engagement were proposed to inform the Review process. Further sessions and opportunities for community input also occurred for the second stage of the project to develop a new planning scheme and amendment process.

Initial sessions

Initial Drop-In Sessions	Location	Date and Time	Numbers attending
Daylesford	Senior Citizens Centre	Monday 16 September	Approximately 25
Trentham	Trentham Farmers Market	Saturday 21 September	Approximately 25
Creswick	Creswick Market	Saturday 21 September	Approximately 25
Children	Daylesford Primary School	Monday 16 September	Approximately 20

Township Testing options

Township	Venue	Date	Numbers attending
Clunes	Esmond Gallery 36 Fraser Street, Clunes	Monday 7 th October	10
Daylesford	Town Hall	Tuesday 8 th October	25
Creswick	Footy Ground	Wednesday 9 th October	9
Glenlyon	Shire Hall	Thursday 17 th October	22
Trentham	Neighbourhood Centre	Wednesday 16 th October	18

Appendix Two - Stakeholders

Stakeholder	Location	Engagement method
Hepburn residents	Hepburn Shire	Community engagement sessions and online survey Community newsletters Facebook
Visitors and non-resident landowners	Hepburn Shire	Community engagement sessions and online survey Community newsletters Facebook
DjaDja Wurrung community	Hepburn Shire	Telephone interview
Children	Hepburn Shire	Visit to Daylesford Primary School
Environmental groups <ul style="list-style-type: none"> • Bald Hills-Creswick Landcare Group • Blampied-Kooroocheang Landcare Group Inc • Clunes Landcare & Waterways Group • Friends of Cornish Hill Inc • Cornish Hill COM • Great Dividing Trail Association • Friends of Creswick's Park Lake Botanical Reserve • Friends of Smeaton • Friends Of Trentham Creeks and Reserves • Quarry Street Reserve COM • Glenlyon Upper Loddon Landcare group • Malmsbury District LandCare • Mooloort Plain LG • Mt Bolton & Mt Beckworth LandCare Group • RockyLead LandCare Group • Shepherd's Flat Landcare Group • Trentham District Landcare Group • Ullina Landcare Group • Wattle Flat-Pootilla Landcare Group • Wombat Forestcare Inc. • Guildford Upper Loddon Landcare • Hepburn Shire 	Hepburn Shire	Direct email invitation to comment on themes
Government and agencies	Hepburn Shire	Invitation to stakeholder workshop

<ul style="list-style-type: none"> • Goulburn-Murray Water • Central Highlands Water • Coliban Water • North Central Catchment Management Authority • Department of Environment, Land, Water and Planning • Parks Victoria • VicTrack • Regional Roads Victoria • Country Fire Authority 		
Farmers	Hepburn Shire	Telephone interview with key contacts
Council Staff	Hepburn Shire	Project Control Group Meetings with key staff
Tourism operators	Hepburn Shire	Telephone interview with key contacts
Business/ traders/ developers	Hepburn Shire	Telephone interview with key contacts
Z-Net	Hepburn Shire	Provided submission

Appendix Three – Brochure & Posters



Hepburn Planning Scheme Review 2019-2020



How the planning scheme fits together

Planning Policy Framework (State)	State policies that affect all planning schemes in Victoria
Planning Policy Framework (Regional)	Regional policies that apply to planning schemes within a particular region
Planning Policy Framework (Local)	Municipal Planning Strategy and local planning policies that apply to a particular planning scheme
Zones	Including residential, commercial and rural zones
Overlays	Including heritage, design and development and environmental significance overlays
Particular Provisions	Including open space contributions and native vegetation controls
General Provisions	Including general permit exemptions

The Hepburn Planning Scheme is prepared and adopted by Council with the Minister for Planning providing final approval.

Future planning scheme
A planning scheme must be reviewed by Council to ensure that it is achieving the strategic objectives for land use and development that are aspired to.

The Victorian Government requires that all planning schemes are prepared based on a new model that includes a Municipal Planning Strategy and a Planning Policy Framework which integrates state, regional and local planning policies. This will result in the Hepburn Planning Scheme looking different to how it currently looks.

What is a Planning Scheme?
A planning scheme sets out the way land can be used, developed and protected, and guides planning and development decisions.

