



Horsham Planning Scheme Review

Version 2.1

APRIL 2024



Planning and Environment Act 1987

Planning Scheme review pursuant to Section 12B of the Act

Horsham Planning Scheme

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1.0	CR	June 2022
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Abbreviations

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
BAO	Buffer Area Overlay
CFA	Country Fire Authority
CPG	CPG Consultants
DDO	Design and Development Overlay
DPO	Development Plan Overlay
DTP	Department of Transport and Planning
ESO	Environmental Significance Overlay
GC	Group of Councils
MDFC	Ministerial Direction on the Form and Content of Planning Schemes
MPS	Municipal Planning Strategy
P&E Act	Planning and Environment Act 1987
PG	Practitioner's Guide to Victoria's Planning Schemes
PPF	Planning Policy Framework
PPN	Planning Practice Note
HRCC	Horsham Rural City Council
HPS	Horsham Planning Scheme
PPARS	Planning Permit Activity and Report System
PPF	Planning Policy Framework
SLO	Significant Landscape Overlay
VC	Victorian Councils
VCAT	Victorian Civil and Administrative Tribunal
VIF	Victorian in Future
VPO	Vegetation Protection Overlay

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1. Executive summary

1.1. Why is the planning scheme being reviewed?

Council as the planning authority for the Horsham Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987*.

Council last undertook a comprehensive review of the planning scheme in 2010. The recommendations of this review were not directly translated into the planning scheme at the time.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Planning Policy Framework. This was done via amendment C80hors and was a policy neutral amendment undertaken by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the act once complete.

1.2. Health check and findings

Overall, the review has found that the Horsham Planning Scheme is operating effectively, but there are many opportunities to improve the drafting of individual controls to sharpen them and make them more effective. A lot of this work will not require a high level of resource and will be able to be done through ongoing 'housekeeping' amendments. The incremental improvements are listed in Appendix Three.

Council has achieved a great deal in the last three years in the strategic planning space, including the completion of the City to River Masterplan, the commencement of the Horsham South Structure Plan, Urban Renewal Project, Corrections Amendment, and Flood Amendment (implementation of six flood studies). Work is also underway to address housing and settlement issues, review the Open Space Strategy and progress the Horsham Heritage Study 2014.

Some of the strategic gaps in the Horsham Planning Scheme include the lack of an established settlement framework, and the role of towns apart from Horsham City and Natimuk is not explained in the planning scheme. A settlement framework which outlines the overall aspirations for each settlement and, most importantly, establishes a settlement boundary around each township, will provide Council with the tool for the coordinated growth and development of its settlements and the protection of environmental and agriculture land.

Horsham City has a large supply of greenfield residential zoned land, which is contained in five separate development fronts which has delivered standard suburb for housing in line with Horsham's moderate growth. Like most regional and rural areas in Victoria, there is lack of housing choice in Horsham City with most dwellings being family housing (3 bedroom plus) on detached lots. This leads to lack of diversity and fewer affordable housing options. Putting in place a framework to create a more diverse housing mix while maintaining character of areas, and developing a staging plan for Horsham City land development were recurring themes during the review and the highest priority planning issue for HRCC to resolve. Council has identified this and commissioned the Housing Strategy which should address these issues.

Like many Councils, HRCC has gaps in its heritage work. More strategic work is required to identify and implement protection of the heritage places in the municipality. There is also work to be done to ensure that the citations for the existing places in the Heritage Overlay are updated and properly incorporated into the planning scheme.

There are several strategic plans that Council has prepared and adopted that can be implemented now through an amendment based on this report.

There are several strategies that have been prepared by Council over the past five years that require review and implementation into the planning scheme. These are as follows:

- Wartook Valley Strategy (HRCC, 2017),
- Horsham Rural City Council Open Space Strategy (SBP, 2019),
- City to River Masterplan (Urban Enterprise, 2020),
- Greening Greater Horsham: A Municipal Tree Strategy 2021 – 2031 (Urban Forest Consulting, 2021) and,
- Horsham North Local Area Plan (HRCC, 2023).

These are significant pieces of work, and planning scheme amendments will be required to implement these into the planning scheme. Numerous small, policy neutral changes have also been identified to bring the Horsham Planning Scheme in line with the Ministerial Direction on the Form and content of planning schemes.

1.3. Top priorities for Council

The review has identified the following priorities for Council over the next four years:

- Updating the Local Planning Policy Framework and Municipal Planning Strategy of the Horsham Planning Scheme
- Implementation of existing strategies and projects currently in progress including Horsham South Structure Plan, Urban Renewal Plan, Greening Greater Horsham, Wartook Valley Strategy, and the Heritage Study.
- Preparing the Horsham and Natimuk Housing Diversity and Affordability strategy (Housing Strategy) which addresses character issues and supports a more diverse housing mix, while accommodating the projected growth to HRCC. This should be used to apply the residential zone schedules appropriately.
- Developing a settlement hierarchy and settlement boundaries through a Rural Land Use Strategy, to provide direction on the level of change expected in each settlement and prevent residential development in the Farming Zone by directing it to existing settlements.
- Updating existing heritage place citations, implementing heritage studies that have been completed and undertaking a heritage places gap assessment.
- Improving the drafting of existing schedules in the planning scheme to clarify objectives, strategies, and requirements. The aim is to create more user friendly and specific ordinance to better guide applicants and decision making.

