

Glenlyon Structure Plan

Adopted by Council 3 September 2024




Hepburn
SHIRE COUNCIL



Acknowledgement of Country

Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age-old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession and it is a testament to their continuing culture and tradition, which is strong and thriving. We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and the Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.



Prepared for Hepburn Shire Council by Plan2Place Consulting.

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Contents

	Page
1.0 Introduction	4
2.0 Settlement Regional Role and Context	6
3.0 The Settlement Structure Plan	7
3.1 Role and function	7
3.2 Boundary analysis	8
3.3 Strategic and statutory context	9
3.4 Background research	12
4.0 Community and Stakeholder Engagement	13
4.1 Methodology and outcomes	13
5.0 Settlement Overview and Key Issues	14
5.1 Housing	15
5.2 Environment and heritage	16
5.3 Business and economy	21
5.4 Urban design	22
5.5 Movement and access	23
5.6 Community and cultural infrastructure	24
6.0 Vision and Objectives	25
6.1 Vision for Glenlyon	25
6.2 Objectives	25
7.0 Key Themes	26
7.1 Housing	26
7.2 Business and economy	28
7.3 Environment and heritage	30
7.4 Urban design	32
7.5 Movement and access	34
7.6 Community and cultural infrastructure	36
8.0 Precinct Guidelines	38
8.1 Precinct	38
8.2 Barkly Street environs	39
8.3 Precinct one: residential areas	42
9.0 Development Framework	45
10.0 Implementation	46
10.1 Statutory planning	46
10.2 Non-statutory implementation	46
10.3 Implementation plan	46
10.4 Monitoring and review	47
11.0 Appendix A: Boundary Assessment	50
12.0 Appendix B: Zones and Overlays	54
13.0 Appendix C: Design Guidelines for Settlement	55
14.0 Appendix D: Neighbourhood Character Design Guidelines	56
15.0 Appendix E: Action Implementation Table	57
16.0 Appendix F: Glossary	58

1.0 Introduction

Glenlyon is located 100 km from Melbourne and 11 km from Daylesford in the Shire of Hepburn. It is a quaint rural settlement situated in the north-east of the Central Highlands region on Dja Dja Wurrung country at the foothills of the Great Dividing Ranges. The settlement is located approximately halfway between Ballarat and Bendigo and bisected by the Daylesford-Malmsbury Road, establishing a direct link to nearby Daylesford and Malmsbury.

Glenlyon currently has a population of approximately 450 people but is expected to grow by 60 by 2041. Its population comprises 99 residents under 20 (22%), 253 adult residents of working age (20-64 years) (56%), and a large proportion of couple families with children (21%). Those aged over 55 years old comprise 42% of the population.

Glenlyon has a popular licenced café/restaurant and former shire hall and is surrounded by forest to its north, south and east. A lush green corridor lines the Loddon River which flows through the settlement to its east. Farming land is found primarily to the west, north-west and south-west. The Daylesford-Malmsbury Road (Barkly Street) is lined with significant deciduous trees through the settlement's core, contributing to Glenlyon's unique character. Glenlyon is also characterised by several heritage buildings lining Barkly Street which defines the settlement's distinct historic quality.

Glenlyon sits on a recent volcanic flow, at a boundary of the Central Victorian Uplands and Goldfields Bioregions, making the area ecologically highly diverse. Djaara land practices have shaped these ecosystems over thousands of years.

A location plan of Glenlyon is shown in **Figure 1**.



Figure 1: Glenlyon Context Map



2.0 Settlement Regional Role and Context

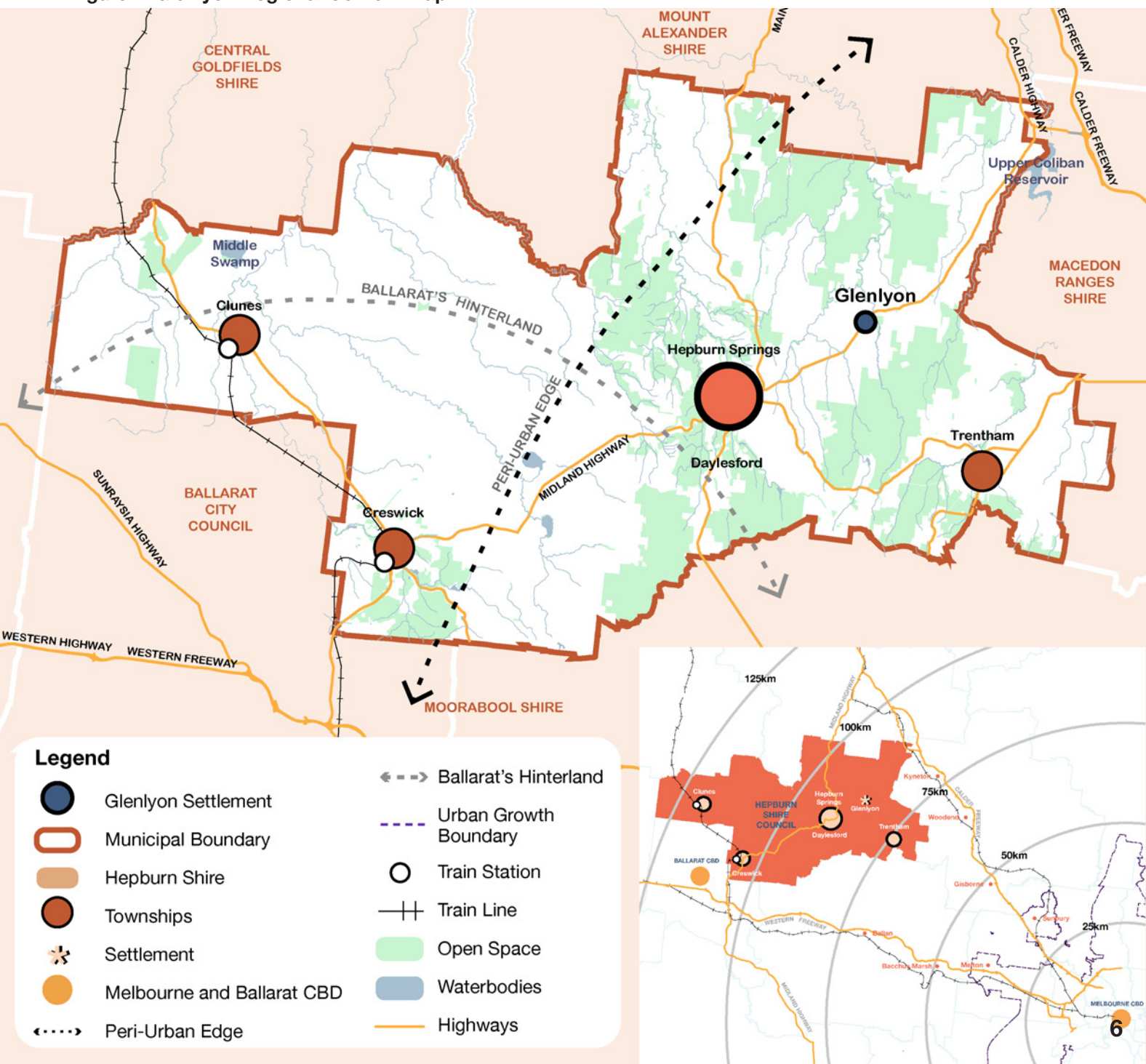
Glenlyon is a settlement north east of Daylesford surrounded by forest to its south and east, and farming land primarily to its north, west and south-west. It had a 2021 population nearing 450 which is expected to grow by 60 people by 2041. It is forecast for only minimal growth and change from constraints including bushfire risk and infrastructure due to no provision of reticulated potable water or sewerage.

The Loddon River and adjacent Glenlyon Recreation Reserve are important ecological features and constitute part of a regional 'biolink' between significant forest reserves. Glenlyon is bisected by the Daylesford-Malmsbury Road which is lined with significant deciduous trees through the settlement's core, creating a unique character. The whole of Hepburn Shire is included in a bid to recognise Victoria's Goldfields Region as a UNESCO World Heritage Area.

Glenlyon is in the Central Victorian Uplands Bioregion but has been built on a recent volcanic landscape, and borders the Goldfields Bioregion, making the area ecologically highly diverse. The volcanic plains landscape included manna gum and swamp gum woodland over wildflower rich grasslands – now almost entirely eliminated due to the agricultural value of this land. More extensive remnants of drier forests occur to the north and wetter forests dominated by Messmate remain in the south and east. Djaara practices also shaped these ecosystems over thousands of years. The settlement largely relies on Daylesford and Hepburn Springs for most mid-level services, such as pre-school, primary and secondary education, retailing, commercial businesses and medical facilities. There are no current public transport facilities provided to the settlement.

The regional context of Glenlyon is shown in **Figure 2**.

Figure 2: Glenlyon Regional Context Map



3.0 The Settlement Structure Plan

3.1 Role and Function

The Glenlyon Structure Plan has been developed to manage growth and development of the settlement to 2050. It is part of Council's Future Hepburn Project which aims to protect and enhance the existing character of our towns and rural settlements through strategic planning controls on growth and development. Through past engagements we know that the community values and wishes to protect the rural landscapes, the heritage and character of its townships and settlements, biodiversity and environment, and agricultural land.

The purpose and function of the structure plan is to plan for the future of Glenlyon by articulating a shared vision to protect the distinctive elements of the settlement and build upon the opportunities.

The structure plan will guide the physical and natural environment, amenity, and activities of the settlement defining the boundary of the settlement and locations for any future growth.

Council is committed to facilitating towns with housing choice and diversity, well designed and located public spaces, walking and wheeling links and improved transport mode choice, conserving heritage, protecting waterways and biodiversity while managing risks such as bushfire and flooding. A structure plan provides the opportunity to establish how these objectives will be achieved over coming decades in Glenlyon.



Timeline



3.2 Boundary analysis

An analysis of the extent of the settlement boundary has been undertaken to determine what land is considered urban and land that is considered rural. These land designations lead to different requirements for a range of land uses and developments. Considerations include existing planning provisions, environmental significance and risks, population and housing needs, commercial and industrial requirements, availability of transport, walkability, strategic redevelopment opportunities and physical barriers. Background research expects demand for 54 new homes over the next 15 years. The boundary and this structure plan aim to plan for this growth and allow for potential growth beyond that period with a view to facilitate a functioning housing market.

There is scope for limited residential development within the Glenlyon settlement boundary when these opportunities and constraints are considered. Further expansion of the settlement is constrained by areas of high biodiversity, high quality agricultural land and a lack of waste water and reticulated water infrastructure. These factors are extremely limiting on the settlement boundary. The structure plan focuses on planning for the core town area. Council will continue to review the management of residential land in the town fringe.

The boundary assessment is included in **Appendix A** and a map of the proposed settlement boundary for Glenlyon is shown in **Figure 3**.



Figure 3: Glenlyon Proposed Settlement Boundary Map

- Proposed Settlement Boundary
- Property Boundaries
- Waterbodies
- Watercourses
- Open Space

3.3 Strategic and statutory context

Planning in Glenlyon is influenced by a range of state and local policies and background studies and information.

State strategy

- Plan Melbourne 2017-2050 (2017).
- Central Highlands Regional Growth Plan (2014).

Victorian Government policy including Plan Melbourne (2017-2050) and the Central Highlands Regional Growth Plan (2014) does not identify Glenlyon as a place for growth. It is identified on the edge of a region of high quality and versatile farming areas where a range of agricultural activities are supported. The settlement is located within the peri-urban area of Melbourne. This is also reflected in Clause 11.01-1R of the Hepburn Planning Scheme.

Plan Melbourne states that “development in peri-urban areas must be in keeping with local character, attractiveness and amenity. Growth boundaries should be established for each town to avoid urban sprawl and protect agricultural land and environmental assets”.

Local strategy and policy

Local strategy and policy influences include the following:

- The Municipal Planning Strategy (MPS) – Strategic Framework Plan which shows Glenlyon as a ‘settlement’ as distinct from a ‘town’.
- The MPS - Settlement Plan which shows Glenlyon as a settlement subject to extreme and significant bushfire risk.
- Clause 11.01-1L of the Hepburn Planning Scheme provides a local policy for the Shire’s townships and settlements and includes specific strategies for Glenlyon but no accompanying plan.
- Clause 15.03 sets out Council’s requirements for management of heritage places including retention, demolition and signage.

Existing zones and overlays

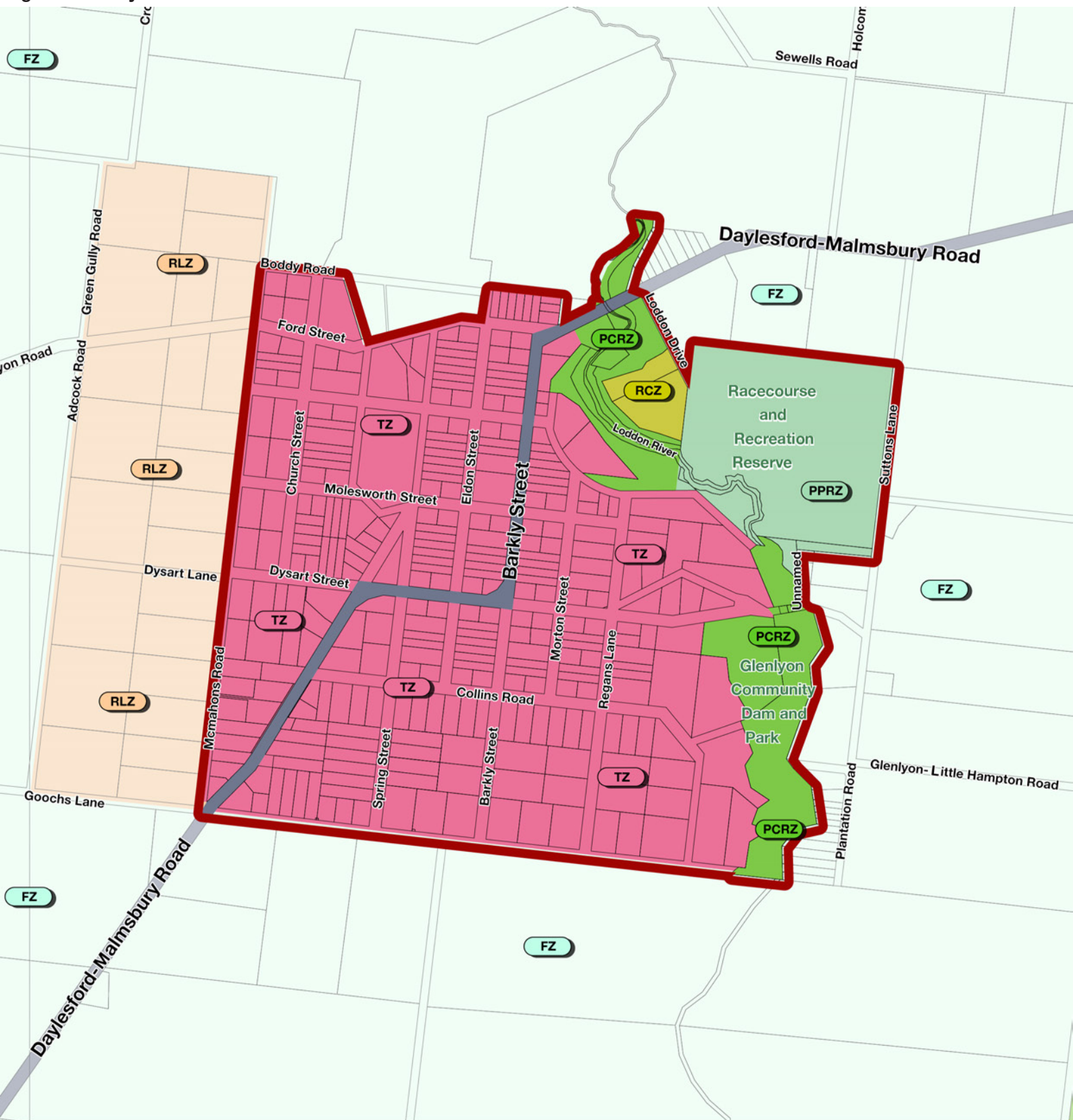
There are a range of zones and overlays that affect Glenlyon and its surrounds including the following:

- Farming Zone (FZ) encourages productive agricultural land and employment and population to support rural communities on minimum lot size of 40 hectares unless specified.
- Public Conservation and Resource Zone (PCRZ) applies to places where the primary intention is to conserve and protect the natural environment or resources.
- Public Park and Recreation Zone (PPRZ) which is applied to public parkland for public recreation and open space and protecting and conserving areas of significance.
- Rural Conservation Zone (RCZ) applies to protect and enhance the natural environment for its historic, archaeological, scientific, landscape, faunal habitat and cultural values.

- Rural Living Zone (RLZ) applies residential land uses, and some agricultural activities that do not affect residential amenity, in rural settings.
- Township Zone (TZ) which is applied to small towns with no specific structure of land uses.
- Transport Zone (TRZ) which is applied to land for declared roads, railways and other important transportation infrastructure.
- Bushfire Management Overlay (BMO) identifies and manages areas of bushfire hazard.
- Environmental Significance Overlay (ESO) manages development of land that may be affected by either environmental constraints or significant natural environment.
- Heritage Overlay (HO) manages development of heritage places.
- Land Subject to Inundation Overlay (LSIO) applies to land that is subject to inundation related to flooding from waterways.
- Vegetation Protection Overlay (VPO) protects significant vegetation requiring a permit to lop vegetation.

Existing zones and overlays affecting Glenlyon and its surrounds are shown in **Figures 4 and 5** and a more detailed description can be found in **Appendix B**.