All land within Hepburn is affected by the planning scheme and is subject to its provisions.

Why is this important for you?
The planning scheme affects everyone because it outlines how and where people can develop or use their land in the Hepburn Shire.

Why are we reviewing and rewriting the Planning Scheme?
The planning scheme is being reviewed to ensure that it is up to date and addresses key issues that our municipality is experiencing now, or we think it may face in the future.

We need to align the planning scheme to recent strategies and plans such as the Council Plan 2017-2021, the Regional Growth Plan and other plans undertaken by Council. We also need to include the foundations in the planning scheme for future strategic work.

Council has engaged Plan2Place Consulting to work with the community to review and rewrite the Hepburn Planning Scheme over the next 12-18 months.

What is in the planning scheme?
The planning scheme includes state, regional and local planning policies, strategies and provisions in a Planning Policy Framework (PPF).

The planning scheme includes tools so that the state, regional and local policies and strategies can be implemented. These tools include zones, overlays, particular provisions and general provisions.

Issues facing Hepburn
Some key issues you might want to see addressed as part of the planning scheme review could include:

- The future growth and development of townships.
- Growing the local economy
- The role and contribution of agricultural land.
- The management of heritage places and landscapes.
- The management of biodiversity and environmental assets.
- Responding to climate change.
- Moving around the municipality.

What is the review process?

- Community has their say**
We will seek community feedback to identify their aspirations for the future of land use and development in the municipality that the planning scheme should address.
- Data and evidence is collected**
The Consultant team will compile existing data and information for the municipality, review the performance of the current planning scheme and factor in broader strategic trends to inform the key strategic directions for the future.
- Community input**
We will seek further community input and feedback to ensure that we hear and understand the key issues that people feel the planning scheme should address. The consultant team will test some options to tackle these issues in a second round of consultation.
- Planning Scheme Review Report**
We will use the feedback we receive from the community and other key stakeholders to draft the Planning Scheme Review Report.
- Report finalised and submitted to the Minister for Planning**
We anticipate that the final report, taking into account community submissions, will be ready for Council to consider early in 2020. When endorsed by Council, the review report will be submitted to the Minister for Planning.
- Implement the actions and recommendations**
Council have committed to rewriting the planning scheme based on the actions and recommendations outlined in the review report. Implementation of these key issues and recommendations will be incorporated into a new Hepburn Planning Scheme. Further consultation on this new planning scheme will be provided through the exhibition of a planning scheme amendment later in 2020.

We need you!

Have we got the issues right? Are there other issues we haven't identified that you think the planning scheme review should address? What do you think is important?

- We have developed some simple questions to help you think about the future of Hepburn Shire:
1. What do you like/value about Hepburn Shire?
 2. Is there anything you think should change?
 3. Is there anything that should not change?
 4. How would you like Hepburn Shire to be in the future?
 5. Do you have any concerns about the future of Hepburn Shire?

We will be running a series of drop in sessions across the Shire. These provide an opportunity for you to have your say or to ask questions about the process. They are informal sessions where you can pop in for five minutes or stay for an hour.

Next steps

We will:

- Take into account your thoughts.
- Refine research about how the planning scheme is performing.
- Seek your feedback on possible responses.
- Develop a series of recommended actions for Council to consider that will shape the new planning scheme.
- Report back to you on what Council decides to prioritise.
- Inform you of further opportunities to provide your input to the new planning scheme.

For more information and project updates visit:

<https://www.hepburn.vic.gov.au/planning-building/hepburn-planning-scheme-review/>

Drop in sessions

Daylesford	Daylesford Senior Citizens Centre, Rear of the Town Hall, 76 Vincent St, Daylesford.	Monday 16th September 6.00pm to 7.30pm
Trentham	Trentham Farmers Market, High St, Trentham	Saturday 21st September 9.00am to 10.30am
Creswick	Creswick Market 19 Victoria St, Creswick	Saturday 21st September 11.30am to 1.00pm

Second round drop in sessions

Clunes	The Warehouse, Esmond Gallery, 36 Fraser St, Clunes	Monday 7th October 5.30pm to 7.30pm
Daylesford	Daylesford Town Hall, 76 Vincent St, Daylesford	Tuesday 8th October 5.30pm to 7.30pm
Creswick	Doug Lindsay Reserve, Football Pavilion, Lindsay Park Drive, Creswick	Wednesday 9th October 5.30pm to 7.30pm
Trentham	Trentham Neighbourhood Centre, Cnr Market and High Sts, Trentham	Wednesday 16th October 5.30pm to 7.30pm
Glenlyon	Glenlyon Shire Hall, 32 Daylesford-Malmsbury Rd, Glenlyon	Thursday 17th October, 5.30pm to 7.30pm

An opportunity is also provided for further feedback via a survey on Council's website at:

<https://www.hepburn.vic.gov.au/planning-scheme-review/>

The survey will be open until the 29 September 2019.