1.4. Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review. Recommendations are grouped as follows:

- Planning scheme recommendations
- Further strategic work recommendations
- Process improvement recommendations
- Advocacy recommendations

- Minister for Planning recommendations

1.4.1. Planning scheme amendment

These recommendations relate to the planning scheme amendment that should be progressed to implement the findings of this review relating to administrative matters or to incorporate Council or State adopted strategic planning work into the scheme.

The planning scheme review has identified many policy-neutral changes that should be made to the planning scheme to bring it into alignment with the Ministerial Direction on the Form and Content of Planning Schemes. These are administrative matters and do not change the policy intent of the scheme.

There are several factual changes that should be made to the Municipal Planning Strategy to bring it up to date with the most recent ABS and economic data, and the Council Plan 2021-2025.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review has been done and planning policy from these strategies incorporated into the planning scheme as relevant. The working documents that were used to do the analysis have been included in **Appendix One**.

Recommendation:

It is recommended that Council:

1. Prepare a planning scheme amendment or amendments to:

- a) **Incorporate the policy neutral changes identified in Chapter 5 to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.**
- b) **Include new policy to implement the:**
 - **Horsham Council Plan 2021-2025 (Horsham Rural City Council, 2021)**
 - **Greening Greater Horsham: A Municipal Tree Strategy 2021- 2031 (Urban Forest Consulting, 2021)**
 - **Horsham Urban Transport Plan (Horsham Rural City Council, January 2022)**
 - **Horsham Rural City Council Open Space Strategy (SBP, 2019)**
 - **Electronic Gaming Machine Policy (Horsham Rural City Council, 2012)**
 - **Destination Horsham Investment Attraction Strategy and Implementation Plan (Horsham Rural City Council, January 2022)**
 - **City to River Masterplan (Urban Enterprise, January 2020)**

- c) **Acknowledge the Traditional Owners of Horsham Rural City in Clause 2.01 of the Municipal Planning Strategy to recognise their connection to the land.**
- d) **Amend the Vision (02.02) to reflect the current Council Plan (2021-2025).**
- e) **Amend the Strategic Directions (02.03) to include stronger recognition of the significant landscapes in Horsham, and the important role they play in protecting biodiversity, vegetation, and heritage, and supporting tourism.**
- f) **Remove the CFA as a determining referral authority for applications under ESO1 in the Schedule to Clause 66.04 and 42.01**
- 2. **Translate policy from the following adopted Council documents and incorporate into the planning scheme amendment outlined above:**
 - a) **Wartook Valley Strategy (Horsham Rural City Council, 2017).**
 - b) **City to River Masterplan (Urban Enterprise, 2020).**

1.4.2. Further strategic work

Appendix Two of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme has been identified and is included in the recommendations below. Numerous other recommendations for further strategic work have been identified through this review and are included in **Appendix Three**. The list below represents the further strategic work that the report authors believe will have the most positive impact for the municipality community and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in Clause 74.02 of the planning scheme. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, what the priority projects that should be included in Clause 74.02 are for Council.

Recommendations:

It is recommended that Council prioritise the following further strategic work over the next four years:

- 1. **Prepare settlement and housing strategies for the municipality that:**
 - a) **Establish a settlement hierarchy for the municipality.**
 - b) **Prepare neighbourhood character statements for Horsham and Natimuk, with a view of including these in the schedule to the residential zones.**
 - c) **Prepare high level character statements for all other townships with a view of including these in the Municipal Planning Strategy.**
 - d) **Identify opportunities for infill development in Horsham and potentially Natimuk to support a supply of affordable housing and increase the diversity of housing available. As part of this work consider the findings of the Horsham North Local Area Plan.**
 - e) **Identify urban areas where residential, industrial, and commercial expansion will be directed.**
 - f) **Develop a sequencing plan for land that has been identified for growth in Horsham City, to ensure that infrastructure services can be provided in a timely and efficient manner.**