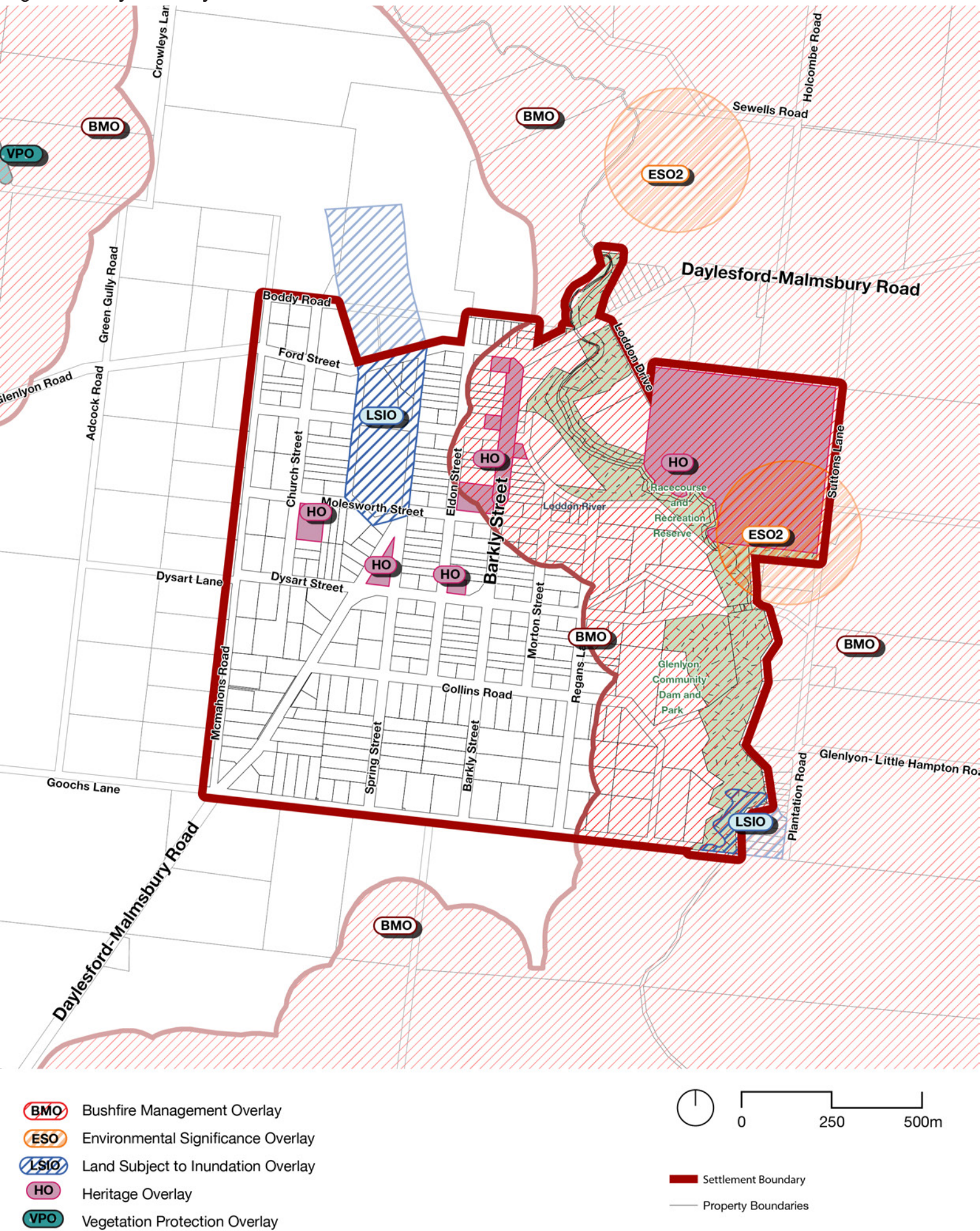
Figure 4: Glenlyon Zones



- FZ Farming Zone
- TZ Township Zone
- PCRZ Public Conservation and Resource Zone
- PPRZ Public Park and Recreation Zone
- RCZ Rural Conservation Zone
- RLZ Rural Living Zone
- TR2 Transport 2 Zone



Figure 5: Glenlyon Overlays



NOTE: Entire area subject to ESO1 proclaimed water catchment.

3.4 Background research

The following background research has informed this structure plan:

- A Home in Hepburn Shire Strategy and Action Plan (Hepburn Shire Council, 2022) sets out a strategy and action plan to address the Shire's affordable housing challenges.
- Biodiversity Assessments Part 2 Field Assessments Hepburn 4 Structure Plans (Practical Ecology, 2023) assesses biodiversity in settlements identifying ecological values to inform structure plans.
- Hepburn Heritage Strategy 2020-2030 (Hepburn Shire Council, 2020) sets a long term plan for managing the Shire's significant heritage assets.
- Hepburn infrastructure surveys – Summary of results (Hepburn Shire Council, 2023) details infrastructure service provider plans and considerations for the development of the structure plans.
- Hepburn Integrated Transport Strategy Background Report, (Movement and Place Consulting 2023) provides an analysis of transport issues and opportunities for the Shire.
- Hepburn Shire Land Capacity and Demand Assessment (SGS Economics and Planning, 2023) estimates population growth and forecasts requirements for residential, commercial and industrial land to 2041.
- Rural Hepburn: Agricultural Land Study and Rural Settlement Strategy, Background Report, (RMCG, 2023) and Draft Strategy (2024) provide background information to inform a strategy that safeguards agricultural productivity and biodiversity of rural land from inappropriate development in the Shire to 2043.
- Hepburn Strategic Bushfire Planning Assessment (Terramatrix, 2023) assesses bushfire risk and recommendations for settlement growth.
- Part B: Glenlyon - Existing Neighbourhood Character Assessment and Urban Design Framework (Hansen Partnership, 2023) provides background information on the existing neighbourhood character types and issues and opportunities in the core of the settlement.
- Rapid Flood Risk Assessment – North Central CMA Region (HARC, 2020) identifies preliminary estimates of flood risk to help identify and prioritises areas where more detailed, site specific flood studies are recommended.
- Preferred Neighbourhood Character Statements, Design Guidelines and Urban Design Frameworks for Clunes, Creswick, Daylesford, Glenlyon, Hepburn/Hepburn Springs, and Trentham, Hepburn Shire Council (Plan2Place Consulting, 2024) provides a review and assessment of the Part A and Part B reports for existing neighbourhood character and urban design frameworks and determines preferred neighbourhood character statements, design guidelines and urban design frameworks for the town/settlement.



4.0 Community and Stakeholder Engagement

4.1 Methodology and outcomes

Community engagement has been undertaken to date in three stages. Further consultation will be required should the Victorian Planning Minister authorise Council to prepare a planning scheme amendment to implement the structure plan.

Initial stage

In the Initial stage Council was looking to understand the vision, priorities and preferences, and values of the community. A variety of community communication and engagement methods including the Glenlyon Conversation Starter, Background Papers, Survey, in-person community sessions and other community and stakeholder activities were held. At the completion of this phase an Engagement Report was developed and shared with the community. Refer to the 'Glenlyon Structure Plan Engagement Report', Wayfarer Consulting (July 2023). This served as a foundation for the second, deeper stage.

Deeper stage

A community Panel have worked together to assist Council in creating a shared vision and objectives based on six key themes identified within the Glenlyon Conversation Starter for the township

Structure Plan. Over three co-design workshops held between October and November 2023, the vision and key directions for each town were developed. Community panel members were given time between sessions to access information, talk with Council staff and hear from and ask questions of planning, urban design, transport, biodiversity, bushfire and heritage experts. The outcomes of these Panels are summarised in the 'Glenlyon Structure Plan, Co design workshops, Key findings; Wayfarer Consulting, December 2023.'

Draft structure plan stage

Council published a draft structure plan for community and agency feedback over May and June 2024. Six community member submissions were received. 39 community members attending a 25 May 2024 in person information session and asked questions of and interacted with Council staff. The Participate Hepburn (Glenlyon) page was visited 417 times. Seven government departments and agencies and one community group provided advice specific to Glenlyon. Documentation of community feedback for this consultation can be found at pages 34-38 of *Future Hepburn: Draft Township Structure Plan and Rural Hepburn strategy, Engagement Report, August 2024*.

Engagement with the Draft Structure Plan

13

People, agencies and groups provided submissions to the draft structure plan

39

People attended the community engagement sessions

417

Visits were recorded at the draft Glenlyon structure plan webpage

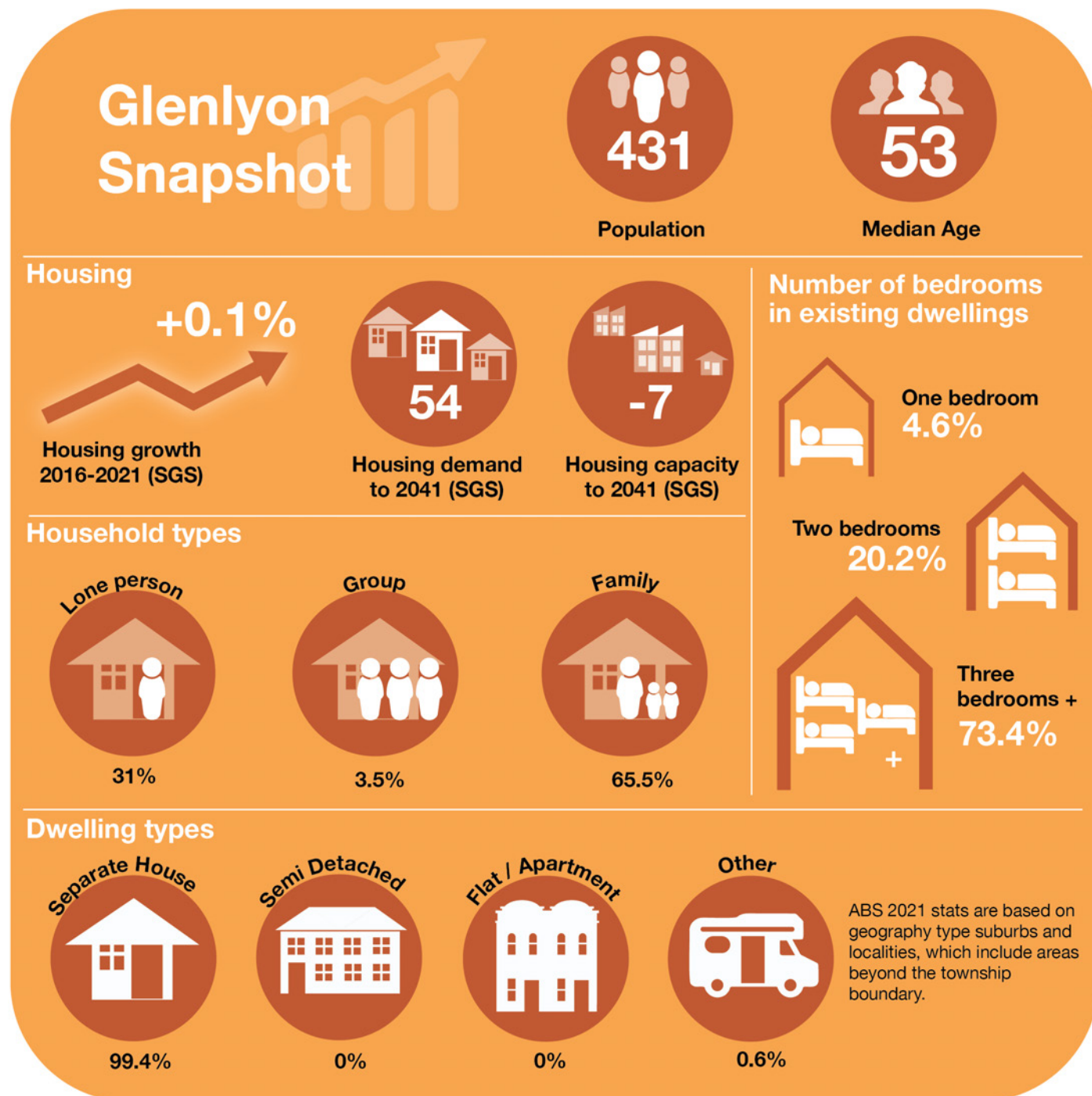
All written submission and comments communicated at information sessions were considered. Amendments were made to the structure plan where practicable and relevant. Other matters raised were referred to internal Council departments or external agencies.

For a detailed description of written submission feedback see pages 34-38 of *Future Hepburn: Draft Township Structure Plan and Rural Hepburn strategy, Engagement Report, August 2024*.

5.0 Settlement Overview and Key Issues

The Structure Plan for Glenlyon sets out a long term plan to manage growth and development of the settlement protecting the distinctive elements, building on opportunities and managing the challenges.

The Structure Plan is organised around six key themes: housing, environment and heritage, business and economy, urban design, movement and place, community and cultural infrastructure. Each theme provides a summary of the elements, opportunities and challenges that shape the plan.



5.1 Housing

Glenlyon has a population nearing 450 which is expected to grow by 60 people to 2041. Its population comprises 99 (22%) residents under 20, 253 (56%) adult residents of working age (20-64 years), and a large proportion of couple families with children (21%). Those aged over 55 years old comprise 42% of the population.

Glenlyon has the highest proportion of four or more-bedroom dwellings of any town or settlement in the Shire, representing 25% of total dwellings in the settlement. The majority of households are couple families with children, but the supply of housing for families is limited. Residents have expressed a need to improve affordability and access to services.

Rents are increasing substantially and there is a lack of long-term rental property available. This creates challenges, including not allowing people to age in their community as their needs change, and making housing scarce for staff of regional businesses. This in turn impacts the local economy and community as people then move to alternative areas or cheaper forms of accommodation.

Glenlyon historically had more affordable housing compared to townships with better proximity to services, facilities and employment but this is changing. Housing affordability is a continuing challenge for the municipality in the context of population growth, evidenced by the lack of housing diversity and the high rate of unoccupied dwellings mainly due to tourism.

The settlement is expected to experience some residential demand and growth but there is little capacity to meet this within the settlement boundary. Currently 76 lots out of 195 are vacant (39%) within 1,200 metres of the settlement, some being outside the settlement boundary. There is some capacity to accommodate additional housing on vacant lots, and through further

subdivision inside the settlement boundary.

Anticipated housing demand to 2041 is forecast at 54 dwellings while housing capacity, including both infill and greenfield development, is 47 dwellings, resulting in a capacity balance of -7 dwellings. Due to over-riding environmental and servicing factors, there is not an ability to meet all future demand in the settlement and some of this demand could be accommodated in nearby Daylesford. Identifying housing change areas in the settlement will help to direct further housing growth to appropriate land.

Determining housing change areas integrates a range of different components of strategic work undertaken by Council and provides greater direction for development.

One change area has been identified:

- Minimal housing change - comprise those locations with heritage, environmental and physical constraints and special neighbourhood character, and therefore have a reduced capacity for housing change and growth.



5.2 Environment and heritage

Topography and vegetation

Glenlyon sits on a predominantly flat recent volcanic flow originating from the eruption point at Gooches Hill. It is adjacent to the Loddon River and is at a boundary of the Central Victorian Uplands and Goldfields Bioregions, contributing to the area's biodiversity. Djaara land practices have shaped these ecosystems over thousands of years.

Manna Gum and Swamp Gum Woodland over wildflower rich grasslands once dominated the volcanic landscape while drier forests occurred to the north and wetter forests dominated by Messmate in the south and east. The fertile volcanic plains soils have been intensively cleared and used for agriculture while the hillier Central Victorian Uplands to the south and east (contiguous with the Wombat State Forest) and Goldfields landscapes to the north east (part of the Upper Loddon State Forest) remain largely forested. Gooches, Kidds and Lowes Hills, are prominent features surrounding Glenlyon while the Loddon River with adjacent reserves forms a major habitat and connectivity feature along the settlement's eastern boundary.

Environmental hazards

Growth and development of the settlement are constrained by bushfire and flooding risks, reflected in the bushfire management overlay covering the east of the settlement and areas of Land Subject to Inundation Overlay. Areas within the settlement with existing built form and reduced vegetation provide safer areas for development. The areas to the south of the settlement provide the safer areas for future development. Higher risk areas have been identified as within 400 metres of the forest/woodland, with poor accessibility for CFA fire trucks due to the difficulty of achieving a BAL of 12.5 as shown in **Figure 6**.

A number of areas are subject to flooding around the Loddon River and surrounds. This impacts a large spring fed wetland bounded by Ford Street to the north and Molesworth Street to the south, and residential properties to the east and west limiting development on these sites as shown in **Figure 7**. This seasonal wetland is located on Crown land as shown in **Figure 6**.

Water

Managing the impacts of development on the Loddon River and the area's substantial ground water reserves is a critical environmental consideration for the structure plan. Glenlyon has no existing sewer or drinking water connections and none are planned. This significantly restricts development within and around the township zone land. As Glenlyon has no sewer connection, the reliance on septic systems means that ground water is at risk if septic systems are not regularly serviced.

There is a need to more accurately map and identify mineral springs in order to protect them from sewerage contamination. Clause 14 of the Hepburn Planning Scheme allows for environmental set backs of 30 metres to ensure there is no encroachment of waterways. To increase the distance of septic systems from the river and enable better community access to the river, the setback for new lots at the river environs edge should be 50m from the river environs with an access track

or street between lots and the river environs. With septs generally located in rear yards, this should better achieve the recommended 100m setback for wastewater treatment systems from waterways (Clause 14.02-1L). This means that subdivision of lots is more difficult as a 4,000sqm minimum lot size is required for sufficient setbacks for large dwellings and onsite sewerage and water management. Smaller dwellings can have less effects in comparison, but their size and cumulative impact is also a significant factor needing attention.

The preparation of an Integrated Water Management Plan for the settlement would enable some of these challenges to be better understood and managed in association with Council's Domestic Wastewater Management Plan.

Biodiversity

The original ecosystems traditionally overseen by Djaara people have seen drastic change from loss of traditional practices, mining, grazing, weed invasion and urban development. Remnant vegetation exists on private land and in the Wombat Forest, along the Loddon River and roadsides and within the Glenlyon Recreation Reserve. Fragments of nationally endangered Victorian volcanic plains ecological vegetation community occur around Glenlyon. Endangered species such as the Powerful owl, Brush-tailed phascogale and Gang-gang cockatoo have been recorded.

Biodiversity conservation

The Loddon River, Glenlyon Dam and native vegetation within the Glenlyon Recreation Reserve could be further restored to strengthen their bio-link role, increase appreciation and enjoyment of the original ecosystems, and reinstate some traditional practices and culturally significant species.

The structure plan should investigate use of wildlife friendly fencing and planting of indigenous tree species around the Glenlyon Recreation Reserve to establish a shared use area for recreation and conservation. Support for conservation on private land may help protect the large and important stands of remnant woodlands. There are also significant mineral springs resources, including at the Recreation Reserve. The structure plan should identify how to manage the settlement interfaces with surrounding rural and conservation areas.

Heritage

The Shire's built, natural and cultural heritage are fundamental to its sense of identity. Cultural heritage sites of significance to Djaara exist in and around Glenlyon, including scar trees, middens, sites of birthing and massacre sites. Comparatively within the district, the Glenlyon area had limited gold reserves. The avenue of significant deciduous trees through the settlement's core contributes to Glenlyon's unique character. This avenue is protected under the Heritage Overlay and is being gradually extended. Glenlyon is also characterised by several heritage buildings lining Barkly Street, allowing the place to retain its historic settlement atmosphere as detailed in **Figure 8**.

Dja Dja Wurrung land significance

Glenlyon is on land described broadly by Djaara as “The tall forests and tectonic landforms: Disturbed by logging and towns like Trentham and Glenlyon”. Djaara nominate important qualities to be protected, promoted and celebrated as: high points or viewpoints; waterways and waterbodies of all types; areas of existing indigenous local endemic vegetation, wildlife and habitat; and the rocks, soil, clay and sand of Djandak.