Shaping Hepburn's Future: planning to 2040

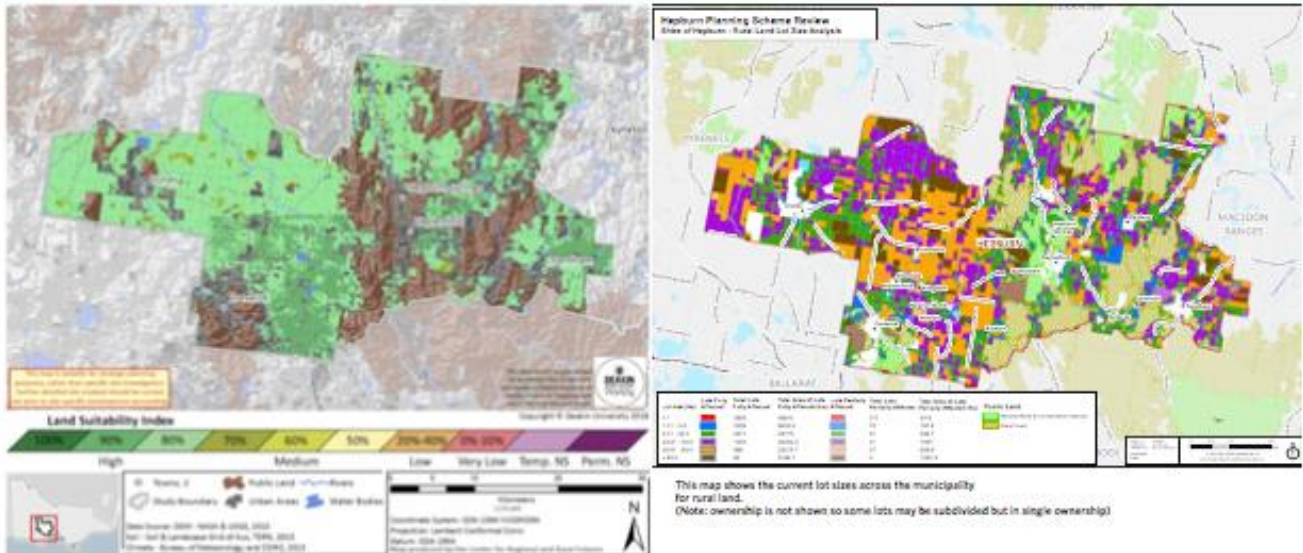


What we heard you say

Agricultural land is a valued resource in Hepburn. Agriculture is part of the Shire's history and will remain an important business providing jobs and opportunities into the future.

- You told us:
- Agricultural land should be protected.
 - A more flexible approach to what constitutes agriculture should be considered with potential for innovation and different farming practices.

Key Information



- Hepburn Shire has some of the most valuable agricultural land in the State even under a Climate change scenario.
- Land in the east of the municipality is subject to a review of agricultural land in peri-urban areas by the State. The State Government wants to better protect high value agricultural land to meet future food demands.