2. Complete and implement the Horsham South Structure Plan through a planning scheme amendment.
3. Complete and implement the Horsham City Urban Renewal Plan.
4. Review the Wartook Valley Strategy (Horsham Rural City Council, 2017) to implement policy objectives.
5. Implement any recommendations of a Masterplan for the Horsham Aerodrome, including consideration of wind farm impacts.
6. Introduce an open space policy to guide the location and development of open space, and the design of subdivisions on completion of the Open Space Strategy review.
7. Undertake a planning scheme amendment to incorporate the Horsham Heritage Study 2014, introduce planning controls and heritage protections.
8. Identify the heritage gaps including rural and small settlements and prepare a Heritage Gap Study to identify significant heritage places.
9. Investigate applying the CASBE Environmentally Sustainable Development policy to the Horsham Planning Scheme.
10. Review the minimum subdivision sizes in the Farming Zone to ensure that fragmentation of strategically significant agricultural land is not occurring because of the control.
11. Review DPO1 (Low density residential development plan) and DPO2 (Rural living development plan) and determine whether they remain the best tool to manage reticulated sewerage, road access and site layout.
12. Implement the South West Landscape Assessment and update existing Significant Landscape Overlay
13. Amend ESO3 Water Course Protection objectives (currently contains eight objectives, MD only allows one)
14. Convert ESO6 Horsham South Wastewater Treatment Plant Buffer Area and ESO7 Wimmera Intermodal Freight Terminal Precinct Buffer Area to a Buffer Area Overlay (BAO)
15. Redraft permit requirements at 3.0 of SLO3 Grampians and Black Range Environs so they are self-contained to the schedule, and not contingent on other permit triggers in other parts of the Scheme.
16. Redraft schedules to the Special Use Zone to comply with Ministerial Directions including correct construction of table of uses to SUZ3 Dooen Freight Hub, SUZ6 Earth and Energy Resources Industry and SUZ9 Wimmera Intermodal Freight Terminal Precinct.

1.4.3. Process improvements

These recommendations are drawn from both the analysis of the planning scheme and consultation with Council staff and referral authorities.

The recommendations relate to improvements that could be made to the processes associated with collection and analysis of data (such as planning permits), processing and referral of applications, and communication. Process improvements may apply to Council, the Victorian government or referral agencies.

Recommendations:

It is recommended that Council:

- 1. Monitor the statutory planning workload to ensure that adequate resources are available to manage the growing number of permit applications and major projects.**
- 2. Monitor the workload associated with the introduction of the new planning controls associated with the introduction of the flood amendment, Horsham South Structure Plan and Heritage overlay to ensure adequate statutory planning resources are in place to assess applications in a timely and professional manner.**
- 3. Investigate whether additional resources are required to undertake planning enforcement.**
- 4. Identify redundant and incorrect planning controls to ensure the Horsham Planning Scheme is efficient and effective.**
- 5. Provide feedback and support to State Government regulatory reform.**

1.4.4. Advocacy

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the *Planning and Environment Act 1987*. They are matters that Council may wish to discuss with the Victorian government to highlight the issue and advocate for change.

Recommendations:

It is recommended that Council:

- 1. Encourage the relevant asset owners to convert Environment Significance Overlay schedule 6 (Horsham South Wastewater Treatment Plant) and Environment Significant Overlay schedule 7 (Wimmera Intermodal Freight Terminal Precinct Buffer Area) to the Buffer Area Overlay.**
- 2. Collaborate with Grampians Wimmera Mallee Water to review the extent and controls contained within ESO4 Water Supply Catchment and ESO5 Chanel and Reservoir protection.**
- 3. Where updated flood information and mapping is available and provided by floodplain management authorities, apply for assistance from the Flood-related Amendments Standing Advisory Committee, to include up to date flood mapping in the Horsham Planning Scheme.**
- 4. Advocate for the State government to fund or undertake a Group Council amendment to support the South West Landscape Assessment, and consider the findings and recommendations as part of a future Rural Land Use Strategy.**
- 5. Advocate for the State government to introduce a development contributions and infrastructure provision suitable for use by rural and regional councils.**

1.4.5. Minister for Planning

Horsham Rural City Council, with funding from Department of Transport and Planning (DTP) and assistance from Redink Planning has prepared a planning scheme review as required by section 12B(1) of the *Planning and Environment Act 1987* (the Act).

In accordance with section 12B(3) of the Act, this review identifies opportunities, set out in this report, to enhance the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.

In accordance with section 12B(4) of the Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Recommendation:

- 1. That Horsham Rural City Council accept this Planning Scheme Review and forward it to the Minister for Planning as evidence Horsham Rural City Council, as the planning authority for Horsham Planning Scheme, has met its obligations in accordance with Section 12B of the *Planning and Environment Act 1987* to review the planning scheme every four years.**

2. Introduction

2.1. Purpose

Council as the planning authority for the Horsham Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (The Act).

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction on the Form and Content of Planning Schemes.
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update information and remove redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the planning scheme in 2010. The recommendations of the review were not directly translated into the planning scheme at the time and was implemented in 2017 by C75 to introduce a new Municipal Strategic Statement.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework. This was done via amendment C80hors and was a policy neutral amendment undertaken by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete.

2.2. Methodology

A six-stage methodology has been developed to undertake planning scheme reviews as shown in Figure 1.

The methodology is supported by the 'Good Practice Guide to Planning Scheme Reviews' and templates that have been developed to assist with each stage of the process.

Redink Planning has been engaged by the DTP to conduct Stages One to Four for the Horsham Rural City Council.

Stage Five will include a planning scheme amendment to implement the recommendations of the review, which will include community consultation. The amendment will be advertised, and submissions invited from community members in accordance with the requirements of the *Planning and Environment Act 1987*. If submissions cannot be resolved, Council is obliged to ask the Minister for Planning to appoint an independent Planning Panel to consider submissions and make recommendations to the Minister.