Source: Hepburn Shire Council Cultural Values Assessment Wartaka Recommendations (Djandak 2024).

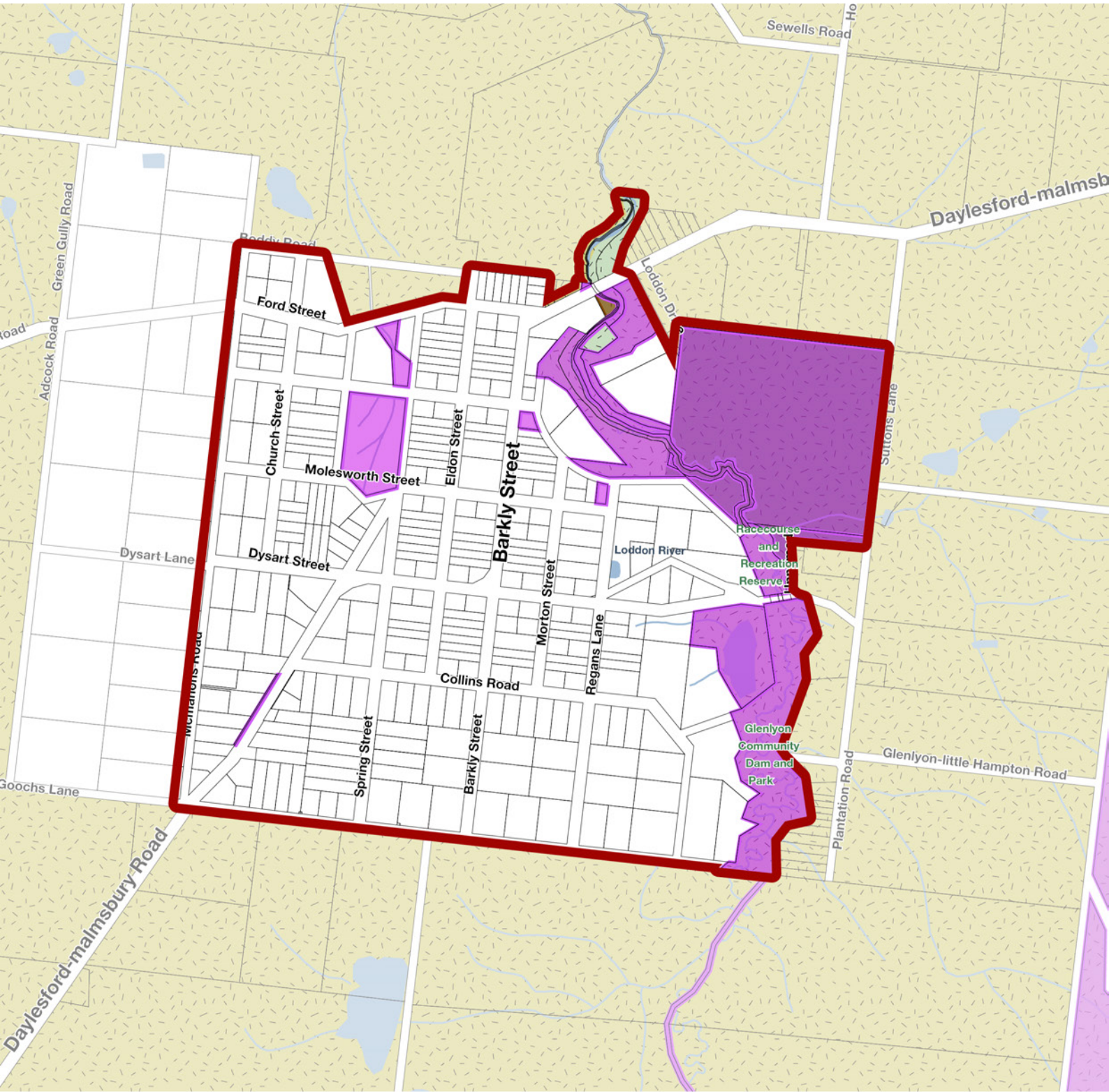
Specific elements of the Glenlyon environment identified by Djaara that the structure plan can address are:

- The Loddon River, and waterbodies and streams such as the wetland area north of Molesworth Street.
- Significant remnant trees and other vegetation in Glenlyon's streets and roadways as well as substantial areas of bushland around the Loddon River.
- Providing better access to the Loddon River.
- Advocating for public transport services for Glenlyon.
- Ensure new landscaping prioritises local endemic vegetation and habitat.
- Planning wastewater systems to avoid waterway pollution.
- Protect the River Red Gums and mineral spring at Glenlyon Recreation Reserve.

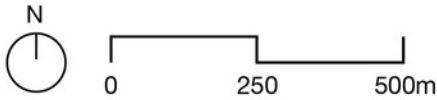
The structure plan also identified several areas of further work between Djaara, the Council and the community.



Figure 6: Glenlyon Crown Land and Public Land



-  Crown Land
-  Hepburn Council Managed/Owned Land






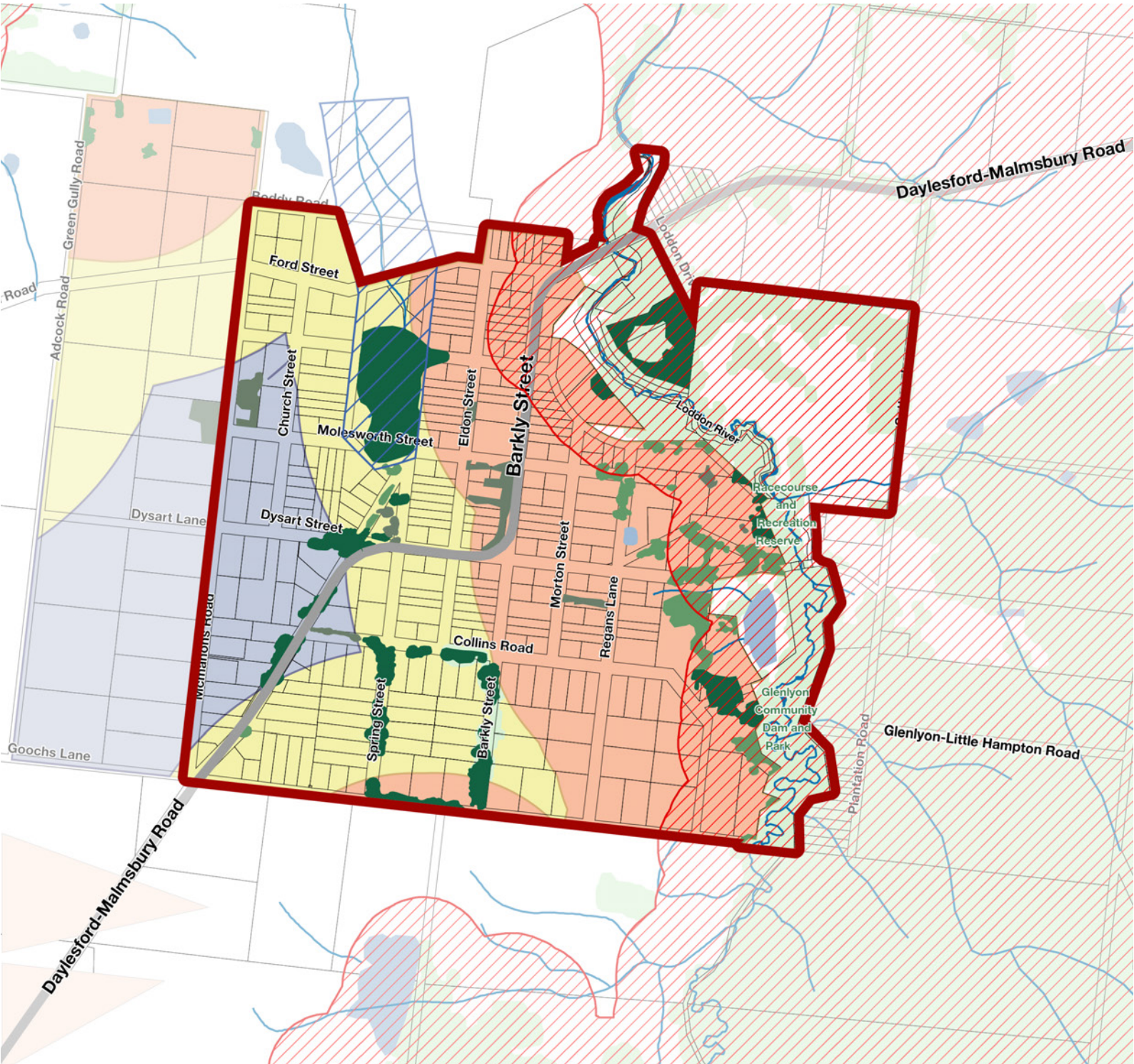
-  Settlement Boundary
-  Property Boundaries
-  Waterbodies
-  Watercourses
-  Open Space
-  State Reserve/ National Park
-  Agricultural Land

Figure 7: Glenlyon Climate Change and Biodiversity Issues



Biodiversity
(Mapped Vegetation Quality)

- Low
- Medium
- High
- Mixed remnant and planted native vegetation

Tree Density

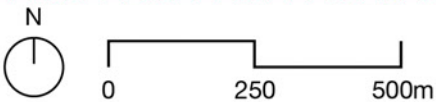
- Dense

Bushfire Risk
(Setbacks from treed vegetation at least 10ha in size)

- Within 400m of forest (Most vulnerable to an ember attack)
- >400m to 700m from forest
- >700m from forest (Safest from ember attack)

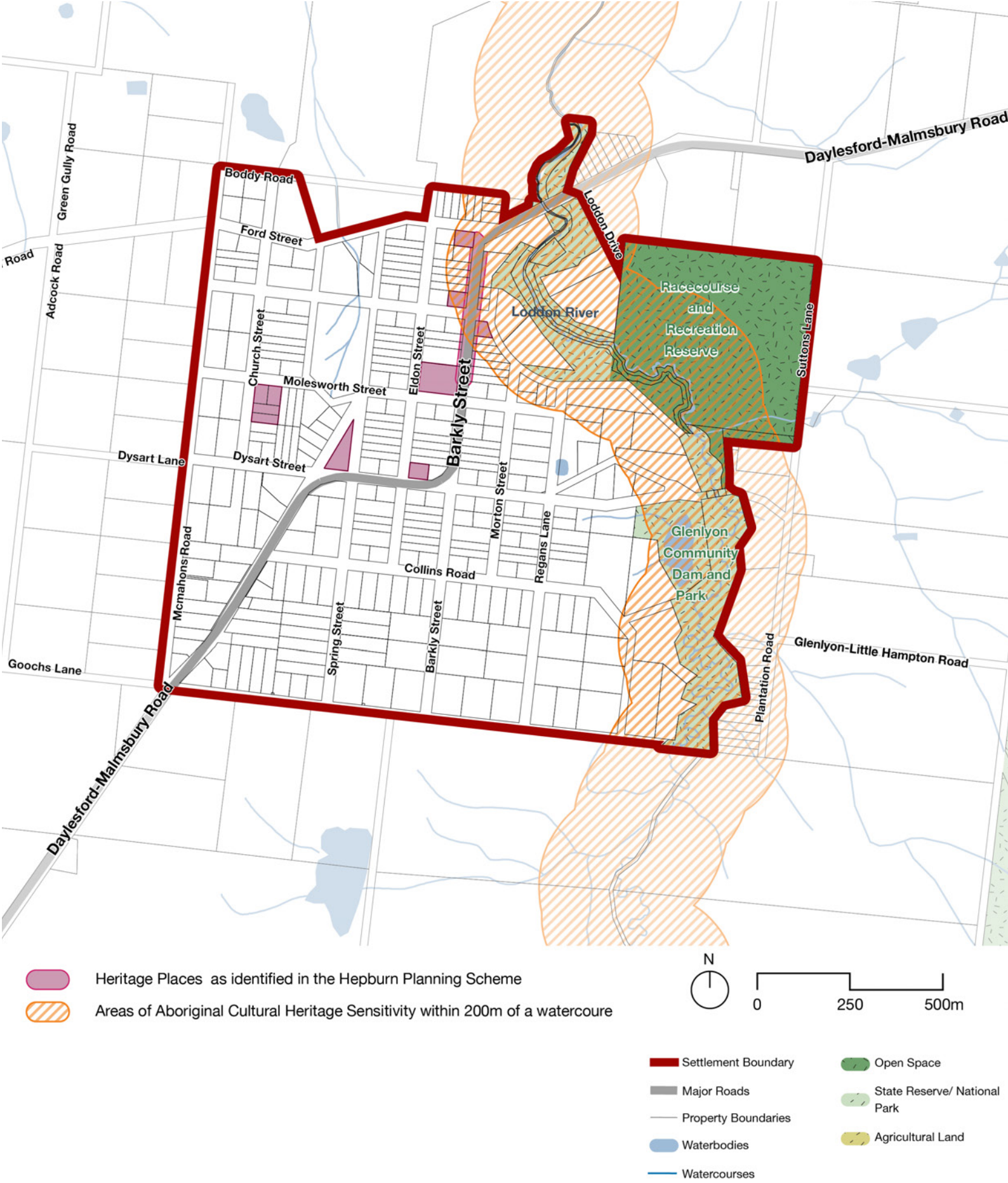
Environmental Risks

- Areas subject to high bushfire risk
- Areas subject to high flooding risk



- Settlement Boundary
- Major Roads
- Property Boundaries
- Waterbodies
- Watercourses

Figure 8: Glenlyon Heritage and Cultural Sensitivity Areas



5.3 Business and economy

Glenlyon lacks commercial and social facilities, with the exception of a popular licenced café/restaurant and town hall. It relies on Daylesford located to the south-west for most mid-level services. These include primary and secondary education, retail, business, medical and recreation uses. Additional facilities include several wineries in close proximity to Glenlyon. The existing Township Zone that is applied throughout the settlement can accommodate (subject to a permit) commercial and industrial uses along with residential uses (with examples of this occurring).

While Glenlyon is not recognised as a rural tourist destination like Daylesford, the Daylesford to Glenlyon route is recognised as an important tourism route.

The settlement currently has insufficient commercial floorspace capacity to meet anticipated demand by 2041 and beyond based on current and future population requirements. Demand for an additional 2,400 sqm is forecast to 2041, while commercial floorspace capacity totals 0 sqm which results in a capacity balance of -2,400 sqm. The demand is not a material shortfall and could be easily met through intensification or additional

development in nearby larger towns such as Trentham or Daylesford.

Glenlyon has insufficient industrial floorspace capacity to meet anticipated demand by 2041 and beyond, largely due to the lack of any industrial floorspace in the settlement and no plausible industrial expansion areas. Anticipated industrial floorspace demand to 2041 is 100 sqm. This shortfall is not material and could easily be accommodated in nearby Daylesford.

The significant employment sectors, nearby include agriculture, construction and accommodation and food services, which together make up around 50% of Glenlyon's employment. It is important that high quality agricultural land surrounding Glenlyon is recognised as a finite resource within the Shire that needs to be maintained for active production. The Rural Hepburn Strategy has identified the corridor to Malmsbury, north-east of the town for potential mixed farming activity including farm-related tourism and appropriately scaled visitor accommodation and events. This may aid in the development of visitor businesses and recreation opportunities in the town where servicing capacity allows.



5.4 Urban design

Glenlyon is a small settlement with a mix of open pastoral landscapes and remnant older 19th century and early 20th century historical buildings along Barkly Street which is lined with well-established large Oak and Elm trees. Properties on the settlement's edges have a more rural character on larger sites. Significant buildings along Barkly Street include the Licenced Café/Restaurant and Town Hall. The expansion of the settlement is strongly defined by its rural character consisting of spacious allotments on relatively flat topography. The streets follow a grid subdivision style with some notable curvilinear exceptions including Barkly Street and Ford Street. Molesworth Street, while predominantly straight, curves around land subject to inundation, highlighting the effect the natural landscape has on the urban design of Glenlyon. Some road reservations remain unconstructed and may contain significant native vegetation including large trees.

In Glenlyon, smaller lots sizes (900-3,000 sqm) with medium to large frontages (20-50 metres) are prevalent closer to the settlement centre while larger lots (3,000sqm and greater) with larger frontages (50 metres and greater) are usually located on the edges or outside the settlement. These lots allow more space around buildings including for vegetation, and onsite water tanks and septic. New subdivisions and developments in more modern architectural styles are emerging to the south of Glenlyon, outside the proposed settlement boundary.

A focus on urban design will help to complement Glenlyon's existing attributes and make it more functional, sustainable, and attractive. Well-designed

public spaces, buildings, streets, and landscapes will ensure that these areas remain great places for the community.

Glenlyon has a small, relatively undefined centre with limited local services, including the Licenced Café/Restaurant, CFA Station and Glenlyon Hall. Nearby are key destinations such as the Loddon River, Glenlyon Racecourse and Recreation Reserve and Glenlyon Community Dam and Park. The neighbourhood character of the settlement should be better defined, and the qualities of what makes it unique, better protected through the structure plan. The structure plan should explore opportunities to improve walkability, protect the boulevard character along Barkly Street and maintain the rural character of the area.

Better pedestrian and cyclist links to the natural environment should be established. Walkability can be improved in the settlement through the sharing of public spaces generally without providing separated paths to roads other than in high traffic and higher speed environments. There is also an opportunity to improve connections from Glenlyon to the Loddon River and Glenlyon Racecourse and Recreation Reserve and along the Loddon River to establish an accessible and legible circular path network for the benefit of residents.



Principles for transport in Hepburn

Based on the existing and expected challenges for the transport system, the following principles will guide Hepburn's future transport.

People-centred transport



The transport system prioritises people instead of creating conflicts between people and movement, making it easier and safer for everyone to travel. Roads are designed and managed to reflect the fact that transport is to move people and goods, rather than vehicles.

Fairer transport



Each transport investment increases transport choices and prioritises the needs of vulnerable and marginalised people, with a particular focus on meeting the transport needs of people with low incomes, people with disabilities, children, older people and diverse gender groups. Transport investment supports affordable access for everyone who needs it.

Greener and healthier transport choices



Greener transport options contribute to net-zero Shire emissions, preserve air quality, improve health outcomes and reduce car dependency. The Shire is a leader in green movement choices, including low and zero emissions vehicle use and higher active and public transport mode use. Town centre intensity reduces the need for motorised travel while creating stronger local economies and communities.

Safer movement and places



People feel safe when travelling throughout Hepburn. Streets are designed for people (not just cars) to facilitate walking, wheeling, social interaction and access to public transport. Public places are attractive, vibrant and inviting. Better road maintenance supports a safer road network for all users. Wildlife is accommodated through infrastructure and protected by appropriate speeds and behaviour.

A connected Shire



Hepburn's transport network provides access and mobility for people to places within and beyond the Shire. Improved public transport services, connections and access help to increase greener transport trips and reduce car dependency. People have easy access to more employment opportunities, community services, business, social and recreational interactions.