How the planning scheme responds now

- Municipal Strategic Statement has a Rural Land Use and Agriculture theme.
- Rural Land Policy guides high - very high quality agricultural land and complementary uses, balancing rural development with local environment and landscape protection.
- Rural zones are applied to agricultural and farming land included below.
 - Farming Zone
 - Allows agriculture and farming land uses, possible complementary uses and prohibits incompatible uses.
 - Includes minimum lot sizes for subdivision and for a dwelling in different parts of the municipality (between 20 and 40 hectares).
 - Includes requirements for setbacks from roads, boundaries and other dwellings.
 - Permits are required for earthworks to manage impacts on water.
 - Rural Living Zone
 - Allows residential uses in a rural setting, protecting environmental and landscape values, while minimising agricultural use impact on residential amenity, possible complementary uses and prohibits incompatible uses.
 - Includes minimum lot sizes of 8 hectares for subdivision and for a dwelling (except one property).
 - Permits are required for earthworks to manage impacts on water.
 - Rural Conservation Zones
 - Protects the natural environment but allows appropriate residential and agricultural uses consistent with environmental values, possible complementary uses and prohibits incompatible uses.
 - Includes minimum lot sizes for subdivision and for a dwelling in different parts of the municipality (between 20 and 40 hectares).
 - Permits are required for earthworks to manage impacts on water.
- Overlays include requirements for development and interact with zones. These overlays/provisions seek to manage issues such as water quality, vegetation protection, landscapes, bushfire and flooding.

How the planning scheme review could respond for the future:

We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend and update directions for high quality agricultural land.
- Recommend a review and strengthening of the Rural Land Policy to provide greater guidance on management of agricultural and farming land.
- Possible options could include:
 - Increase the minimum lot size for subdivision or a dwelling to preserve landscape character and viability of farms.
 - Decrease the minimum lot size for subdivision or a dwelling to enable land subdivision and more dwellings.
 - Retain schedules with existing requirements.
- Recommend the improvement of the development controls over agricultural land to provide clearer guidance on siting of buildings, protect vegetation and landscapes, and manage environmental aspects such as flooding and erosion.
- Recommend further work be undertaken to better understand the requirements for the future needs of agricultural land and how this is reflected in lots sizes.

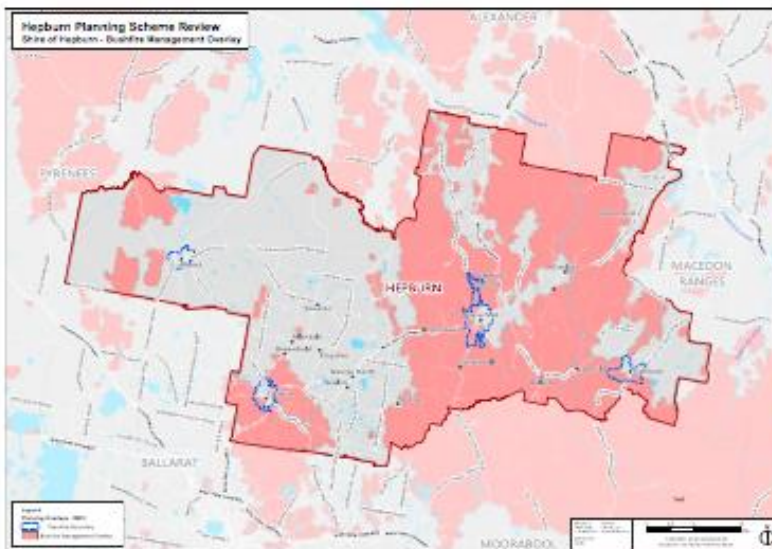


What we heard you say

Some development within Hepburn Shire is inevitable to provide housing and services for residents and visitors. This should be carefully considered and be in keeping with the heritage and rural feel of the areas. You told us development should:

- Be kept within town boundaries
- Be in keeping with local surrounds (maintain gardens, heritage and general level of density)
- Not impact on landscapes
- Occur in a planned and considered way.

Key Information



Facts

- An additional 2000 houses are predicted to be constructed in Hepburn to 2036.
- All of Hepburn Shire has been designated a bushfire prone area (as has most of rural Victoria). Special building and construction standards apply to 48% of the Shire identified as having high bushfire hazard with risk to life, property and community infrastructure.
- Bushfire controls have been strengthened recently with a stronger focus on protecting human life and ensuring development only occurs in locations where levels of risk can be made acceptable.

How the planning scheme responds now

- Municipal Strategic Statement has a Vision and Strategic Framework and Settlement and Housing theme.
- Structure Plan maps include a future growth and development framework with an urban growth boundary for the major townships and direction on some smaller townships.
- Zones in townships define the locations and provide direction on the amount and type of development allowed in each area.
- The Bushfire Management Overlay applies to land in both rural and township areas identified as having high bushfire hazard, controlling development to mitigate risk to life, property and community infrastructure.
- Other provisions provide guidance on township growth and development.