Figure 1: Planning scheme review methodology.



The timing for the project is:

Table 1: Project Timing

Stage	Timing
Initiate	March 2022
Analyse	April / May 2022
Engage	June 2022
Report	June 2023
Consult and implement	June 2024

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DTP.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes and advice:

- A Practitioner's Guide to Victoria's Planning Schemes.
- PPN – 46 Strategic Assessment Guidelines.
- PPN32 – Review of planning schemes.

3. What's driving change

3.1. Population, growth, and economy

In 2016 Horsham Rural City had an estimated resident population of 19,884 (VIF, 2019). This grew to 20,429 in 2021 (ABS, 2021). Population increase is mainly attributed to people moving to the Horsham Regional Centre from surrounding areas, while the rural areas of the municipality are experiencing population decline. The population of the municipality is also ageing, and older residents are looking to retire to a place that better meet their needs.

Horsham Rural City Council is quite unique in that it has one very large settlement (Horsham City) which contains most of the population and will absorb most of the growth in future, surrounded by many very small towns of each no more than 500 people.

The number of dwellings within the municipality is forecast to experience a limited increase, growing from 9,362 dwellings in 2021 to 9,961 dwellings in 2031 (VIF, 2019).

The Urban Development Program prepared by the State Government indicates that there is more than adequate zoned land available to accommodate growth in the Municipality, with Horsham City having between fifty- and eighty-years land supply. Horsham City has numerous development fronts around the edge of the city, and medium density and higher density opportunities have been identified in the city centre. Growth in other settlements in the municipality is expected to be limited and incremental.

Horsham Rural City's economy is largely driven by agriculture (both dry land broadacre farming and livestock grazing). Manufacturing (specifically food products, metal products and transport equipment and parts), construction, public sector industries (including the prison), retail and services are its next largest contributors to the economy.

The Wimmera Agriculture and Logistics (WAL) Hub Precinct in Dooen is a 470 hectares major intermodal freight and logistics hub for the Wimmera-Mallee region, and its development will facilitate a range of businesses and jobs for the municipality and the wider region relating to freight and logistics.

The municipality includes numerous significant landscapes and tourist attractions including the Grampians Ranges and Mount Arapiles, the Black Ranges, and the Natimuk-Douglas Saline Wetland Depression.

Rivers, creeks, streams, wetlands, and lakes are among the municipality's most valuable natural assets. The Wimmera River is the largest watercourse in the municipality and north of the Polkemmet Bridge is classified as a heritage river under the *Heritage Rivers Act 1992*.

The Natimuk Douglas Saline Wetland Depression is a significant nesting site for migratory birds. The wetlands are a former course of the Murray River and consist of more than 30 natural saline and freshwater lakes. The municipality also features other waterways and wetlands of high environmental value in the Millicent Coast Basin and the Wimmera River Basin.

3.2. Climate change and other environmental risks

Based on data produced by Agriculture Victoria, climate change projections for HRCC predict:

- Increased temperatures, particularly in summer.

- Drier conditions with greater decreases in rainfall expected in spring.

- Increases in the intensity of rainfall but a decrease in the number of rainy days.

- Increased risk of bushfire and a longer fire season.

With increased temperatures and less rainfall, water will be a key issue in the future for the municipality.

Almost all of the HRCC footprint is in a designated Bushfire Prone Area and the Bushfire Management Overlay has been applied to several river corridors and nearby National Parks. Flooding affects large parts of the municipality, including along the Wimmera River which passes through Horsham City, and constrains development particularly to the northeast of the city centre.

3.3. Victorian government amendments and advice

The Victoria Planning Provisions are constantly being reviewed and updated at a state level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide and new planning practice notes. The full list of Victorian and Regional amendments that have been gazetted, and practice notes that have been released since the last review forms Appendix Four.

The way in which the Horsham Planning Scheme should respond at a local level to these changes to the Victoria Planning Provision and how they should be applied has been considered in this review and includes:

Planning for housing

The introduction of more sophisticated schedules to the residential zones (through Amendment VC169), including the ability to include place-based objectives (essentially a preferred neighbourhood character statement), provides an opportunity for Council to introduce controls to manage built form in residential areas more effectively. Planning Practice Notes 90 – Planning for Housing and 91 – Using the Residential Zones provide the advice about how this should be done.

Horsham has commenced work on a housing strategy for Horsham City and Natimuk, and the application of PPN90 and 91 will introduce schedules to the residential zones to properly direct growth and manage neighbourhood character. This opportunity is discussed further in Chapter 10 – Key issues.

Buffers

Amendment VC175 introduced the Buffer Area Overlay (BAO). The BAO is a new amenity buffer that is designed to ensure sensitive land uses, such as schools and residences, are not affected by odour or dust from industries operating nearby. This control may be suitable for application around a range of infrastructure assets in the Shire, including wastewater treatment plants. This work is best led by the owners of the assets.

ESO6 applies to the Horsham South Wastewater Treatment Plant and ESO7 applies to the Wimmera Intermodal Freight Terminal Precinct Buffer Area. Each of these overlays are directed at protecting people outside the asset area from the impacts of the asset on sensitive uses. Both ESOs should be translated to a BAO in due course.