Vibrant economy



The Shire's transport networks enable low cost access to local goods and services and facilitate efficient movement of goods and people over longer distances. Local economic activity is supported by low cost transport options that save residents and visitors money which is converted into more local purchases in a wider range of local businesses. People have easy access to more education, employment, community services, business, social and recreational opportunities.

5.5 Movement and access

Daylesford-Malmsbury Road (managed by Regional Roads Victoria) is the main access road for Glenlyon, providing connections to other regional destinations. This road (otherwise known as Barkly Street) runs through the centre of the settlement. Connections to settlements are essentially by car or taxi only, making access to a vehicle important. The lack of access to transport, particularly public transport is a key issue for the settlement.

The settlement has moderate through traffic. The speed limit outside Glenlyon has recently been reduced to 80 km/h, and it is 60 km/h on Barkly Street. The settlement follows a grid-based street network and the majority of the roads are unsealed.

The Local Transport Benchmarking Strategy (2019) identified the need for a community bus to serve Glenlyon.

Glenlyon has little to no pedestrian infrastructure, often resulting in pedestrians walking on grass verges or the road. People with prams or reduced mobility are likely to only use the road as verges can be more difficult to walk on especially during wet weather. There are opportunities to improve some footpaths through the centre, to reduce hazards to pedestrians from through traffic and improve accessibility for the elderly in strategic locations. There are also some walking and wheeling connections into surrounding areas and open space such as the recreation reserve.

A network of trails are located along the Loddon

River including the Biolink Walking Trail, which functions as a 4.6 kilometre scenic and informative walking loop providing opportunities to spot wildlife and historical points of interest. The Biolink Walking Trail is shown in **Figure 12**.

Improving active transport connections in the settlement, and to surrounding facilities and areas such as the recreation reserve will ensure residents can be active and enjoy their local settlement features. Consideration of Shire-wide transport network improvements such as community and public transport will ensure that Glenlyon residents can access the services and facilities of Daylesford and Kyneton and reduce social isolation.

Electric car and truck growth will increase in response to the need to reduce emissions and charging infrastructure will be required. No public charging stations are proposed for Glenlyon as yet, but given its small size (and the small number of day visitors passing through) it is likely that private home and business-based EV charging will predominate; a public charging station at or near the Licenced Café/Restaurant and/ or the Glenlyon Hall could be worthwhile.

5.6 Community and cultural infrastructure

There are limited services and facilities in Glenlyon. Most of the key open spaces and community facilities are within an 800m walkable distance, including the Glenlyon Hall, CFA Station, parks and reserves. The Glenlyon Hall is well used by the community and the Glenlyon Recreation Reserve includes the Glenlyon Racecourse and Glenlyon Mineral Springs covering an area of approximately 20 hectares. Most recreation and conservation reserves are Crown land. As a small settlement, Glenlyon relies primarily on Daylesford for mid-level community services.

Council's adopted Glenlyon Reserve Masterplan envisages replacement or renovation of the pavilion

and upgrades to the Reserve including to equestrian and sporting facilities. Remnant vegetation exists in key landscape corridors linking into the reserve including the Wombat Forest and along the waterways to the Hepburn Regional Park.

The structure plan should identify priorities for additional or improved community and cultural infrastructure to service the settlement's residents noting that many services will continue to be accessed from Daylesford and Trentham.



Glenlyon Community Dam and Park. Credit: Hepburn Shire Council

6.0 Vision and Objectives

6.1 Vision for Glenlyon

Glenlyon is a small, rural settlement centred along an avenue of substantial trees with a caring and diverse community looking after country with the Dja Dja Wurrung. While housing growth is limited by environmental and agricultural land constraints, there is a greater range of multi-generational and more diverse housing options. Home based and small commercial businesses that support local agriculture are encouraged and provide valuable employment. Community spaces create places where people of all ages can meet, linked by safe and accessible walking paths and corridors for wildlife. Glenlyon is not only beautiful and dynamic, it is a robust and sustainable rural settlement.

6.2 Objectives

Housing



To facilitate a range of affordable and well-designed housing options, responsive to the environmental challenges that limit growth.

Urban design



To ensure that well designed buildings and streets retain the rural and vegetated character, and heritage of the settlement.

Business and economic development



To facilitate home based and small commercial businesses to enable residents to live and work in Glenlyon.

Movement and access



To ensure residents are provided with a variety of movement options that are safe, accessible and integrated, and encourage walking and wheeling.

Environment and heritage



To enhance and protect the biodiversity and heritage features of Glenlyon while managing environmental challenges and responding to climate change risks.

Community and cultural infrastructure



To ensure community facilities and infrastructure support a healthy, resilient and well-connected settlement and community, connected to regional services.

7.0 Key Themes

7.1 Housing

Objective: To facilitate a range of affordable and well-designed housing options, responsive to the environmental challenges that limit growth.



Strategies

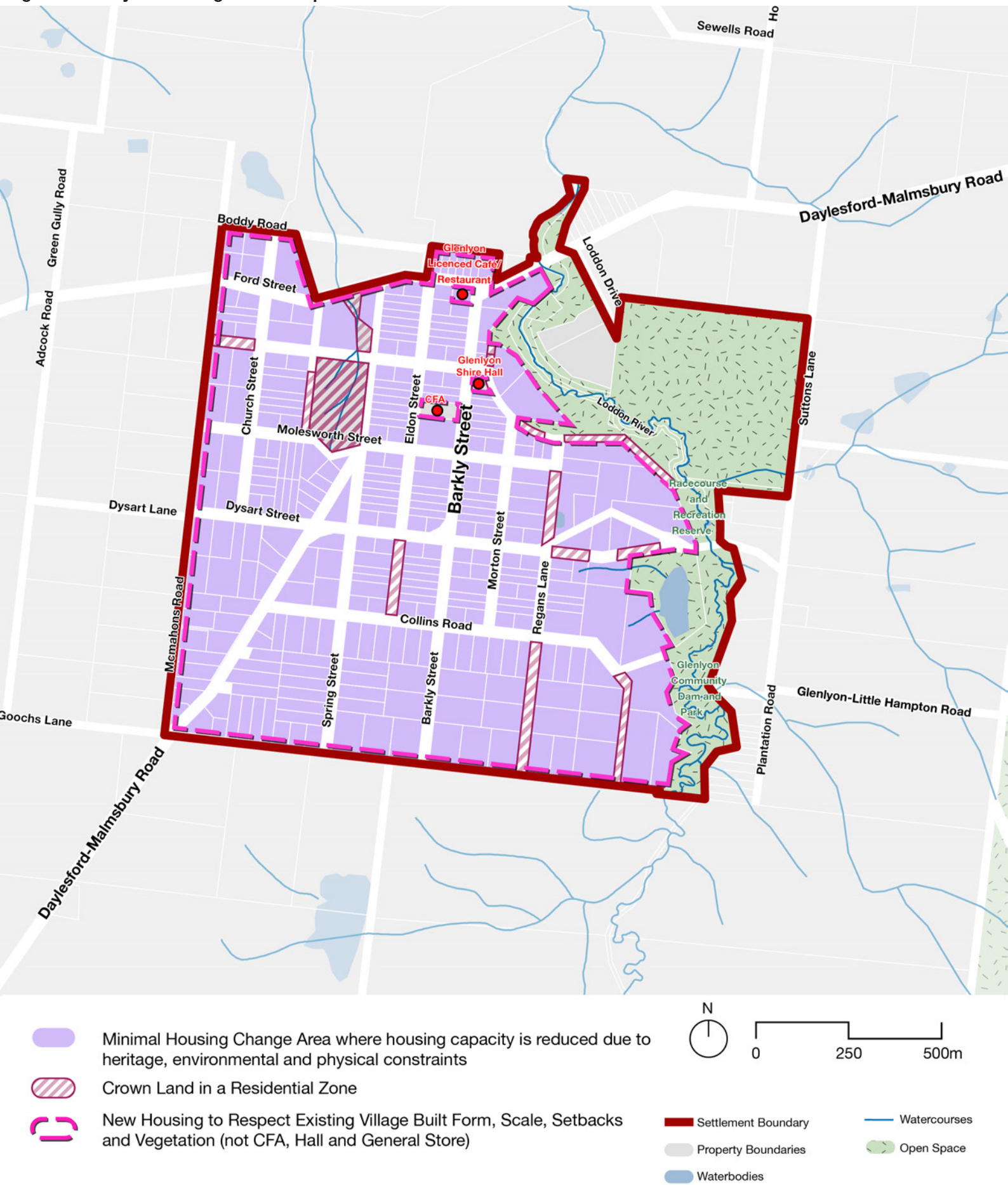
Facilitate housing in the settlement boundary within walking distance of the centre providing a greater range of options including more affordable housing options and tiny houses.

Ensure new development is sensitively designed reflecting the valued character of Glenlyon's residential areas with respect to built form, scale, setbacks and vegetation.

Actions

- A1** Implement Minimal Housing Change Areas in Glenlyon where heritage, environmental and physical constraints and special neighbourhood character result in minimal capacity for housing changes and growth.
- A2** Support multi generational and key worker housing by enabling small secondary dwellings on properties with adequate space and services, particularly for water supply and septic treatments, to manage environmental impacts.
- A3** Limit subdivision of new lots to a minimum size of 4,000sqm.
- A4** Implement the neighbourhood character guidelines (See Appendix C) to provide greater clarity of expectations for housing and subdivision including form and layout, design, site coverage, and space for canopy trees.

Figure 9: Glenlyon Housing Theme Map



7.2 Business and economy

Objective: To facilitate home based and small commercial businesses to enable residents to live and work in Glenlyon.



Strategies

Encourage the creation of small, home based businesses.

Ensure that any commercial development responds to the existing character of the settlement and fits seamlessly into the existing built form fabric.

Encourage the creation of business that link and value-add to local economic development and agricultural production connecting to local businesses in nearby towns.

Encourage businesses to implement and utilise renewable energy and sustainable forms of production.

Retain productive farming and agricultural land located outside the boundary.

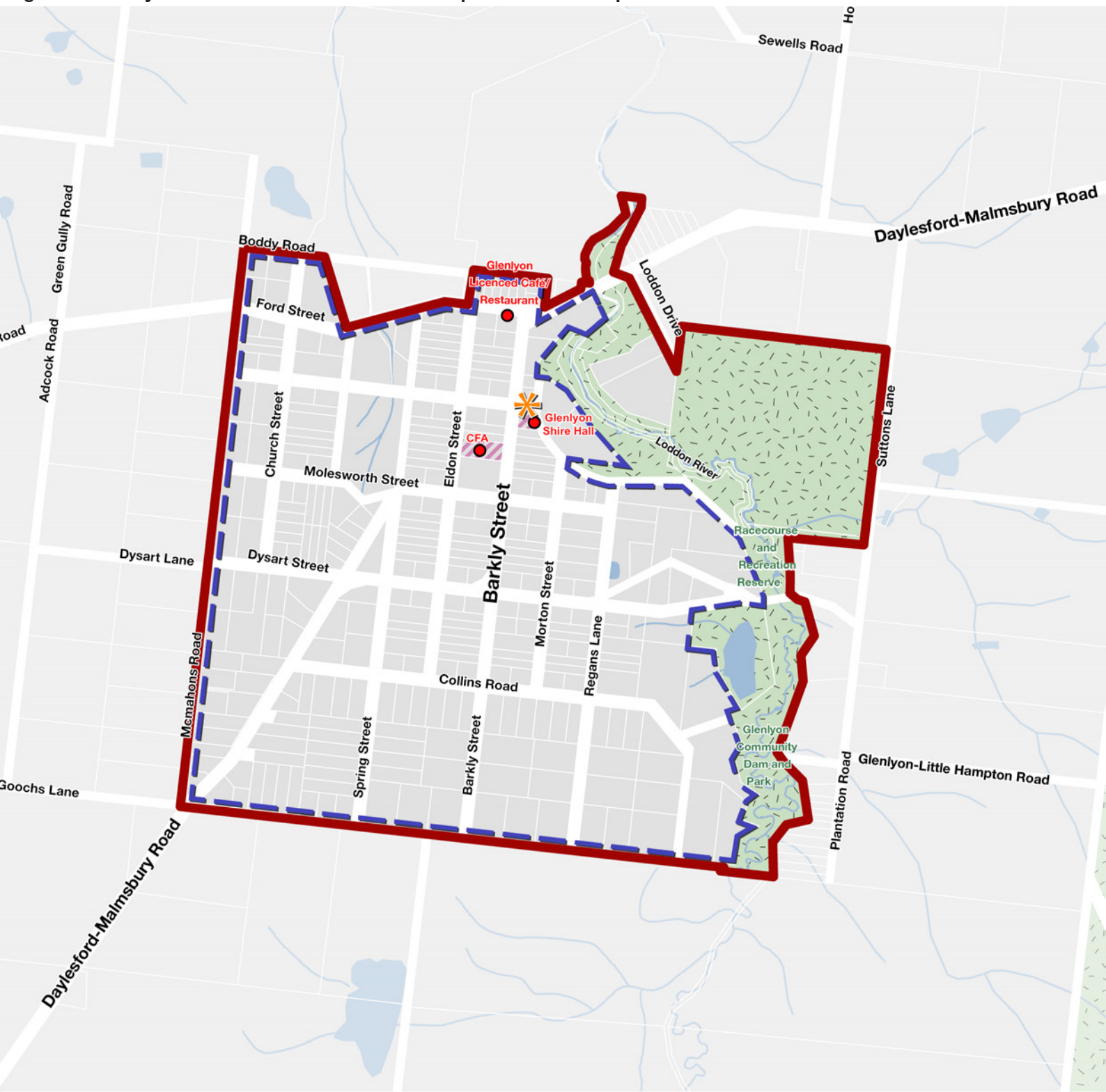
Actions



A5 Advocate to telecommunications providers to improve infrastructure that supports working from home and home-based businesses.

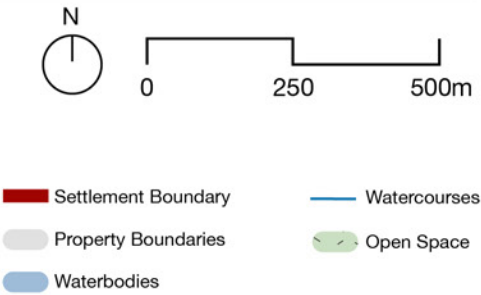
A6 Continue to identify opportunities to support and develop businesses in and around Glenlyon.

A7 Support the findings of the Rural Land Strategy to protect the agricultural land and remnant bushland surrounding the Glenlyon boundary.

Figure 10: Glenlyon Business and Economic Development Theme Map



-  Shared Community Facilities, Meeting Spaces, Co-working Spaces and Support Services
-  Support Home Based Businesses that Link to Sustainable Agricultural Production and to Businesses in Nearby Towns



7.3 Environment and heritage

Objective: To enhance and protect the biodiversity and heritage features of Glenlyon while managing environmental challenges and responding to climate change risks.



Strategies

Increase fire resilient tree planting in streets, reserves and public spaces throughout the settlement.

Ensure new development has improved resilience to bushfires, floods and storms.

Limit development where risks cannot be mitigated.

Establish a settlement boundary and manage growth within the boundary responding to environmental hazards and biodiversity.

Foster learning from First Nations people in how to care for country.

Maintain and respect pre colonial and post colonial heritage.

Encourage well designed development that responds to climate change and environmental factors such as bushfire, flooding, drought and protection of ground water and water catchments.

Manage development within the settlement boundaries based on reticulated potable and waste water supply and in accordance with minimum lot size.

Actions

A8 Develop planting guidelines to strengthen biodiversity, manage fire risk and reduce environmental weeds that reference CFA landscaping guidelines and local plant and weed lists.

A9 Utilise and strengthen Environmental Significance Overlay, Significant Tree Register, native vegetation legislation and non-planning processes to protect and proactively manage significant native trees and roadside habitat corridors as shown in **Figure 11**.

A10 Protect areas of medium to high biodiversity value as identified on **Figure 7**, by limiting development and the removal and degradation of native vegetation and other habitat features.

A11 Implement the biodiversity assessment for medium to high biodiversity values and wildlife corridors through appropriate zoning and overlays in the Hepburn Planning Scheme to limit the removal and destruction of native vegetation resulting from use and development and manage development outcomes.

A12 Discourage development in areas of higher bush fire risk as identified in **Figure 11**, by limiting development and sources of flammability.

A13 Work with the North Central Catchment Management Authority to lead an updated flood study and implement into the Hepburn Planning Scheme.

A14 Work in partnership with DJAARA to provide education opportunities for local community engagement and information such as interpretative signage.

A15 Investigate options to implement the findings of the Cultural Values Assessment to appropriately emphasise the Dja Dja Wurrung cultural footprint in Glenlyon's town centre and open spaces.