How the planning scheme review could respond for the future:

We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend the Municipal Strategic Statement be updated to strengthen requirements to manage growth and development.
- Recommend options to limit development to key townships within urban boundaries.
- Recommend a review of land use zones within townships to ensure there is appropriate opportunity for some growth subject to infrastructure provision.
- Recommend Council undertake a review of existing structure plans and township boundaries.
- Recommend Council continue to restrict ribbon development along major roads.
- Recommend Council restructure areas where development is not appropriate such as in high bushfire risk areas and where water or environmental values may be compromised.
- Recommend further work to prepare new structure plans for smaller townships reviewing and providing greater guidance on township boundaries.

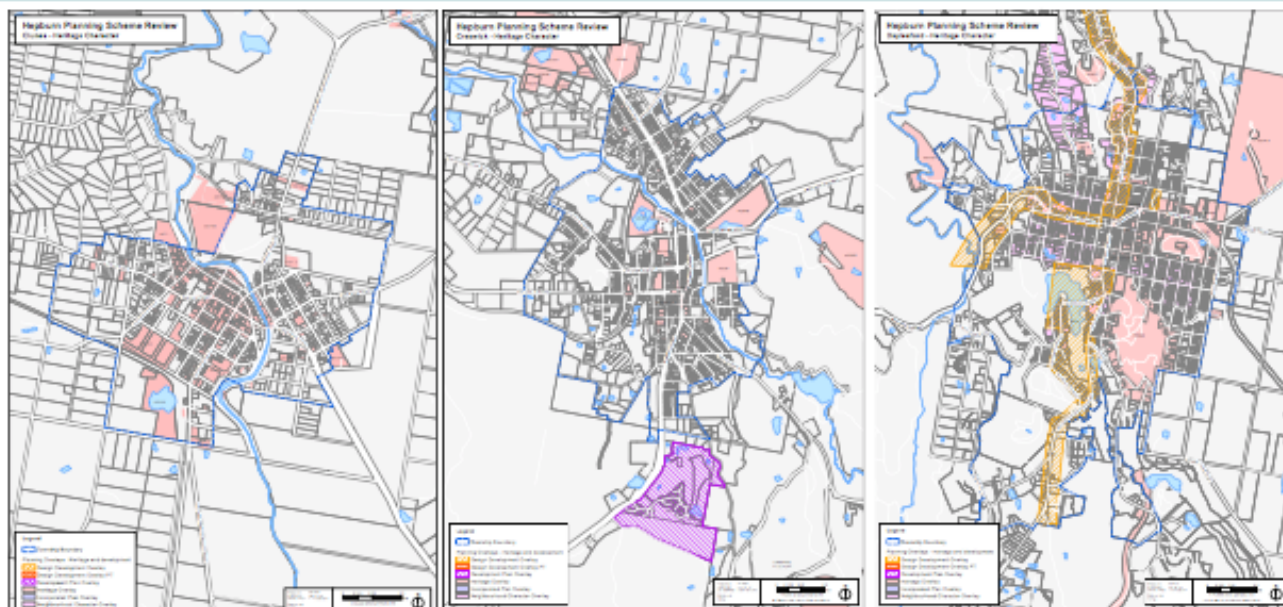


What we heard you say

The townships are loved and valued by residents and visitors alike with a strong sense of community and the heritage character. You told us the townships should:

- Maintain the heritage and small town feel
- Provide opportunities for a range of services and facilities (not just tourist shops)
- Look for opportunities to provide a range of housing options including affordable housing.

Key Information



There are nearly 1000 heritage listed properties, sites, trees and precincts in the municipality.

These maps show the existing urban growth boundary of larger townships and the overlays that protect elements of township character.