There may be other uses in the municipality where the BAO may be appropriate, such as mining operations, however no obvious ones were identified in this planning scheme review.

Findings

- 1. Prepare a Housing Strategy to direct growth appropriately (*Horsham and Natimuk Housing Diversity and Affordability Strategy*).**
- 2. Encourage the relevant asset owners to convert Environment Significance Overlay schedule 6 (Horsham South Wastewater Treatment Plant) and Environment Significant Overlay schedule 7 (Wimmera Intermodal Freight Terminal Precinct Buffer Area) to the Buffer Area Overlay.**

4. Previous planning scheme review

4.1. Horsham Planning Scheme Review 2010

The Horsham Planning Scheme was last reviewed in December 2010 and was endorsed by Council subsequently and submitted to the Minister for Planning.

The review contained a total of twenty-two recommendations and in summary found that:

A comprehensive revision of the Planning Scheme was required to ensure that the Scheme is effectively responding to and addressing the key issues facing the municipality.

Numerous and relatively minor changes were required to planning scheme maps and ordinance to comply with applicable planning practice requirements.

A significant amount of further strategic work needed to be undertaken and implemented to improve the strategic merit and statutory functionality of the Planning Scheme. This included:

- Structure plan and urban design work for Horsham City.
- Land development strategy for Natimuk including a review of the settlement boundary.
- Supply and demand study of Rural Living land, and rural land settlement strategy.
- Settlement strategy for townships to determine growth opportunities and preserve right to farm rights.
- Identify agricultural land of significance in the Strategic Framework Plan.
- Extend ESO2 to cover the Wimmera Salt Valley Linear Depression and wetlands and apply the ESO to all wetlands.
- Flooding issues.
- Identify and protect significant vegetation with a VPO (or other suitable tool).
- Include buffer of 100m in the Farming Zone to National Parks and PCRZ land.
- Heritage work
- Intensive animal industries.

4.2. Progress since last review

From the list of work identified in the last review, Council has made progress on four matters. These are:

- Commencing settlement work, with preparation of structure plans for Horsham North and Horsham South (Haven).
- Structure planning and urban design work for Horsham City.
- Prepared and implemented a Flood Amendment.
- Scoped the heritage work that is outstanding.

4.3. Outstanding work since last review

There is substantial outstanding work related to settlement and natural resource planning, risk management and environmental protection.

Many of the matters that were identified in the 2010 Planning Scheme Review remain priorities for Council. These are bolded in the list below. Officers should review the non-bolded items and decide if they remain priorities for Council.

Supply and demand study of Rural Living land, and rural land settlement strategy.

Identify agricultural land of significance in the Strategic Framework Plan.

Settlement strategy for townships to determine growth opportunities and preserve right to farm rights.

Extend ESO2 to cover the Wimmera Salt Valley Linear Depression and wetlands and apply the ESO to all wetlands.

Include buffer of 100m in the Farming Zone to National Parks and PCRZ land.

Identify and protect significant vegetation with a VPO (or other suitable tool).

4.4. Obsolete recommendations

The State Government has updated controls related to intensive animal industries, so this work is no longer required.

5. Audit and assessment of current scheme

5.1. Methodology

An audit of each local provision (policies and schedules) in the planning scheme has been undertaken. This audit has compared the drafting and application of each local provision against the Ministerial Direction on the Form and Content of Planning Schemes, *a Practitioners' Guide to Victorian Planning Schemes* (Version 1.5, April 2022) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the State, regional and local planning provisions.

The detailed outcomes of the audit are in **Appendix One**.

5.2. Municipal Planning Strategy (MPS)

As well as the assessment outlined above, the MPS was cross-referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS. The recommended changes to the MPS arising from the audit are in the table below.

Table 2 Recommended changes to Municipal Planning Strategy

Clause no. and name	Change	Action
02.01 Context	Include First Nations people recognition	Policy neutral amendment
02.01 Context	Include updated population data and the Vision (02.02) to reflect the current Council Plan (2021-2025).	Policy neutral amendment
02.02 Vision	Update the vision with the current Council Plan vision.	Policy neutral amendment

5.3. Planning Policy Framework (PPF)

The recommended changes to the PPF identified in the audit are in the table below.