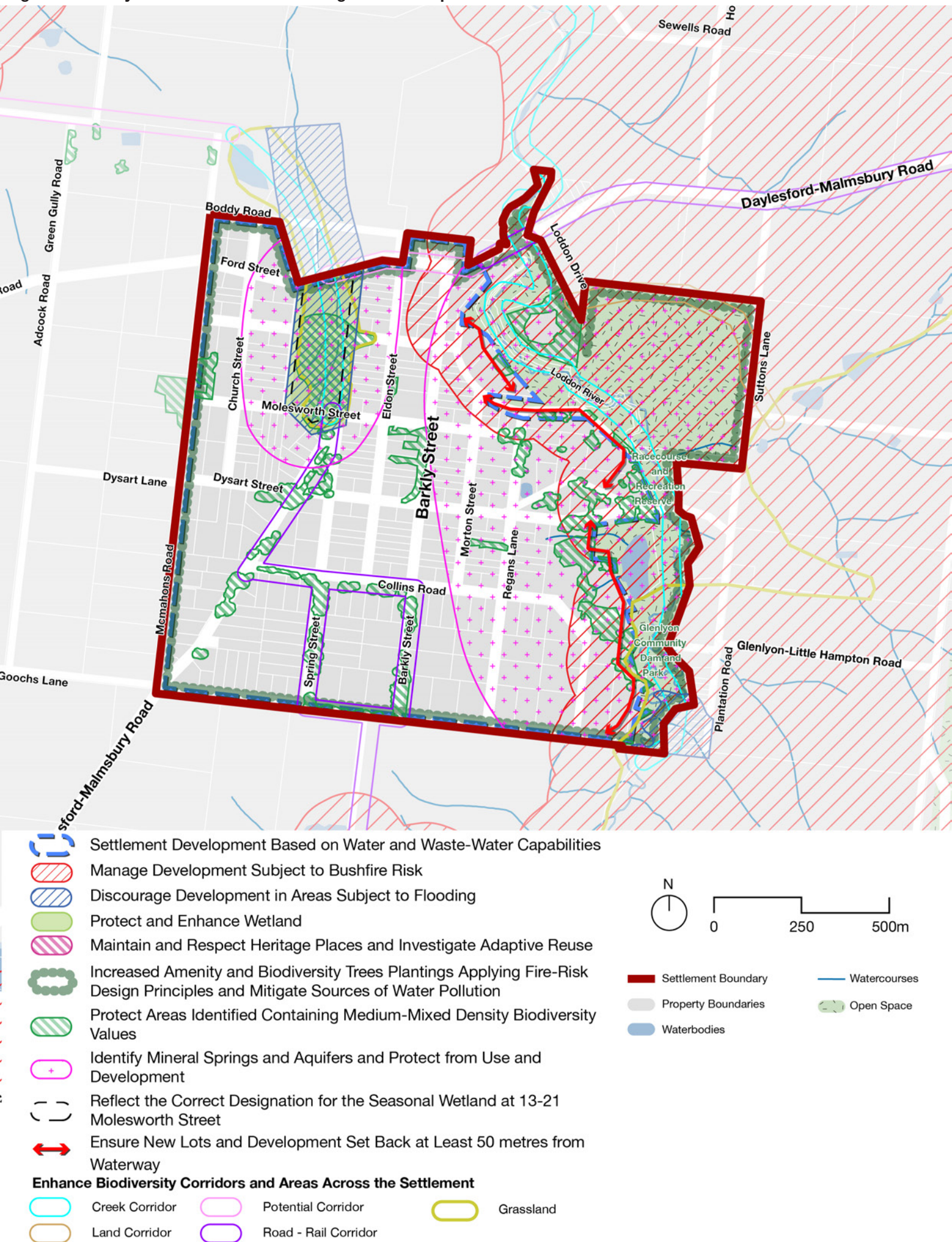
A16 Continue to identify and implement the findings of the Shire Wide Heritage Gaps Study by incorporating future findings into the Schedule to CI 43.01 of the Hepburn Planning Scheme and apply the Heritage Policy on all applications such as alterations, additions and demolition.

A17 Encourage innovative and quality environmentally sustainable developments that include climate responsive technologies that respond appropriately to the landscape.

A18 Continue to work with community and appropriate water management authorities to improve the protection and preservation of water quality and land use management.

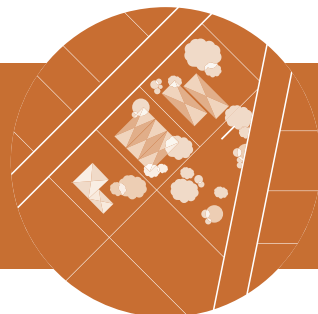
A19 Advocate to State and Commonwealth Governments to energy proof town populations at risk of energy network failure due to environmental events.

Figure 11: Glenlyon Environment and Heritage Theme Map



7.4 Urban design

Objective: To ensure that well designed buildings and streets retain the rural and vegetated character, and heritage of the settlement.



Strategies

Protect and enhance key heritage elements including avenues of canopy trees, open grassy swales and wide verges ensuring extensions to these elements respect their existing heritage and neighbourhood character.

Ensure new public spaces reflect the existing neighbourhood character and fit seamlessly into the existing built fabric and vegetated landscape.

Ensure new development nestles into a well landscaped neighbourhood reflecting the existing character and large, landscaped setbacks.

Facilitate the creation of a small neighbourhood hub while ensuring the informal and rural atmosphere of Glenlyon is maintained.

Ensure views to forested hills and agricultural land are preserved and not diminished by new development.

Actions

A20 Preserve heritage elements of the settlement while improving the accessibility and environmental performance.

A21 Undertake regular maintenance and continue to extend the avenue of trees along Barkly Street which are important to the settlement's image.

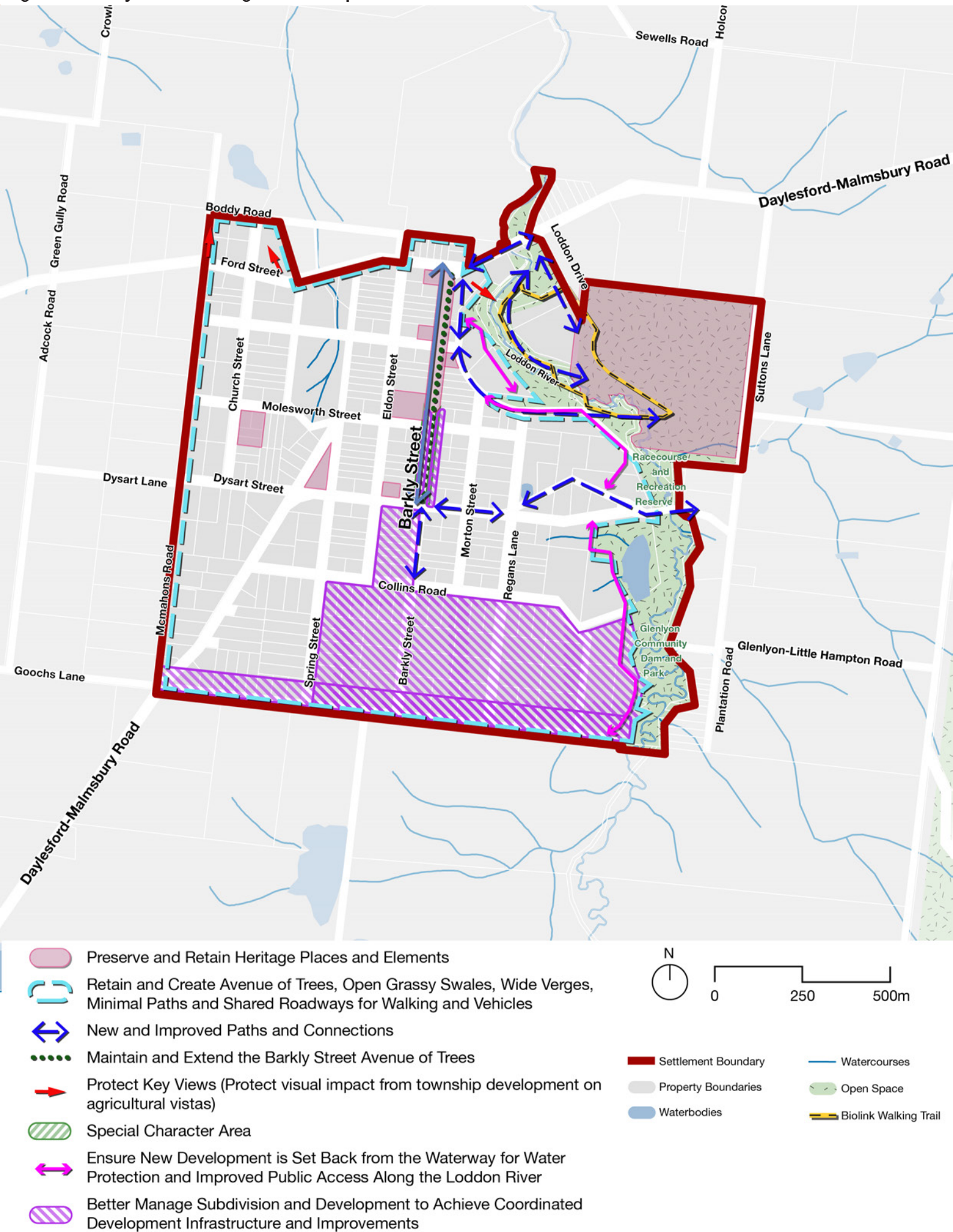
A22 Implement the design guidelines for Glenlyon as outlined in **Appendix C** to ensure new development is sensitive to and reflects the existing neighbourhood character while allowing the settlement centre to adapt to contemporary needs.

A23 Advocate for ecologically sensitive recreation and landscape management at the spring fed wetland on Molesworth Street.

A24 Implement improved shading through vegetation and in the settlement along key pedestrian routes and reserves.

A25 Explore alternatives to septic systems (for example waste to energy, composting toilets/ grey water technology).

Figure 12: Glenlyon Urban Design Theme Map



7.5 Movement and access

Objective: To ensure residents are provided with a variety of movement options that are safe, accessible and integrated, and encourage walking and wheeling.



Strategies

Provide clear and direct movement networks that are safe, connected and well designed.

Create a movement network that provides a high level of amenity and safety for pedestrians and wheelers within the settlement and to surrounding towns.

Improve movement options to surrounding towns focusing on Daylesford and Kyneton.

Actions

A26 Connect key community assets by developing a network of walking and wheeling paths minimising interaction with major roads.

A27 Advocate to DTP to reduce speed limits, the impact of truck braking in the settlement and opportunities for community public transport.

A28 Improve safety and accessibility of local walking paths while retaining the distinct vegetated character and mature trees.

A29 Investigate opportunities to improve pedestrian safety on the Loddon River bridge.

A30 Investigate the extension to Glenlyon of the off road walking and wheeling route linking Daylesford to Coomoora.

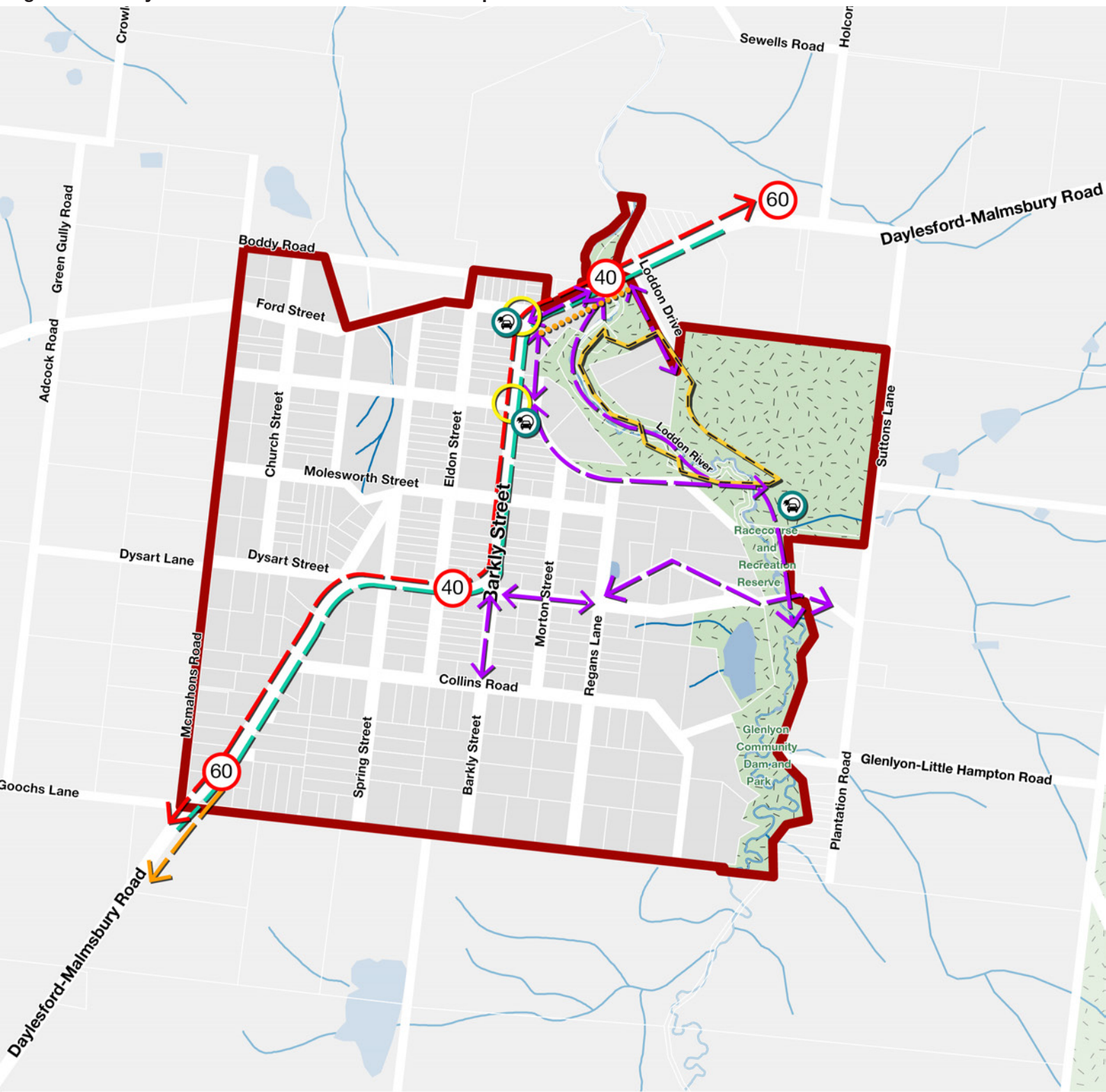
A31 Investigate measures to slow traffic in and around the settlement to maintain safety for community and wildlife.

A32 Facilitate the installation of electric vehicle charging stations in areas of the settlement where the visual impacts can be minimised.

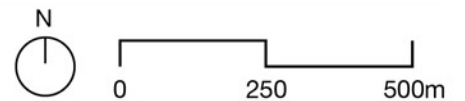
A33 Prepare a car parking strategy for the settlement guided by the following principles:

- Preserve and enhance streetscapes and heritage character.
- Ensure safety to other road/street users (especially walkers and wheelers) and avoid conflicts between them and vehicles using parking spaces.
- Balance demands between Shire residents and visitors at busy times and places.
- Encouraging use of Low Emission Vehicles and Electric Vehicles (LEVs and EVs) by providing charging points in central locations.

Figure 13: Glenlyon Movement and Access Theme Map



- ← → Main transport / Freight Route
- 60 Reduce Speed Limits on Barkly Street to 60 Kph
- 40 Reduce Speed Limits on Barkly Street to 40 Kph
- Investigate Ev Charging Stations
- Potential Bus Route to Daylesford / Malmsbury
- Potential Walking / Cycling Path to Coomoora / Daylesford
- ← → New and improved Pedestrian and Cycling Connections / Pathways
- ... Safer Bridge Pedestrian Pathway
- Investigate Road Space Reduction to Improve Simplicity and Safety



- Settlement Boundary
- Property Boundaries
- Watercourses
- Open Space
- Waterbodies
- Biolink Walking Trail

7.6 Community and cultural infrastructure

Objective: To ensure community facilities and infrastructure support a healthy, resilient and well-connected settlement and community, connected to regional services.



Strategies

Provide accessible community facilities and infrastructure that meet the needs of the local community.

Facilitate the creation of a central and inclusive community meeting place that encourages community interaction and engagement.

Ensure adequate access to surrounding towns to utilise regional community services.

Ensure that Glenlyon Hall remains a community meeting place with a wider range of community support services.

Actions

A34 Implement the Masterplan for Glenlyon Recreation Reserve.

A35 Increase community resilience to power shortages through investigating options such as a community battery.

A36 Ensure future service planning and partnership opportunities address community needs, strengths and interests.

A37 Improve community facilities and amenities within the Glenlyon settlement.

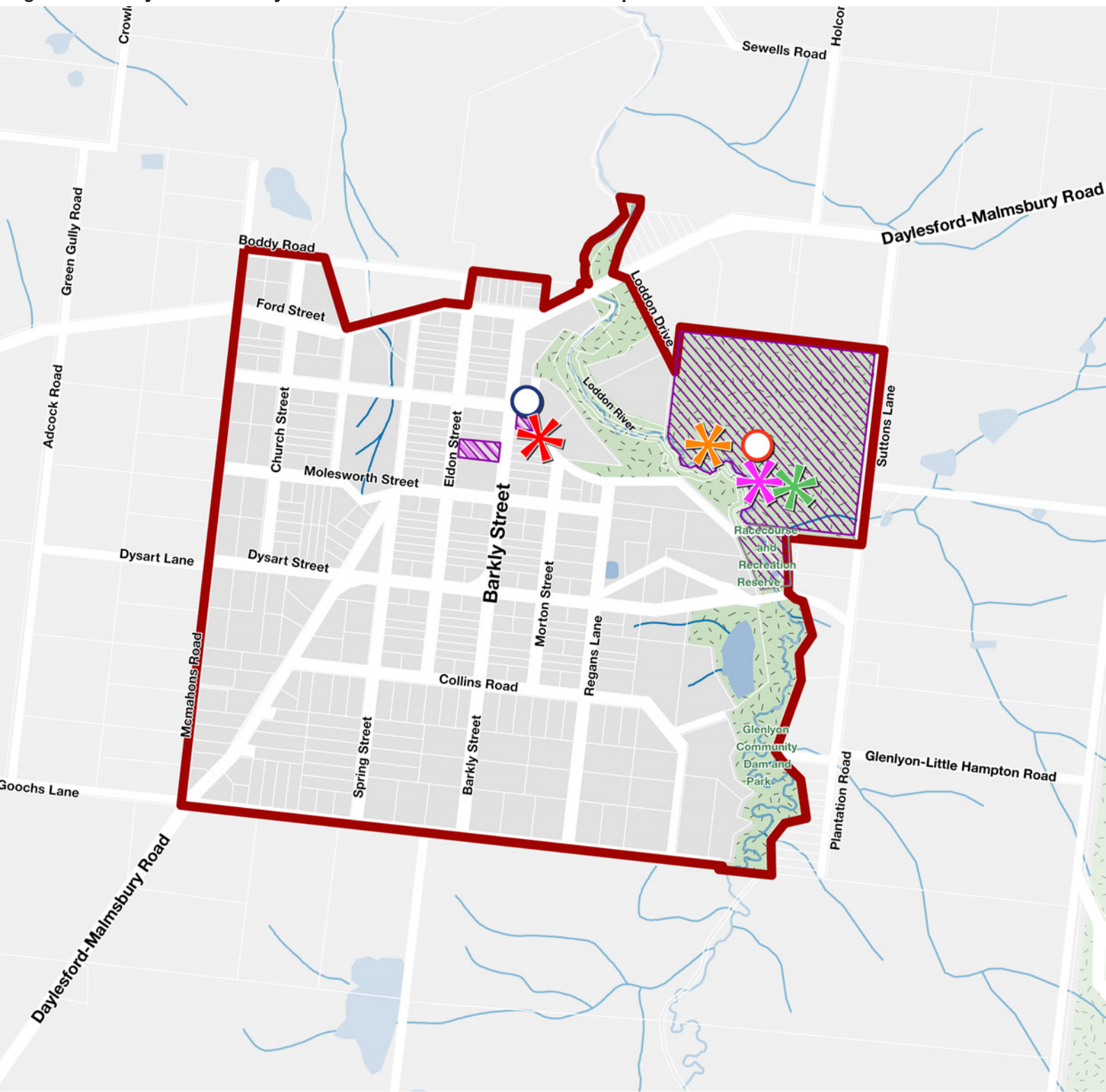
A38 Upgrade the Glenlyon sports pavilion including accessibility features.