How the planning scheme responds now

- Municipal Strategic Statement identifies township, heritage and landscape character and their protection as a key objective in the Settlement and Housing Theme.
- Range of local policies to protect Neighbourhood Character in Daylesford.
- A number of overlays are applied across townships included below:
 - Heritage Overlay:
 - The heritage overlay is applied to a heritage place with a recognised citation identified through the Victorian Heritage Register or in a local heritage study. A heritage place can have a wide definition and may include a single object or an area. This relies on a rigorous heritage assessment process leading to the identification of the place and usually includes a statement of significance which establishes the importance of the place.
 - Design and Development Overlay:
 - Controls built form and the built environment with requirements and intended built form outcomes clearly stated. Applied mostly over key township streetscapes.
 - Neighbourhood Character Overlay
 - 12 Neighbourhood Character areas with demolition and development controls (currently in Daylesford only).
 - Vegetation Protection Overlay which protects significant vegetation, preserves existing trees and maintains habitat corridors. Requires a permit to remove any significant vegetation. Controls currently cover pockets of remnant vegetation and significant trees.

How the planning scheme review could respond for the future:

We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend the provision of greater guidance on the outcomes sought for heritage and urban design matters through the preparation of new local policies.
- Recommend the preparation of new studies to document township character and determine appropriate built form controls.
- Consider translating design and development controls within townships outlined in section 173 agreements into appropriate planning overlays.

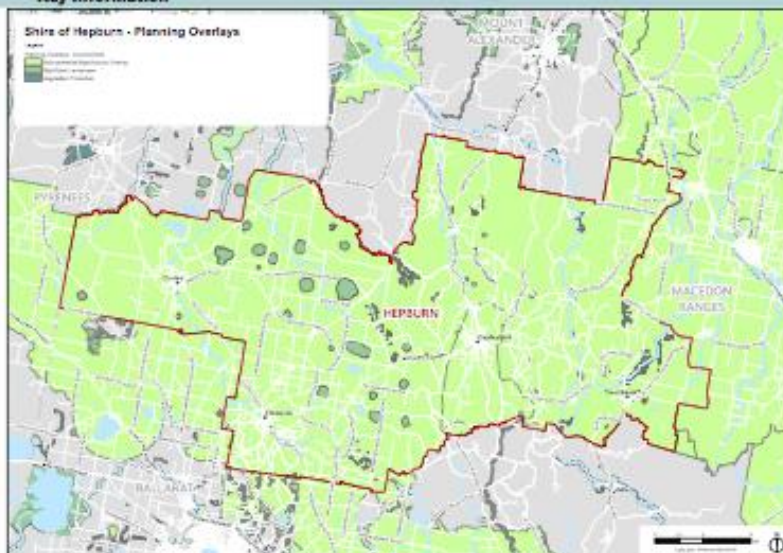


What we heard you say

The landscape of Hepburn Shire is loved and is a key asset of the Shire. Protecting the landscape from development or major change is important. You told us the planning scheme should:

- Offer protection for current landscapes
- Prevent development that impacts negatively on landscapes.

Key Information



There are a range of existing landscapes protected in the Shire for volcanic peaks, ridges and escarpments and sites of geological significance.



The South West Landscape Assessment Study prepared by the State Government in 2013 identified a number of other sites of significance at a state and regional level. These are shown above.

Facts

- There a range of important aboriginal cultural landscapes across the municipality.

How the planning scheme responds now

- Municipal Strategic Statement recognises the importance of urban and rural landscapes through a number of themes including the Environment and Heritage and Economic Development theme and recommended that further work be undertaken to investigate these.
- Significant Landscape Overlay applies to selected (mainly volcanic sites) to identify, protect and enhance the landscape character. Requires permit for buildings and works.

How the planning scheme review could respond for the future:

We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend that the links between economic development and the tourism value of the landscape of the Shire are strengthened through the Municipal Strategic Statement.
- Recommend the implementation of the recommendations of the South West Landscape Assessment Study to protect the regionally and state significant landscapes identified and extend SLOs in line with that study.
- Recommend further work to document the municipality's landscapes of significance which could include important cultural heritage including both aboriginal and post contact, geological and environmental sites/areas and determine the most appropriate planning implementation tools.