Table 3: Recommended changes to the PPF

Clause no and name	Change	Action
11.01-1L Settlement – Horsham	Include a new policy increase tree canopy cover, amend strategies to start with an approved verb	Full amendment
11.03-1L Horsham Central Activity District (CAD)	Amended strategies to start with an approved verb	Full amendment
12.01-1L Protection of biodiversity – Horsham	Include new strategies from Open Space and Greening Greater Horsham strategy	Full amendment
14.01-2L-01 Sustainable agricultural land use – Horsham	New clause introduced, new strategies from the Wimmera Southern Mallee Regional Growth Plan. Encouraging land use and development strategy moved from MPS.	Full amendment
14.01-2L-02 Intensive agriculture – Horsham	Existing clause to be moved to 14.01-2L-02 and first strategy removed. Further strategies added from the Wimmera Southern Mallee Regional Growth Plan.	Full amendment
14.03-1L Resource exploration and extraction – Horsham	New clause introduced with strategy from Council Plan.	Full amendment
15.01-1L Urban Design – Horsham	First strategy moved to 18.02-1L. strategy from Greening Greater Horsham added. Clause name to be amended from “Horsham Rural City” to “Horsham”.	Full amendment
17.01-2L Innovation and research in agriculture – Horsham	Rename current clause to comply with MD (needs to include Horsham at the end).	Full amendment
17.03-2L Sustainable Industry – Horsham	Rename current clause to comply with MD. Strategy to commence with an approved verb.	Full amendment
17.04-1L Natimuk and Mount Arapiles Area Tourism – Horsham	Rename current clause to comply with MD.	Full amendment
18.01-2L Transport system – Horsham	New clause from content of current Clause 18.01-3L (cycling and pedestrian networks – Horsham). New strategies introduced from Council Plan and Transport Plan.	Full amendment
18.01-3L Sustainable and safe transport – Horsham	Change name of current clause. New strategies from the health and wellbeing plan introduced.	Full amendment
18.02-1L Walking – Horsham	New Clause introduced with existing strategies from current Clause 18.01-3L (cycling and pedestrian networks – Horsham).	Full amendment
18.02-2L Cycling – Horsham	New clause introduced with existing strategies from current Clause 18.01-3L (cycling and pedestrian networks – Horsham). Open space strategy and Urban Transport plan added to Policy documents.	Full amendment
18.02-4L Roads – Horsham	New clause introduced. New strategies from the Transport Plan.	Full amendment
18.02-5L Wimmera Agriculture and Logistics Hub (WAL Hub) – Horsham	New Clause moved from Clause 17 as this is Freight policy. Clause name to be changed to meet MD and align with Council strategies.	Full amendment
18.02-7L Horsham Airport – Horsham	Name of clause changed to meet MD.	Full amendment
19.02-1L Health Facilities – Horsham	Name of clause changed to meet MD.	Full amendment

19.02-2L Education Facilities – Horsham	Name of clause changed to meet MD. Name of policy document changed to match Clause 72.08 (Horsham & District Early Years Plan (Horsham Rural City Council, 2019-2023)).	Full amendment
19.02-6L Open Space – Horsham	New Clause introduced with strategies from Open Space Strategy.	Full amendment
19.03-3L Integrated Water Management - Horsham	New clause introduced through Council Plan.	Full amendment

5.4. Zones

The recommended changes to the zone schedules identified in the audit are in the table below.

Table 4: Recommended changes to the zone schedules

Clause no. and name	Changes required (if relevant)	Action
35.03s Rural Living Zone	Create four Rural Living Zone Schedules (one for each minimum subdivision area) to comply with the Ministerial Direction.	Full amendment
35.07s Farming Zone	Create four Farming Zone Schedules (one for each minimum subdivision area) to comply with the Ministerial Direction	Full amendment
36.01s Public Use Zone	Amend sign requirements from 'All land' to 'None Specified'.	Policy neutral amendment
37.01s Special Use Zone 3	<ul style="list-style-type: none"> Remove reference to the MPS and PPF in decision guidelines as it is duplication. Delete "the extent to which the application is consistent with the purpose of the zone" decision guideline as it is duplication of other scheme requirements. Delete comma and question mark in subdivision application requirements. 	Policy neutral amendment
37.01s Special Use Zone 4	<ul style="list-style-type: none"> Amend section 3.0 to include application requirements heading to comply with MD. 	Policy neutral amendment
37.01s Special Use Zone 3, 6 and 9	Redraft to include correction of Table of uses.	Further strategic work
37.01s Special Use Zone 5 – Wimmera Events Centre	<ul style="list-style-type: none"> MD only allows for 5 purposes, 1 purpose moved elsewhere in scheme. Amend section 3.0 to include application requirements heading to comply with MD 	Policy neutral amendment
37.01s Special Use Zone 6 – Earth and Energy Resources Industry	Amend section 4.0 to comply with MD. "No permit is required to construct or carry out works for the following:"	Policy neutral amendment
37.01s Special Use Zone 8 – Horsham Artists in Residence	<ul style="list-style-type: none"> MD only allows for 5 purposes, 2 purposes incorporated into first purpose. Amend Section 3.0 to include application requirements heading to comply with MD. Amend Section 4.0 to include building and works requirement to comply with MD. 	Policy neutral amendment

5.5. Overlays

The recommended changes to the overlay's schedules identified in the audit are in the table below.