A39 Rezone the CFA and Glenlyon Town Hall to Public Use Zone 7 (PUZ7).

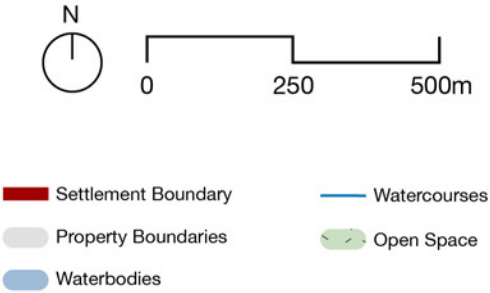
“Develop design-driven methods and missions to challenge our assumptions, encourage empathy and create the space to experiment. They are defined to create an impact, our current ways of working and acting haven’t been able to achieve before. For missions to have an impact, we need to consider three important elements – setting direction, mobilising ecosystems, and building capacity”

Danish Design Center, <https://ddc.dk/tools/missions-playbook-a-design-driven-approach-to-launching-and-driving-missions/>

Figure 14: Glenlyon Community and Cultural Infrastructure Theme Map



- Glenlyon Hall, CFA and Racecourse/Recreation Reserve
- Ensure Public Facilities are in the Correct Zone
- Pony Club
- Gun Club
- Potential New Public Toilets
- Existing Public Toilets
- Potential Community Support Services
- Upgrade the Glenlyon Pavilion

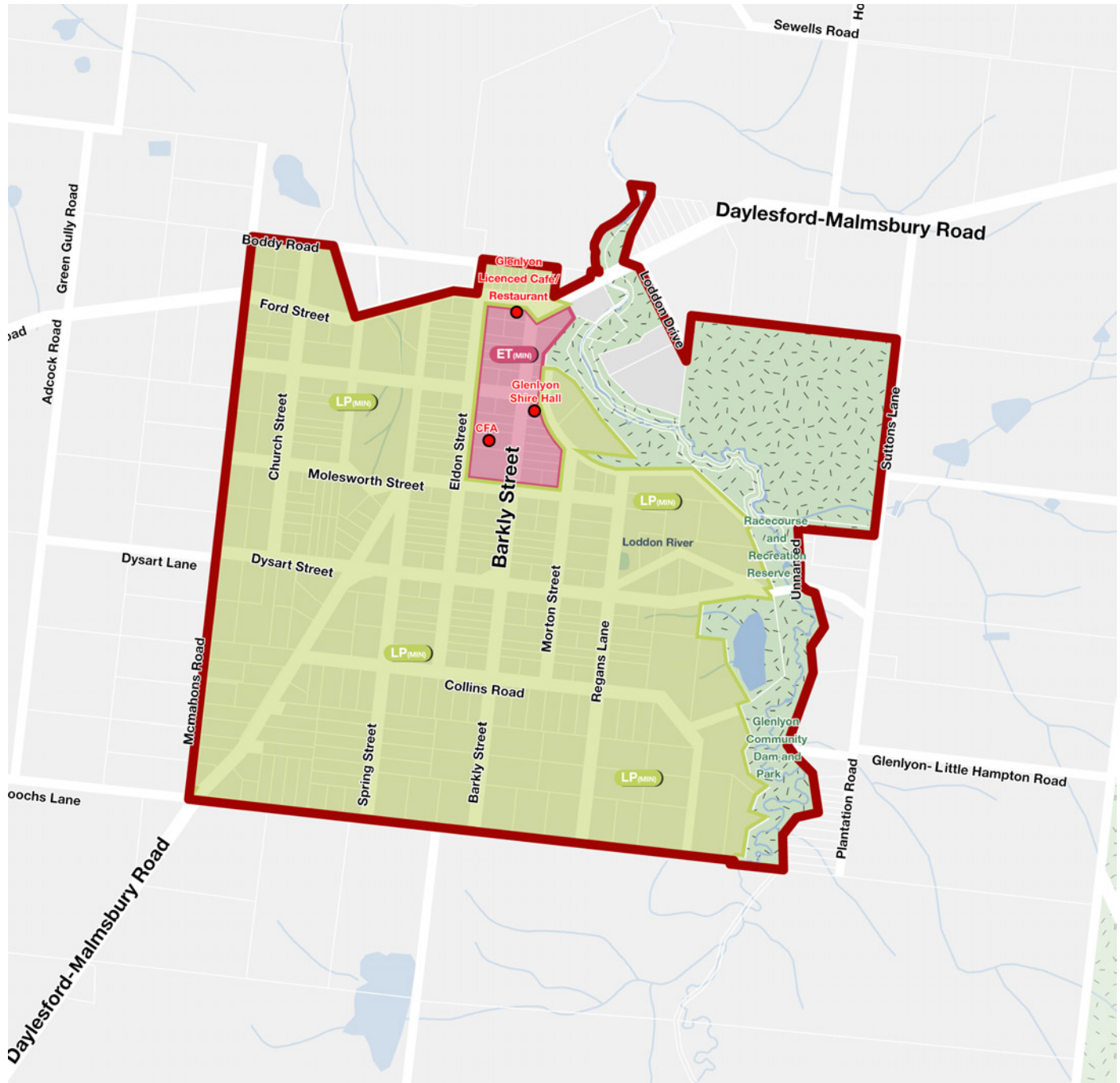


8.0 Precinct Guidelines

8.1 Precinct

The settlement includes one precinct comprising two neighbourhood character types with associated guidelines to deliver the preferred neighbourhood character. An urban design framework at **Figure 16** is also provided for the Barkly St environs to ensure a high quality public realm.

Figure 15: Glenlyon Precinct Neighbourhood Character Type Map



- Established Township Minimal
- Lifestyle Plains Minimal



- Settlement Boundary
- Property Boundaries
- Waterbodies
- Watercourses
- Tourist Train Line
- Open Space

8.2 Barkly Street environs

8.2.1 Precinct objectives

- To conserve and enhance the distinctive character of Barkly Street between Ford and Molesworth Streets.
- To protect and enhance the rich environmental assets that contribute to Glenlyon's distinctive character and identity.
- To improve the convenience and safety for pedestrians and cyclists within the town.
- To retain the prominence of the avenue of trees on Barkly Street by ensuring development is well clear of the tree protection zone.

8.2.2 Precinct requirements

Land use and activity

- Direct new commercial activities to Barkly Street between Ford Street and Mostyn Street.
- Focus community and civic activities around the Glenlyon Shire Hall/ Community Hub.
- Encourage incremental infill development within the settlement boundary.

Built form and heritage

- New buildings should not exceed 2 storeys (8m) height.
- Ensure generous front and side setbacks with landscaping, consistent with those on neighbouring properties, so that new development is well integrated with its context.
- Support the refurbishment and re-use of traditional buildings within the settlement.
- Retain valued heritage buildings by retaining the original roof form or placing new development in clearly separated or distinct buildings to the rear.

Public realm and landscape

- Conserve and maintain established avenues of trees within the township, particularly Barkly Street.
- Plant locally appropriate canopy trees along streets considering existing infrastructure such as overhead wires, crossovers and drainage lines.
- Incorporate WSUD opportunities within the streetscape and on private land to mitigate and minimise impacts of flooding.

Access and movement

- Improve access and safety for pedestrians and cyclists within the township.
- Advocate to slow vehicle traffic to 40km/h within the township boundary to improve pedestrian and cyclist safety.

8.2.3 Precinct guidelines

Built form and heritage

- Ensure new buildings respond to, and are consistent with, Glenlyon's rural village character through their siting, scale, form, architecture and materials.
- Encourage contemporary architecture that draws inspiration from the heritage and landscape character of Glenlyon.
- Retain the integrity of surrounding heritage buildings and streetscapes and discourage pastiche, or heritage replicas.
- Minimise the energy inputs and outputs in new buildings consistent with current best practice design standards, including the use of low carbon or recycled materials.

Public realm and landscape

- Formalise the definition of the land subject to inundation to the west of Barkly Street as a WSUD opportunity site to mitigate flooding issues in the area. Enhance its overall amenity and usability where possible.
- Provide seating in safe locations throughout the settlement where people can rest, enjoy the view, or watch activities.
- Wherever possible, retain existing canopy trees, incorporating them in the site planning and location of new buildings.

Access and movement

- Provide a safe and accessible shared-use path of locally appropriate materials, such as asphalt, along Barkly St ensuring protection of the existing trees.
- Establish a shared-use recreational trail along the Loddon River connecting to the town centre.
- In conjunction with DTP, explore options to facilitate safe pedestrian crossings across Barkly Street at the junction with Mostyn Street. Ensure improvements are consistent with, and positively contribute to, the valued visual character of Barkly Street.
- Limit the provision of new vehicle access/ crossovers and driveways to properties fronting Barkly Street.

Figure 16: Urban Design Framework



8.2.4. Urban Design Initiatives

Improved Links

The location of Glenlyon adjacent to the Loddon River provides an exciting opportunity to improve connections between the settlement and the river and the recreational opportunities dotted along its length.

The existing Glenlyon Biolink Walking Trail along a portion of Loddon River functions as a 4.6km scenic and informative walking loop, including information signs, and providing opportunities to spot wildlife and historical points of interest. The Trail currently links Loddon River to the Recreational Reserve and the Glenlyon Mineral Springs.

A consolidated river walk that extends beyond the walking trail to both the north and south may assist in providing better integration with the Community Dam to the south. This linear park would function not only as a link for biodiversity and wildlife but also for connecting different green spaces such as the Glenlyon Recreation

Reserve and the Glenlyon Community Dam. Additional seating spots, improved wayfinding signage and bridge connections, could be introduced to support the river's recreational use.

Connecting these assets into the settlement will improve access to the linear connections along the Loddon River. Improving the walking and wheeling path network into the town as a continuous and safe route will ensure accessibility for all.

Ensuring continuous support for the ongoing work done by the Glenlyon Landcare Group would be critical to continue the restoration and recovery of wildlife and habitat provision along Loddon River and its surrounds.



8.3 Precinct one: residential areas

This precinct consists of the residential areas within Glenlyon. These areas provide housing and a range of other community needs. Housing consists of predominantly detached housing which will increasingly mean that the housing needs of the community are not met as residents age and family structures change. Design guidelines for residential areas are included in **Appendix C**.

8.3.1 Established township

Existing character

This precinct is located within and adjacent to the settlement centre of Glenlyon, bound by Ford Street to the north, Morton Street and the Loddon River to the east, Molesworth Street to the south and Eldon Street to the west. The precinct is positioned adjacent to the proposed northern boundary of the Glenlyon settlement and features primarily flat topography.

The Established Township character type represents the early stages of the development of Glenlyon. Developed in a grid street pattern with some streets curving along the river-line, the precinct contains detached dwellings from early settlement to today. This includes modest miner's cottages as well as grander homes, civic buildings and non-residential buildings predominantly from the Goldfields era (nineteenth and early twentieth centuries) with a scattering of Post-war and more recent styles. Large rural lots are a defining characteristic of the precinct. Dwellings are typically single storey with simple, modest building forms with pitched, both gabled and hipped, roofs. Contemporary architecture is present, but often set back from the street using muted tones and simple forms.

Materials are often weatherboard with a small number of brick and rendered exceptions. Newer residential developments are generally characterised by brick, render and sometimes corrugated metal exteriors. They are often heavier in form than the surrounding weatherboard dwellings, which sit more lightly on the landscape. Roofs tend to be corrugated metal but there are some notable tiled exceptions.

Dwellings are set within lush gardens of mixed exotic and native species. Fences are generally in keeping with the dwelling period and in both low and open formats, enabling views to the houses and vegetation that hangs over the street and vice versa. Some properties do not feature a front fence while others also feature established exotic tree species, further blurring the boundaries between public and private realms. Garages and carports are often not present or are new additions positioned separate to the existing dwelling, behind the front facade of the dwelling, sometimes intruding into the garden setting of the dwellings. Driveways are often unsealed and generally accompanied by a single crossover, adding to the country feel of Glenlyon.

Roads are generally unsealed with the exception of Barkly Street, a main thoroughfare, but all feature gravel edges and unsealed kerbs, establishing an informal country settlement atmosphere aided by large verges, a

lack of formal footpaths and deep grassy swales. Barkly Street is distinguished by the retention of a bluestone-lined swale drain on the west side. Some formality is introduced into the streetscape by a long avenue of established trees.

Preferred future character

Dwellings retain the cottage aesthetic and complement the heritage qualities of the streetscape within the Established Township character type, preserving the unique historical image of the settlement. New buildings do not dominate the existing fabric, playing a recessive role in the streetscape. New dwellings respect the form, scale and materials of heritage buildings without attempting to replicate historical architectural styles.

New development incorporates buildings of lightweight design using timber and painted surfaces and metal cladding. Attention is paid to the appropriate building siting which reflects the predominant front and side setbacks in the street, as well as roof form, window and door proportions and articulation of facades. Garages and carports are set back from the front façade of the dwelling and preferably detached as recessive elements in the streetscape that are in keeping with the rhythm of surrounding built form.

Garden settings of dwellings are enhanced by low front fencing and hedging to provide interaction from gardens and views over the street. Space for the planting of trees and other vegetation is provided at the side and rear of new buildings.

Opportunities for increased housing densities are provided on large lots while respecting the adjacent heritage context. Minimising new crossovers will enable the street pattern to be maintained while reducing the loss of valued street trees and wide grassy verges. Further street tree planting will assist in unifying the precinct while offering shading and cooling benefits.

Large lot subdivision provides a generous setting with setbacks around existing and future dwellings. The creation of side or rear lanes for vehicle access is appropriate on corner sites and sites adjacent to any creek or land adjacent to public open space to provide improved interaction and informal overlooking.

In minimal housing change areas, dwellings are designed to address specific site constraints through building design and materials, fencing materials and design, and building height. Housing change is limited to single dwellings on large sites that can meet the minimum subdivision area.



8.3.2 Lifestyle plains

Existing character

The Lifestyle Plains Precinct has a distinctly country-feel, defined by an open setting. Developed in a regular grid pattern with some diagonal and curvilinear exceptions, the precinct contains dwellings sited on spacious allotments, with large side and rear setbacks, establishing a clear sense of openness. Dwellings consist of a mixture of late 20th century architectural styles including ranch style homes and more contemporary styles. The housing is detached and dispersed throughout the precinct, retaining large rural lots, a defining characteristic of the precinct. Dwellings are typically single storey using simple, modest building forms with pitched, both gabled and hipped, roofs.

Materials are often weatherboard and brick with a small number of render exceptions. Newer residential development is generally characterised by brick, render and sometimes corrugated metal exteriors. Roofs tend to be either corrugated metal or tiled.

Dwellings are set within open grassy landscapes with occasional scattered trees of both native and exotic species, setback from the street between 5 and 15 or more metres, while side setbacks are generally greater than 4 metres. Front fences are generally low (some timber and post), open or non-existent, enabling views to the houses and vegetation to flow across from the private and public domains to pastoral landscapes and distant ridgelines and hill tops. Some dwellings feature water tanks to the front, side and rear of properties, largely due to a lack of reticulated water supply and sewerage systems. Garages and carports are common and located behind to the side and rear of properties. Driveways are often unsealed and generally accompanied by a single crossover along the side boundary of the property.

Roads are unsealed and feature gravel edges and unsealed kerbs, establishing an informal country settlement atmosphere aided by wide verges, a lack of formal footpaths and open drains. Street trees are informally planted and vary from low to moderate in size with some native canopy trees in areas. Large remnant trees, notably Manna Gums, feature along several streets.

Preferred future character

Dwellings continue to contribute to the country feel on large lots with space provided around buildings for additional planting of substantial trees in the Lifestyle Plains character type. Generous setbacks to the front, side and rear retain frequent views between dwellings across the surrounding pastoral land.

New development is low scale, one to two storey dwellings, using durable materials and colours that reflect the pastoral environment and simple building forms. Garages and carports are located behind the dwelling front wall or integrated with the design of the dwelling.

Absent, low or transparent, front fencing contributes to the country feel and an informal transition between

the public and private realms. Planting of large canopy street trees provides shading and cooling benefits and improves pedestrian environments.

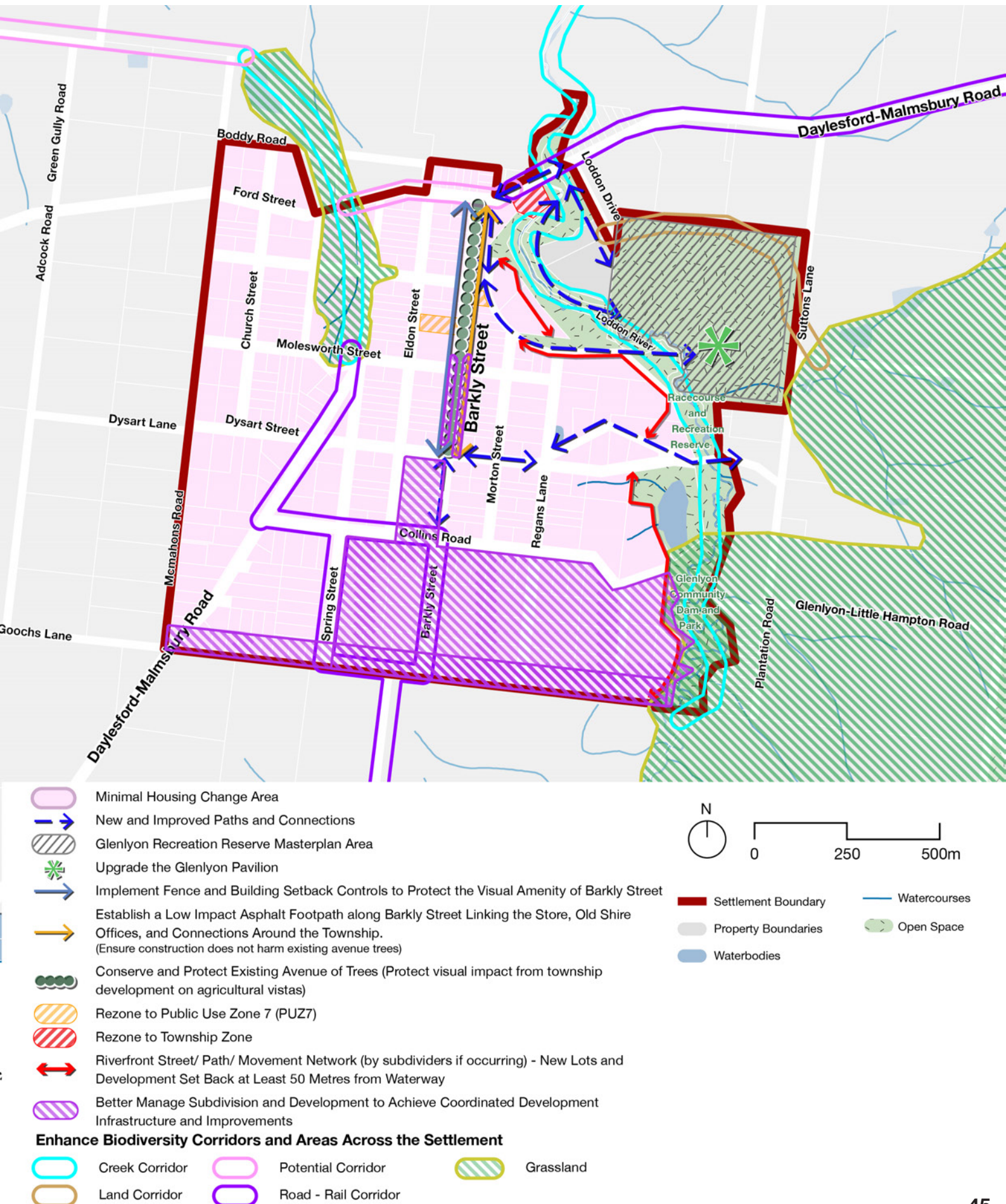
Housing change is minimal to reflect specific site constraints through design, fencing, materials, and building height. Housing types will be focused on single dwellings on large sites that can meet the minimum subdivision area.