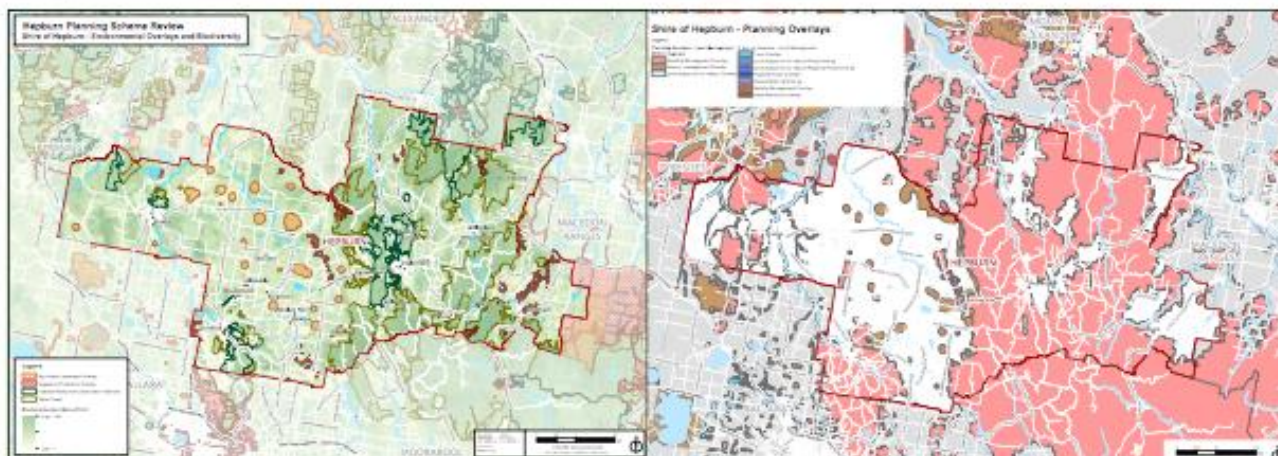


What we heard you say

Hepburn Shire is an area with a range of renewable resources that are valued by community and visitors. The sustainable use of these resources and protecting them for future generations is essential. To remain sustainable you told us we should:

- Protect the food growing heritage/ soil/ water/ infrastructure
- Plan for/ mitigate against climate change
- Better protect environmental resources
- Plan to mitigate the impact of bushfire

Key Information



This map highlights areas of biodiversity significance across the municipality along with areas that are currently protected.

This map highlights areas where controls exist to manage environmental issues.

- While only some development needs a planning permit, almost all development needs a building permit.
- Single dwelling energy efficiency is regulated through the National Construction Code (NCC) with a 6 star rating but non-mandatory Codes apply to all other construction. Despite promised reviews over the last two decades to extend environmental sustainability measures to all development, little has eventuated at the national level.
- The State Government is currently reviewing State environmental sustainability policy and discourages locally based policies and guidelines. Gaps currently existing for integrated and sustainable planning, design and layout, especially for large residential and commercial subdivisions and developments.
- The average annual mean temperature in Hepburn is projected to increase by 2.5oC from 12.2oC historically (1961 - 1990) to 14.5oC in 2050. Rainfall in Hepburn could decrease from roughly 730mm total annual rainfall, by approximately 25mm in 2050 with a shift in seasonal variance evident by 2050 also, from February to March being the driest period.

How the planning scheme responds now

- Municipal Strategic Statement has a theme related to Environment and Heritage.
- A range of local policies deal with the environment particularly water management.
- There are generic provisions that provide direction on building siting, subdivision layout, stormwater management and encourage sustainable design.
- A number of Overlays provide direction on development in conjunction with the use provisions of the zone.
 - Environmental Significance Overlay identifies land where development may be affected by environmental constraints and ensure development is compatible. It has been applied across the municipality to protect water catchments and mineral springs and requires a permit if specified conditions can't be met to manage onsite water.
 - Vegetation Protection Overlay aims to provide protection to significant vegetation, preserve existing trees and maintain habitat corridors and requires a permit to remove vegetation that has to be identified. Controls currently cover pockets of remnant vegetation and significant trees.
 - The Bushfire Management Overlay applies to land in both rural and township areas identified as having high bushfire hazard, controlling development to mitigate risk to life, property and community infrastructure.
 - Erosion Management Overlay aims to prevent erosion, landslip and other land degradation processes by minimising land disturbance and inappropriate development.

How the planning scheme review could respond for the future:

We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend the translation of the biodiversity mapping into appropriate zones and overlays to protect the municipality's biodiversity.
- Recommend Environmental Significance overlays be reviewed.
- Determine if there are any updates to erosion data and mapping that require translation into the planning scheme.
- Recommend the introduction of a local policy to encourage sustainable buildings design and subdivision to complement the National Construction Code.
- Recommend in other actions, that Council lobby the State to put in place greater requirements for sustainable building design and subdivision.