Table 5: Recommended changes to the overlay's schedules

Clause no. and name	Changes required (if relevant)	Action
Clause 42.01 Environment Significance Overlay Schedule 1.	Remove CFA as a referral authority.	Policy neutral amendment
Clause 42.01 Environment Significance Overlay Schedule 2, 3 and 5	Reduce objectives to 1 as per MD.	Full Amendment
Clause 42.01 Environment Significance Overlay Schedule 1	Reduce objectives from 8 to 1 as per MD.	Further strategic work
Clause 42.01 Environment Significance Overlay Schedule 6 and 7	Convert to the Buffer Area Overlay (BAO)	Further strategic work
Clause 42.03 Significant Landscape Overlay Schedule 3	Redraft permit requirements at 3.0 so they are self-contained to the Schedule, and not contingent on other permit triggers in other parts of the Scheme.	Further strategic work
Clause 43.02 Design and Development Overlay Schedule 2	Amend 2.0 buildings and works and 3.0 subdivision to comply with MD. Decision guidelines amended to comply with MD.	Full Amendment
Clause 43.02 Design and Development Overlay Schedule 3	Amend 2.0 Buildings and works to include or carry out works.	Policy neutral amendment
Clause 43.02 Design and Development Overlay Schedule 5	Amend 5.0 Application requirements to comply with MD	Policy neutral amendment
Clause 43.02 Design and Development Overlay Schedule 6	Amend 2.0 Permit requirement to application requirements to comply with MD.	Policy neutral amendment
Clause 43.02 Design and Development Overlay Schedule 10	Move vegetation application requirement from 2.0 to 4.0 – application requirements.	Policy neutral amendment
Clause 43.02 Design and Development Overlay Schedule 11 – Wimmera Intermodal Freight Terminal Precinct	Amend design objectives from 7 to 5.	Policy neutral amendment
Clause 43.03 Incorporated Plan Overlay – Schedule 1	Amend requirement before a permit is granted to say, "None specified."	Policy neutral amendment
Clause 43.04 Development Plan Overlay – Schedule 1, 2, 3, 6, 7 & 8	Amend wording of Section 2.0 to comply with MD	Policy neutral amendment
Clause 43.04 Development Plan Overlay – Schedule 4	Move requirements for development plan to requirements before a permit is granted.	Policy neutral amendment
Clause 43.04 Development Plan Overlay – Schedule 6	Delete reference to non-existent policy at Clause 22.10 – Floodplain management as permit requirement cannot be met.	Policy neutral amendment
Clause 43.04 Development Plan Overlay – Schedule 7	Move development plan requirement from 2.0 to 4.0 to comply with MD.	Policy neutral amendment
Clause 43.04 Development Plan Overlay – Schedule 8	Move development plan requirement from 2.0 to 4.0 to comply with MD. Change to None specified.	Policy neutral amendment

5.6. Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Table 6: Provision schedules

Clause no. and name	Is it applied? Changes required (if relevant)	Action
51.01s Specific sites and inclusions	Applied, no changes required	Complies
52.02s Easements, restrictions, and reserves	Applied, no changes required	Complies
52.05s Signs	Applied, no changes required	Complies
52.16s Native vegetation precinct plan	Applied, no changes required	Complies
52.17s Native vegetation	Applied, no changes required	Complies
52.27s Licenced premises	Applied, no changes required	Complies
52.28s Gaming	Applied, no changes required	Complies
52.32s Wind energy facility	Applied, no changes required	Complies
52.33 Post boxes and drystone walls	Applied, no changes required	Complies
53.01s Public open space contributions and subdivision	Applied, no changes required	Complies
53.06s Live music entertainment venues	Applied, no changes required	Complies
53.15s Statement of underlying provisions	Applied, no changes required	Complies
59.15s Local VicSmart applications	Applied, no changes required	Complies
59.16 Information requirements and decision guidelines for local VicSmart applications	Applied, no changes required	Complies

5.7. General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Table 7: General provisions

Clause no. and name	Is it applied? Changes required (if relevant)	Action
66.04s Referral of permit applications under local provisions.	Applied, changes required. <ul style="list-style-type: none"> Removal of referral duplication to CFA from ESO1. Removal of reference to the Clause in Overlay not required. 	Policy Neutral Amendment
66.06s Notice of permit applications under local provisions	Applied, changes required. <ul style="list-style-type: none"> Removal of reference to the Clause in Overlay not required. 	Policy Neutral Amendment

5.8. Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and

Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Table 8: Operational provisions

Clause no. and name	Changes required (if relevant)	Action
72.01s Responsible authority for this planning scheme	Applied, no changes required	Complies
72.02s What area is covered by this planning scheme?	Applied, no changes required	Complies
72.03s What does this planning scheme consist of?	Applied, no changes required	Complies
72.04s Documents incorporate into this planning scheme.	Applied, no changes required	Complies
72.05s When did this planning scheme begin?	Applied, no changes required	Complies
72.08s Background documents	Applied, changes required to update obsolete documents and add relevant strategies. Changes shown at Appendix 2.	Full amendment update required.
74.01s Application of zones, overlays, and provisions	Applied, no changes required	Complies
74.02s Further strategic work	Applied, changes required to update further strategic work. New schedule attached at Appendix 3	Complies

5.9. Conclusion

The audit of the planning scheme has found that the local provisions are performing well. For the most part, the audit only identified minor compliance issues when assessed against the Ministerial Direction on the Form and Content of Planning Schemes, the Practitioners Guide to Victorian Planning Schemes and relevant Practice Notes.