9.0 Development Framework

The development framework for Glenlyon is shown at **Figure 17**. This includes the key initiatives for this structure plan.

Figure 17: Glenlyon Development Framework Plan



10.0 Implementation

10.1 Statutory planning

To give greater certainty to the implementation of the vision for the settlement, it is necessary to ensure key elements are included in the Hepburn Planning Scheme. The vision and objectives should be embedded in local policy integrated into the Planning Policy Framework (PPF). This could be through the local planning policy at Clause 11.01-1L to complement Clauses 11.03-1S and R. This will confirm the settlement boundary and provide new strategies to guide redevelopment. Updates will also be made to the Municipal Planning Strategy (MPS) to reflect the plan. The structure plan should be included as a policy document in the local planning policy and as a background document at Clause 72.08.

Land is proposed to be rezoned as shown in **Figure 18** as follows:

- Rezone Township Zone Crown Land at 13-21 Molesworth Street to Public Conservation and Resource Zone.
- Rezone Township Zone land at 25 and 32 Barkly Street to Public Use Zone 7.
- Rezone portion of 64 Barkly Street in Public Conservation and Resource Zone to Township Zone.
- Rezone western part of 64 Barkly Street from Public Conservation and Recreation Zone to Township Zone.

Land proposed for new overlays is shown in **Figure 19** as follows:

- Apply the Design and Development Overlay to Barkly Street south of the existing Heritage Overlay 985.
- Apply the Environmental Significance Overlay to land identified with high biodiversity value in the settlement and extend south along Daylesford-Malmsbury Road.
- Apply the Environmental Significance Overlay to private land with waterway and related ecological values.
- Apply the Development Plan Overlay and Design and Development Overlay to southern parts of the town under development to manage form, subdivision and integrate with surrounding areas.
- Apply Development Plan Overlay to southern part of the town under development to manage form of subdivision.
- Apply Design Development Overlay to southern town edge under development to protect visual impact of development on agricultural vistas and integrate with surrounds.

10.2 Non-statutory implementation

The Structure Plan identifies a wide range of non-statutory implementation actions necessary to deliver the vision for the settlement. A key action will be to implement a series of public realm improvements to enhance the image and place qualities of the settlement. These will support retail and commercial activities, tourism and enhancement of the liveability of the settlement with Council having a key role.

Initiatives are required to improve and complement the amenity of the settlement to address many access, connectivity and safety issues including streetscape master planning, tree plantings, new paths and improved crossings. These are subject to investment by Council in conjunction with stakeholders such as the Department of Transport and Planning as key partners. Management of public parkland and reserves is also a important co-

management responsibility between Council and the Department of Energy, Environment and Climate Action.

The delivery of upgrades and better utilisation of existing community facilities will be subject to future commitments and funding over the coming decade and build on existing delivery of better community facilities. Council investment has an important relationship to the settlement's economic development and showcasing what the settlement has to offer.

There are a range of community advocacy roles that Council needs to lead, particularly in relation to reducing speed limits on arterial roads that are both managed by the State. Bus services from, and to, the settlement and across the region should be reviewed and better coordinated and connected throughout the Shire consistent with the Integrated Transport Strategy.

There are several capital works improvements that Council and State Government Agencies can make to the pedestrian and wheeling environment to strengthen links throughout the settlement and increase the number of people who walk and wheel.

Council and the State Government can also lead and/or support many actions around physical, social and community infrastructure investment, for place making and other economic development initiatives to support the settlement's development.

Statutory and non-statutory initiatives are outlined in more detail in the Implementation Plan along with recommendations on timing, partners and priority in Appendix D.

10.3 Implementation plan

The Implementation Plan provides a framework to deliver the vision for Glenlyon. It provides a guide to identify Council's role, responsibilities and priority for each recommended action and will be used to monitor and evaluation the implementation of the plan.

Council's role

Hepburn Shire Council will play different roles in the implementation of the Hepburn Structure Plan project. These will vary between the roles of Planner, Provider, Advocate, Partner/ Facilitator, Educator and Regulator. A description of these various roles is provided below.

Planner

Develop detailed plans and drawings for construction, and in relation to its urban and social planning responsibilities.

Advocate

Represent community needs and interests to Commonwealth and State Governments and the private sector for reform and funding.

Partner / facilitator

Working closely with developers, landowners, residents and businesses to facilitate the outcomes in the Structure Plan.

Educator

Provide information to businesses, residents and interest groups.

Regulator

Ensure that built form, infrastructure and other elements of the environment meet town planning, building, transport and public health regulations and expectations.

10.4 Monitoring and review

A progress report on the implementation of the structure plan will be provided by Council every three years and will commence from when the plan is adopted. This process will enable Council to measure progress, ensure an appropriate application of resources and the delivery of key priority projects. Council will use the five yearly progress report to adjust the implementation program to ensure that the structure plan is achieving the vision. The structure plan review cycle is every ten years, to ensure that it remains relevant and consistent with Council's strategic policies, MPS and the Council Plan, and to identify any changes required to respond to new trends, policies, regional strategies or changing circumstances. This review will enable Council to prepare for the subsequent structure plan period.

The structure plan will make a strong local contribution to the delivery of the Council Plan and encourage and support businesses to come to Hepburn Shire and grow. It will also better plan for different types of housing, encourage more people to walk and wheel, help mitigate environmental impacts, support surrounding agricultural areas and strengthen community resilience and wellbeing.



Figure 18: Proposed Zoning Changes and Existing Zones

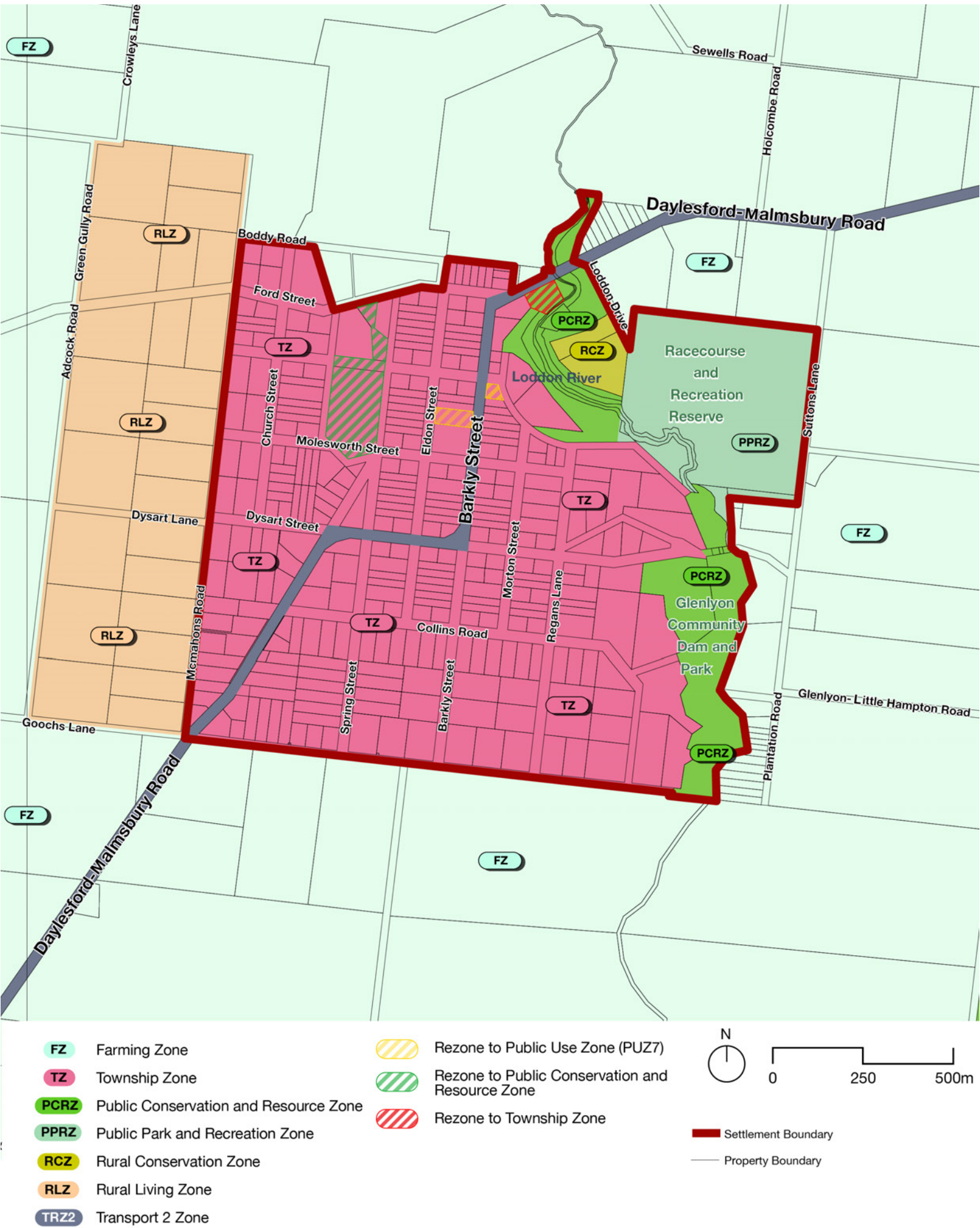
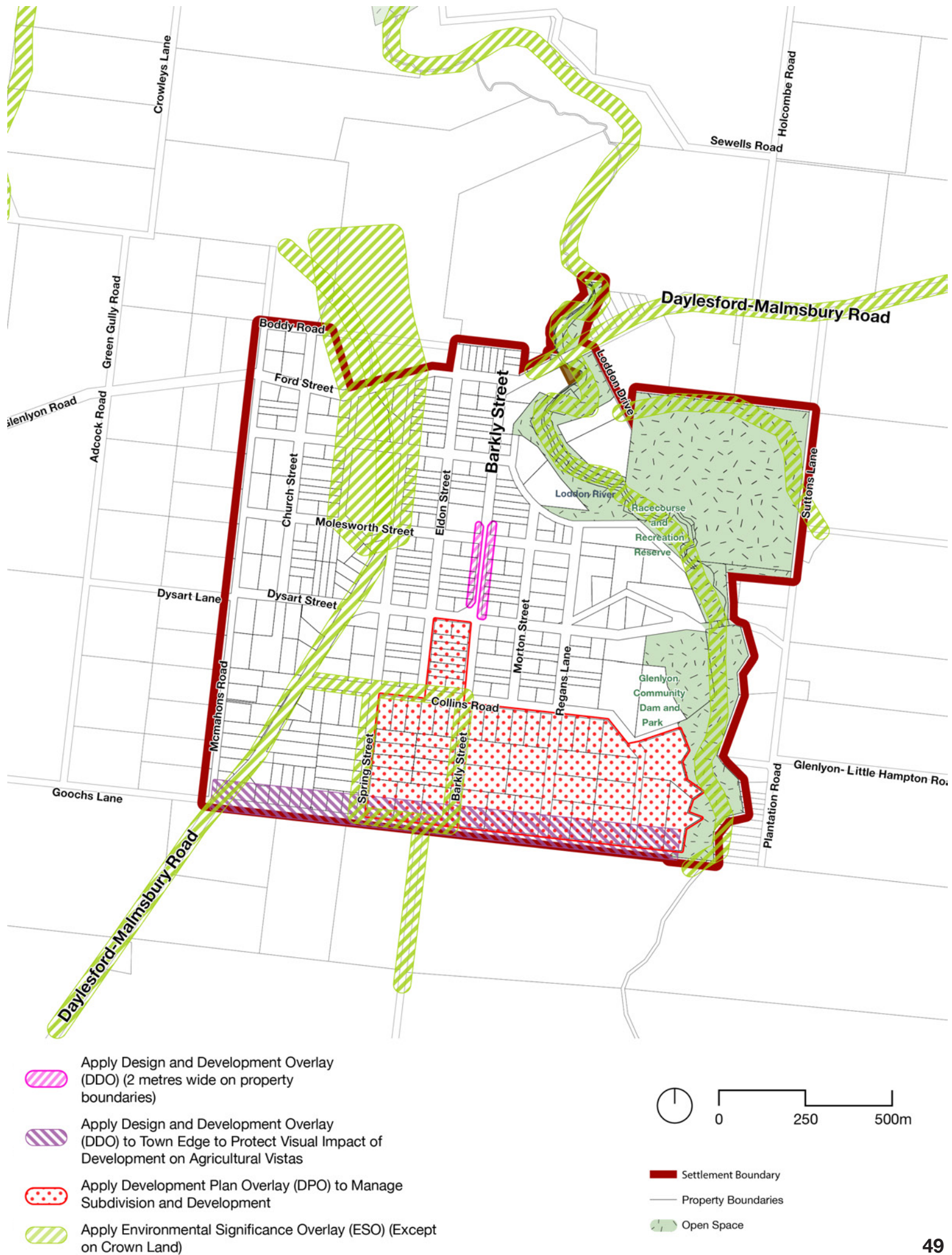


Figure 19: Proposed Overlay Changes



11.0 Appendix A Boundary Assessment

Defining the extent of a township or settlement is a key task in the development of a structure plan and should be guided by an assessment undertaken against the criteria set out by the Victorian Government.

Planning Practice Note 58 - Structure Planning for Activity Centres (PPN58) sets out criteria to be used to determine an activity centre boundary in a structure plan. This has been adapted to the settlement context for this structure plan and any references to township should be taken to refer to the settlement. A settlement is defined

as “a group of houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area.”

Table 1 provides an analysis of the settlement boundary assessed against guidelines in PPN58. The spatial outcome of this assessment is shown in **Figure 3** with a proposed settlement boundary.

Table 1: Settlement Boundary Assessment

Boundary Criteria:	Assessment/Response:
Consider the following issues in determining the potential location of a township boundary:	
The location of existing commercial areas and land uses	There are no significant commercial areas located in Glenlyon - a Licenced Café/ Restaurant is located at the intersection of Barkly Street and Ford Street. This land is not commercially zoned but instead zoned Township Zone (TZ). The Licenced Café/Restaurant is surrounded by residential land uses, providing close proximity to residents. It is also situated located near the Loddon River and Glenlyon Recreation Reserve providing an opportunity to connect with the environment, commercial, and culture, contributing to the collective identity of the settlement. Since this commercial land use is within settlement, its inclusion is appropriate within the settlement boundary.
The location of existing government and institutional areas and land uses	There are very few government and institutional areas and land uses in Glenlyon including the Old Glenlyon Shire Offices and Hall located at 32 Barkly Street and a CFA fire station located at 25 Barkly Street. Both are zoned as Township Zone (TZ). All of these facilities are in, or close to, the centre of the settlement and should be included in the settlement boundary.
The location of existing areas of public open space	There is significant open space located in the centre of the settlement, including the Glenlyon Recreation Reserve, the Loddon River and environs and the Glenlyon Community Dam and Park. These green spaces play a crucial role in Glenlyon for recreational activities and offers the opportunity to connect residential land uses to open space through the development of a walking track, linking these three open green spaces. This connection aims to enhance the environment, improve pedestrian and cyclist access, and provide additional amenities. These open green spaces are also close to both the commercial and government and institutional land uses in Glenlyon, potentially leading to more integrated outcomes. Keeping these existing public open spaces within the boundary is important to balance growth and environmental preservation and, therefore, they should be retained and maximised to benefit and connect other areas within the township.
Commercial and residential needs	<p>The settlement has a single licenced café/restaurant and relies on nearby Daylesford for most mid-level services. The settlement currently has insufficient commercial floorspace capacity to meet anticipated demand by 2041 and beyond. Anticipated commercial floorspace demand between 2021 and 2041 will be 2,400 sqm while commercial floorspace capacity totals 0 sqm, resulting in a capacity balance of -2,400 sqm. The demand, however, is not a material shortfall and could be easily met through intensification or additional development in nearby larger towns of Trentham or Daylesford.</p> <p>In Glenlyon, smaller lots sizes (900-3,000sqm) with medium to large frontages (20m-50m) are prevalent closer to the settlement centre while larger lots (3,000sqm and greater) with larger frontages (50m and greater) are usually located on the edges or outside the settlement. These lots allow more space for vegetation, significant front, side and rear setbacks and onsite water tanks and septs. Larger lots are also more appropriate for subdivision providing capacity to meet housing demand growth. Anticipated housing demand between 2021 and 2041 will be 54 dwellings while housing capacity including both infill and greenfield development will total 47 dwellings,</p>