Tourism

What we heard you say

Tourism is an important industry in Hepburn Shire. Visitors enjoy the opportunity to visit the beautiful towns and countryside. Tourism will remain an essential industry for Hepburn Shire. To manage tourism you told us we should:

- Regularly maintain the current tourism that is on offer
- Manage tourism to ensure the need of tourists and residents are met
- Look at methods to maintain housing affordability for local residents
- Look at opportunities to reduce the numbers of empty houses

Key Information

Tourism is a key contributor to Hepburn Shire's economy contributing over \$105m annually and is also one of the largest employing sectors.

There were over 2000 unoccupied dwellings in Hepburn on census night. This is the highest in the Central Highlands Region and higher than the Victorian average.

How the planning scheme responds now

- Municipal Strategic Statement recognises the growing importance of tourism to the municipality but says little on housing affordability and the effects of empty houses and the challenges these issues provide for the municipality.

How the planning scheme review could respond for the future: We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend an update the Municipal Strategic Statement to include reference to emerging issues around tourism and housing affordability.
- Recommend the provision of greater guidance on appropriate locations for tourism services and facilities in the Municipal Strategic Statement. One options could include tourism services and facilities within townships only.
- Recommend appropriate zoning and overlays to facilitate tourism expansion in the right locations.
- Recommend that Council lobby for State government assistance and tools to assist in managing the impacts of Air BnB.
- Recommend Council monitor State work underway to develop new tools to provide for affordable housing and consider options to implement as they emerge.
- Recommend Council develop a new local policy that promotes housing associations to invest and build in the right locations with new housing models that improve diversity, accessibility and affordability. This could focus on more diverse, affordable and accessible housing models in some townships.
- Adjust township development models so that housing supply and demand factors are better accounted for.

Infrastructure

What we heard you say

Hepburn Shire covers a large area and requires good infrastructure to provide for its community. You told us that:

- There is a need for better transport connections
- Infrastructure needs to keep up with population/tourism growth

How the planning scheme responds now

- Municipal Strategic Statement contains a theme titled Infrastructure and Transport. It recognises that growth and development will be limited by the ability to provide adequate infrastructure including water supply, transport services and community services.

How the planning scheme review could respond for the future: We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend the Municipal Strategic Statement chapter is updated and ensures that development is delivered based on available infrastructure provision and upgrades.
- Recommend the development of greater guidance on subdivision to encourage walking and cycling infrastructure.
- Recommend that Council continues to work with infrastructure providers to ensure that infrastructure meets the demands of the community and municipality.
- Recommend that Council advocate to the State government for increased public transport services to meet the needs of the municipality.

Planning

What we heard you say

Planning is often confusing and costly. Residents need to have a clear understanding of the planning rules and their rights and responsibilities. You told us Hepburn Shire can assist in this by:

- Ensuring a consistent approach to the application of planning scheme
- Reviewing some designations particularly rural living and agricultural land
- Assessing the opportunity for succession planning by providing housing opportunities on rural land (second dwelling)
- Clarifying how and when land can be subdivided
- Reviewing the zoning of marginal farming land.

How the planning scheme responds now

- There is a planning scheme in place that includes policy guidance and provisions on use and development through zone/overlays and particular provisions.
- The Hepburn Planning Scheme comes from a state based framework which sets out State and Regional policies. The Municipal Strategic Statement is Hepburn Shire's local strategic plan.
- Local Policies and schedules can be tailored to Hepburn.
- Determining a planning application requires balancing sometimes competing or contradictory matters.
- The Hepburn Planning Scheme hasn't been significantly rewritten since 2000.

How the planning scheme review could respond for the future: We are keen to understand your views on the following ideas. Place a dot next to those ideas you agree with.

- Recommend options to assist with clarifying and simplifying the requirements of the planning scheme which should provide for less interpretation and greater consistency.
- Recommend a number of studies be undertaken to fill strategic gaps in the scheme.
- The rewrite of the planning scheme proposed as part 2 of this project will be undertaken in a new format required by the State. It aims to reduce repetition in the scheme and clarify what development can and can't be undertaken in the municipality.