Commercial and residential needs	resulting in a capacity balance of -7 dwellings. While there isn't sufficient scope to meet future demand, this demand could be accommodated in nearby Daylesford.
Environmental and flooding constraints	The Glenlyon township is located in on relatively flat land that slopes slightly towards the Loddon River. Glenlyon has little dense vegetation. There are, however, extensive areas of dense vegetation outside the proposed settlement boundary to the east and south, corresponding to the Wombat State Forest. Dense tree coverage is also present further north-east in the Upper Loddon State Forest. A corridor of dense vegetation can also be found lining the Loddon River which passes through the settlement. As a result, the landscape, while visually striking, is subject to both high bushfire and flooding risk. Flooding is particularly predominant along the Loddon River and in a spring fed wetland located between Molesworth Street and Ford Street. Both these areas have the Land Subject to Inundation Overlay (LSIO) applied to them. The Bushfire Management Overlay (BMO) covers the majority of the settlement's surrounds, particularly to the south, east and north approaches of Glenlyon.
Heritage constraints	Existing heritage places are all north of Dysart Street, primarily along Barkly Street, contributing to the current and unique built form heritage character of the settlement. Heritage overlays could limit settlement growth particularly along Barkly Street, however, it is likely minimum lot size requirements will have a bigger effect. The Heritage Overlay (HO) does not significantly impact the area outside the settlement boundary.
Availability of strategic redevelopment sites, both existing and potential	There are no significant strategic redevelopment sites within the settlement and are unlikely to become available in the absence of town water and sewer.
The location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the township	Residential areas are zoned Township Zone. These areas can be found throughout the settlement, predominantly in the north, south and west. Due to environmental constraints and a lack of reticulated water and sewerage infrastructure, there are no residential areas that provide significant redevelopment opportunities in Glenlyon.
Consideration of physical barriers and opportunities for their improvement	Several physical barriers exist in Glenlyon that could affect development. <ul style="list-style-type: none"> • Dense vegetation corresponding to PCRZ, PPRZ and RCZ land to the east. • The Loddon River and Glenlyon Community Dam and Park. • Large open open green spaces including the Racecourse and Recreation Reserve. • A lack of pathways on main roads and some unpaved local roads, although this is of lower impact with low vehicle volumes and good sightlines along the relatively flat grid street network. • Land subject to regular flooding on Molesworth Street, Ford Street and Boddy Road.
Proximity to public transport, especially fixed rail (train or tram)	Glenlyon has no access currently to any forms of public transport.
The location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges	<p>Daylesford-Malmsbury Road is the main access roads for Glenlyon, providing connections to other regional destinations. Barkly Street, Dysart Street, Molesworth Street and Ford Street provide local connections. A grid-based street network, with some notable diagonal and curved exceptions, comprises most of the central area of Glenlyon. Settlement gateways mark the point where increased density of continuous built-up areas and services start.</p> <p>Glenlyon has little to no pedestrian or cyclist infrastructure. Footpaths are often informal and unpaved, limiting accessibility to those with mobility constraints. Some walking and wheeling connections can be found in key open spaces such as the recreation reserve and a network of trails can be found along the Loddon River. There are opportunities to make improvements for walking and bicycle riding, but the low traffic volumes on local streets mean that they are relatively safe for all users within the settlement boundary, although improvements can be made, noting the shared access environment.</p>

Consider the following issues in determining the potential location of a township boundary:

Walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre (depending on topography and connectivity)	There is a strong opportunity to improve the walkability of the settlement by implementing formal pedestrian infrastructure along key roads such as Barkly Street and connecting the recreation reserve with Loddon River and its existing walking tracks. Connecting them could enhance the walkability of the settlement, strengthen its culture and identity, and add more value to the history of the settlement.
Consistency with State policy	Glenlyon has no existing settlement boundary. The proposed boundary is consistent with the state policy framework, such as Clauses 11.01-1S and Clause 11.02-1S, which provides opportunities for both minimal and managed growth in existing settlement areas and also supports limiting natural hazards. The Bushfire Management Overlay (BMO) is within the proposed settlement boundary for Glenlyon but is limited to areas east of the settlement. Additionally, Clause 11.03-2S supports growth appropriate to the housing change area and 15.01-5S emphasises neighbourhood character.
Consistency with local policy and a Municipal Planning Strategy (MPS) where relevant	The Glenlyon settlement boundary is consistent with the Council's MPS and local and municipal planning policy framework, particularly, including 15.01-5L-02 Neighbourhood Character in Townships and Settlements, 17.01-1L Diversified Economy and 19.02-6L Open Space.
Impacts of the boundary on other township boundaries	There is sufficient separation between other towns in the region, such as Creswick, Daylesford, Hepburn/Hepburn Springs and, Trentham and also settlements such as Wheatsheafth and Drummond to support the Glenlyon settlement boundary.
In setting a boundary for a township include:	
Sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon	There is insufficient commercial land to provide for the centre's needs and that of the surrounding community, however, Glenlyon's close proximity to Daylesford and Trentham, means these more established commercial centres could meet the commercial demands of Glenlyon as well as their own. There is no commercially zoned land in Glenlyon. This should be sufficient in the short to longer term for the settlement and the population's needs in the primary trade area with its Township Zone providing local employment and economic benefits from a range of retailing and commercial uses. All urban land uses other than parkland and reserves are zoned TZ.
Residential areas that are integrated into the township or surrounded by other uses that have a strong functional inter-relationship with the township even where limited development opportunities exist	All residential land uses are zoned TZ. Residential land uses are appropriately located within the boundary and surround the commercial and community land uses of Glenlyon. There are existing areas of vacant TZ land that provide new housing opportunities. Minimal residential growth is proposed for all of Glenlyon due to environment constraints and a lack of reticulated water or sewerage infrastructure.
Key public land uses that have or are intended to have a strong functional inter-relationship with the township even where there are no or limited redevelopment opportunities	The Glenlyon Shire Hall, the Glenlyon Racecourse and Recreation Reserve and Glenlyon Community Dam and Park are public facilities located within the proposed Glenlyon settlement boundary.
Public open space areas that have or are intended to have a strong functional inter-relationship with the township.	The Loddon River, Glenlyon Racecourse and Recreation Reserve and Glenlyon Community Dam and Park are the only public open space areas located within the proposed Glenlyon settlement boundary.

In setting a boundary for a township, generally exclude:

Residential land encumbered by significant constraints (such as a Heritage Overlay) located at the edge of the township.

This criteria is not particularly relevant as the boundary is proposed around the TZ and key public open spaces. There is no residential land located outside the proposed boundary and Farming Zone and Rural Living Zone land surround the boundary. Glenlyon is not appropriate for higher density residential development due to environmental and physical infrastructure constraints.

12.0 Appendix B Zones and Overlays

There are a range of zones and overlays that affect Glenlyon and its surrounds including the following:

Zones

- **Farming Zone** which is applied to encourage the retention of productive agricultural land and the retention of employment and population to support rural communities. The zone provides a minimum lot size of 40 hectares unless an alternative is specified in a schedule to the zone. The creation of smaller lots is allowed under particular circumstances.
- **Public Conservation and Resource Zone (PCRZ)** which is applied to places where the primary intention is to conserve and protect the natural environment or resources such as public conservation reserves and parks and allows associated educational activities and resource-based uses.
- **Public Park and Recreation Zone (PPRZ)** which is applied to public parkland including reserves and parks recognising areas for public recreation and open space and protecting and conserving areas of significance where appropriate.
- **Rural Conservation Zone (RCZ)** which is applied to protect and enhance the natural environment for its historic, archaeological, scientific, landscape, faunal habitat and cultural values. It allows for agriculture and farming uses provided they are consistent with the environmental and landscapes values of the area.
- **Rural Living Zone (RLZ)** applies residential land uses, and some agricultural activities that do not affect residential amenity, in rural settings. The zone specifies a lot size of at least 2 hectares and provides opportunities for some rural uses to occur. A different lot size can be specified in a schedule to the zone (which is between 4-8 hectares in Hepburn).
- **Township Zone (TZ)** which is applied to small towns with no specific structure of residential, commercial, industrial and public uses. Development should be connected to reticulated sewerage unless an alternative potable water supply is provided to the satisfaction of council.
- **Transport Zone (TRZ)** which is applied to land for declared roads, railways and other important transportation infrastructure representing state and local designations.
- **Development Plan Overlay (DPO)** which identifies areas where the form and conditions of future development need to be shown on a plan before a permit can be granted to use or develop the land. They usually relate to new development areas and significant redevelopment sites.
- **Design and Development Overlay (DDO)** manages built form and the built environment through building height and setback provisions.
- **Environmental Significance Overlay (ESO)** which is applied to areas where the development of land may be affected by either environmental constraints such as the effects from noise or industrial buffer areas, or issues related to the significance of the natural environment. ESO1 relates to the special water supply catchment area affecting the entire municipality.
- **Heritage Overlay (HO)** which 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 should include a statement of significance, establishing the importance of the place, and can affect land, buildings, trees and/or vegetation.
- **Land Subject to Inundation Overlay (LSIO)** which is applied to land that is subject to inundation related to flooding from waterways but is not part of the primary floodway as identified by the relevant floodplain management authority.
- **Vegetation Protection Overlay (VPO)** applies to protect significant native and exotic vegetation in both urban and rural environments, and it can be applied to individual trees, stands of trees, or areas of significant vegetation.

Overlays

- **Bushfire Management Overlay (BMO)** which identifies areas where the bushfire hazard requires bushfire protection measures to be implemented, seeks to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire. Development is permitted only where the risk to life and property from bushfire can be reduced to an acceptable level.

13.0 Appendix C Design Guidelines for Settlement

Building design

- New buildings should not exceed two storeys (8 metres) high.
- Locate new buildings to retain or frame views to nearby or distant landscape features.

Vehicle access

- Locate driveways to avoid impact on trees or other assets within the street
- Locate on-site car parking to have a minimal visual impact on the streetscape. Where possible, avoid parking between building frontages and the street.

Signage

- Integrate business identification signage so that it does not visually dominate the overall form of the building or its setting.
- The proportion and scale of signage should reflect and complement the rural settlement character.
- Illuminated signs are discouraged. Where illuminated signs are considered appropriate, ensure light spill to nearby residential land is avoided.

Landscape and fencing

- Provide low (1.2m high) transparent fencing of locally appropriate materials, or alternatively hedging, to front and side boundaries, particularly along Barkly Street.

14.0 Appendix D Neighbourhood Character Design Guidelines

Under separate cover

15.0 Appendix E Action Implementation Table

Under separate cover

16.0 Appendix F: Glossary

Term	Definition
Accessible/accessibility	In design it refers to ensuring people of all abilities can independently move around a place or building. Minimum national design standards apply under the Disability and Discrimination Act 1995.
Activation/streetscape activation	A collection of design techniques that aim to make streets feel safe and attractive and increase opportunities for social contact and trade. Techniques include facing front doors and windows of houses to the street with garages behind, larger clear windows on shopfronts, street dining and trading, vibrant signage on shopping streets, locating building entries on or close to footpaths.
Adaptive re-use	Reusing an existing building for a purpose other than which it was originally built. It often involves some improvement works or changes. Hepburn examples include reusing an old church or farm shed for a dwelling.
Affordable housing	Housing where the rents or mortgage repayments purchase price comprise no more than 30% of a household's income and has reasonably low running costs. In Victoria the reference point is households in the lower 60% of community income ranges. It can be private market, housing, social housing and community housing. The Planning and Environment Act 1987 contains the full technical definition.
Age in place	Generally ageing in place refers to continuing to live in the community, with some level of independence, rather than in residential aged care facility.
BAL (Bushfire attack level)	BAL – VERY LOW: There is insufficient risk to warrant any specific construction requirements but there is still some risk. BAL of 12.5 -LOW: There is a risk of ember attack. BAL of 19 -MODERATE: There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. BAL of 29 - HIGH: There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. BAL of 40 - VERY HIGH: There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. BAL of FZ (FLAME ZONE) – EXTREME: There is an extremely high risk of ember attack and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front.
Bioregion	The Victoria Minister for the Environment recognises 28 bioregions across Victoria. Each area has a recognisably distinct combination of climate, geomorphology, geology, soils and vegetation. Having this information assist in planning the right type of land use and building techniques. https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks
Built form	Includes buildings and structures. Generally, describes the shape, height and make up of buildings.
Bushfire prone area	Bushfire Prone Areas (BPA) are decided by the Minister of Planning under Victoria's Building Regulations based on land's exposure to fire risk factors – predominantly open vegetated land. The whole of Hepburn Shire is in a Bushfire prone area. Where land is in a BPA building must include higher fire resistance construction techniques.
Commuter town	A town where most working residents travel elsewhere for employment or work.
Conventional residential sites	A block of land in a town ready for a house to be built.
Creative co-spaces or co working spaces	Includes shared working spaces, art studios where individuals pay to regularly rent a space or on an as needs basis.
End of trip facilities	Dedicated shower and change rooms for cyclists, scooter riders etc.

Term	Definition
Environmental sustainable development (ESD)	Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Fine grain	A term used by architects and designers to describe streets where narrow blocks or shopfronts predominate. Most Victorian towns display this pattern as well streets with rows of older Victorian workers cottages or terraces.
Heat island effect	The urban heat island effect is a phenomenon whereby towns and villages experience higher air temperatures than the surrounding countryside.
Heritage / Cultural heritage	In this document, 'heritage' is used to refer to colonial Victorian and Australian heritage. 'Cultural heritage' is used to describe the pre-colonial and continuing heritage of the Dja Dja Wurrung people, the Traditional Owners of the lands and waters in the Shire.
Housing choice/ housing diversity	This is an objective of State and Council planning policy to encourage housing providers to deliver a range of houses/accommodation types and sizes for people at all income levels and life stages.
Housing stock	The total number of houses, apartments, villas, retirement and farm houses in an area.
Infill development	New buildings and/or subdivision on established town properties. It can involve demolition of existing buildings and usually involved adding more buildings to a site.
Intensification	Adding more buildings to an area. Generally towns should allow for intensification to reduce to cost to community of adding expensive power, water, sewer and fibre networks outside towns.
Key worker	A worker who does a job that is important for society, for example, a nurse, teacher, or police officer.
Land use buffer	Keeping a minimum distance between a land use that with health or safety risks and land uses that might suffer if the health or safety risk occurred. 'Buffer' is the distance from use with the health or safety risk i.e. "the factory has a 500m buffer around it." It is most often use to ensure houses, kinders and schools are located a safe distance from heavy industry and other polluting uses.
Low density	Land specifically zoned 'Low Density Living' in the Hepburn Planning Scheme. It often provides for houses on lots near towns but where the town sewer may not be available – it requires larger lots to ensure homes can install a septic system.
Managed change area/ Managed housing change area	Encompass residential areas with established neighbourhood character values that have the capacity for greater housing change and growth to occur.
Middens	A term of archaeology used to describe collections of buried material that indicates past human settlement.
Minimal change area/ Minimal housing change area	Comprise those locations with heritage, environmental and physical constraints and special neighbourhood character and therefore have a reduced capacity for housing change and growth.
Neighbourhood character	How the features of an area come together to give that area its own particular character. (from Victorian Planning Practice Note 43, VicGov 2018).
Palette of streetscape materials	The collection of different materials used in buildings along a street. Hepburn Shire's typical palette of streetscape materials includes bluestone, asphalt, cast iron, grassy verges and canopy trees.
Peripheral commercial and residential areas	Areas of the town immediately adjoining the main commercial area.
Positive interface	Applying the design techniques as described at activation/streetscape activation to how buildings face or abut each other or how blocks of land adjoin public areas.
Public realm	The public realm comprises spaces and places that are open and freely accessible to everyone, regardless of their economic or social conditions. These spaces can include streets, laneways and roads, parks, public plazas, waterways and creek and river banks. Buildings on adjacent land have a strong effect on how those places look and feel – planning strives to improve the influence of buildings on public land.

Term	Definition
Raingarden	Raingardens are specially-designed garden beds that filter oil, dirt and other pollutants from rain in gutters. Raingardens are also called bioretention systems because they use soil, plants and microbes to biologically treat stormwater.
Rezone	Changing the zone of land in the planning scheme.
Rural living	Land specifically zoned 'Rural Living' in the Hepburn Planning Scheme. It generally provides for houses and small-scale agriculture on lots greater than 4ha and 8ha in coordinated developments. It does not include houses on farms.
SEIFA index	Socio Economic Index for Areas is a product delivered by the ABS that ranks areas according to relative socio-economic advantage and disadvantage. The indexes are based on information from the 5 yearly census.
Sensitive use	A land use that is at heightened risk from health and safety risks from another land use. These generally include places people live and where children congregate such as houses, kinders and schools.
Settlement Boundary	Settlement boundary is a planning concept that spatially determines a fixed outer boundary of urban development that represents the future growth expectations for a town. It defines the allowable extent of urban use and development for a town by including existing urban land and any land identified on a plan in the planning scheme for future urban development. In most cases a town boundary will comprise the existing extent of residential, commercial, industrial and public use zones (all existing urban zones).
Shop top	Dwellings located above ground floor commercial premises, typically in a main shopping street.
Social housing	Social housing includes public housing (Homes Victoria) and community housing (provided by for-profit or not-for-profit housing entities).
Structure plan	A document approved by a Council or the Minister for Planning that sets out the community's vision for how an area or town will develop. It usually contains a combination of maps and words. It should be informed by specialist assessments about the area i.e. natural features, the population and future population and the economy.
Sustainable subdivision framework	<p>The Sustainable Subdivisions Framework (SSF) seeks to provide statutory planners with a basis for measuring and achieving stronger sustainability outcomes in residential subdivisions, while also providing information on how sustainability interventions can be integrated into residential subdivisions.</p> <p>The SSF identifies seven categories that can assist in creating sustainable subdivisions:</p> <ol style="list-style-type: none"> Site Layout and Liveability Streets and Public Realm Energy Ecology Integrated Water Management (IWM) Urban Heat Circular Economy (Materials and Waste)
Traditional owners	The Traditional Owners of the Shire of Hepburn are the Dja Dja Wurrung or Djarra.
Transfer station	Land used to collect, consolidate, temporarily store, sort or recover refuse, used or surplus materials before transfer for disposal, recycling or use elsewhere. (as defined in the Hepburn Planning Scheme)
Vegetation communities	This term is used in ecology to describe landscapes with consistent characteristics and plants. They include grasslands, forests, swamps, riversides and distinct subsets of these categories.
Visitor economy	The collection of businesses and related firms that service tourists.
Water sensitive urban design (WSUD)	Water Sensitive Urban Design (WSUD) is a way of planning our towns to minimise water runoff and ensure any runoff causes the least amount of damage. It is also about wise use of that water to improve our urban environment.

Term	Definition
	<p>The key principles of WSUD are:</p> <ul style="list-style-type: none"> • To reduce the demand for potable (fit for drinking) water by using alternative sources of water such as rainwater, stormwater and treated wastewater and encouraging water efficient appliances, and low water use gardens and landscaping. • To minimise the generation of wastewater and to treat wastewater to a suitable standard for re-use and/or release to receiving waters. • To treat urban stormwater to a quality where it can be reused and/or discharged to surface waters. • To use stormwater in the urban landscape to improve the visual and recreational amenity of developments.
Wayfinding	Includes signage, mapping, road markings and signposting.
Wheeling	Includes bicycles, wheelchairs, scooters, skateboards etc. (plus electric powered versions of these).
Zero carbon best practice developments	<p>Zero carbon developments are new buildings that have no net carbon (or greenhouse gas) emissions. The following are best practice standards for delivering a development that produces net zero carbon emissions:</p> <ul style="list-style-type: none"> • Optimised passive design to deliver an energy efficient building envelope. • Maximised energy efficiency standard for all appliances, systems and lighting. • No fossil fuel consumption on-site, such as gas or LPG. • Maximised on-site renewable energy generation. • Residual electricity demand met from local and/or off-site renewable energy generation. • Select materials that minimise carbon emissions, and offset these emissions through a verified carbon offset scheme.



Council Webpage

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