Some administrative changes identified in the audit cannot be amended without further strategic work (for example, redrafting the permit requirements of the Significant Landscape Schedule 3 and converting existing overlays into new overlays). They have not been identified as priorities to address as they do not appear to be causing issues for the planners, as evidenced through the engagement process.

Like many planning schemes across the State, the table of use in the Special Use Zone has been incorrectly constructed. Rectifying this is beyond the scope of this review as a concentrated remediation is required, due to the manner the uses interact in the nesting tables. Stakeholder consultation may be required to correct the Special Use Zone table of uses.

Where necessary, the ordinance has been edited to remove redundant and overly complex words.

5.10. Findings

The majority of the findings of the audit of the planning scheme can be implemented immediately as part of the planning scheme amendment for the planning scheme review.

1. Amend the Horsham Planning Scheme to include changes identified in the audit of the planning scheme review identified in Chapter 5.

The following projects have been identified as further strategic work for Council:

1. Amend ESO3 Water Course Protection objectives (currently contains eight objectives, MD only allows one). (This change requires consultation with WCMA).
2. Convert ESO6 Horsham South Wastewater Treatment Plant Buffer Area and ESO7 Wimmera Intermodal Freight Terminal Precinct Buffer Area to a Buffer Area Overlay (BAO)
3. Redraft permit requirements at 3.0 of SLO3 Grampians and Black Range Environs so they are self-contained to the schedule, and not contingent on other permit triggers in other parts of the Scheme.
4. Redraft schedules to the Special Use Zone to comply with Ministerial Directions including correct construction of table of uses to SUZ3 Dooen Freight Hub, SUZ6 Earth and Energy Resources Industry and SUZ9 Wimmera Intermodal Freight Terminal Precinct (this change requires consultation with relevant stakeholders).

6. Planning scheme performance

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARS) data and data provided by Council.

6.1. Planning permit activity

This section contains an analysis of the planning permit activity conducted during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARS) data and data provided by Council. **Appendix One** includes the raw data that has been used for the analysis.

6.1.1. Number and nature of permits assessed

Table 9, below, shows the number of permit applications received, processed, and issued between the 2017/18 financial year and the 2022/23 financial year. The numbers fluctuated, showing a low of 123 applications processed in 2017/2018 and a peak of 168 in the (2020/2021) financial year; the average permits being processed per year is 141. There has been a general trend across the state in increased permit activity in regional areas which has been attributed to the COVID-19 pandemic and HRRC's receipt and processing of applications reflects this trend also. In 2020/21 Council received and processed more applications than in previous years.

Table 9: PPARS report for permits issued between the 2017/2018 financial year and the 2022/2023 financial year.

Permits (including refusals)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Received	123	119	138	168	158	149
Processed	140	118	127	170	144	148
Issued	137	113	111	152	137	136

The increase in applications is difficult to manage given the small number of planners and represents a workload increase of just over 20 percent. This can cause problems with statutory timeframes and work pressure on staff.

Horsham manages this with overflow planners. Council should remain aware of the fluctuation of planning permits and ensure sufficient resources are allocated, particularly as new housing estates are released around Horsham, and the amount of infill development increases.

Finding:

- 1. Monitor the statutory planning workload to ensure that adequate resources are available to manage the growing number of permit applications.**

6.1.2. Common types of applications

Based on PPARs data, the most common application types that Council has dealt with in the preceding four years are 'One or more new buildings', 'Single dwellings' and 'Subdivision of land'.

Based upon Council-supplied data, 18.5% of all applications dealt with by Council in the preceding years involved 'sheds' or 'outbuildings' (note: this excludes applications for Dwellings AND sheds / outbuildings), and 9.25% of all applications were for a dwelling within the Farming Zone.

Mineral sands developments are proposed for the municipality which may impact on applications for new dwellings. Population growth is unlikely to increase permit applications, however there are changes to land use that are making applications increasingly complex, including industrialisation of the agricultural sector and a strong push by Council for diversification of housing.

6.1.3. Service performance

Table 3 sets out the service performance for Horsham Rural City Council compared to other large rural council's average time (Horsham is in the Regional City grouping, but comparative data for this grouping is not available at this time).

Over the last four years, Horsham has generally comfortably met the sixty-day processing timeframe for planning applications. This can be put down to having two very experienced statutory planners on board who understand the vision of Council and are proficient at decision making.

The cost of processing applications has gradually reduced over the last five years; however, it remains at approximately \$1,200 per application more than the average for larger rural councils.

This is an acceptable balance for Horsham Council. While the cost per application is slightly higher than similar councils, the time taken for decision making is faster more efficient than other similar councils, which has a positive impact on the overall economy and community.

Table 10: Project Timing Service performance for Horsham RCC compared to large rural council average.

Council	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Time taken to decide planning applications						
Horsham RCC	40 days	57 days	43 days	63 days	48 days	56
Large rural average	-	70 days	65 days	67 days	78 days	61
Cost of statutory planning service per planning application						
Horsham RCC	\$1,592.52	\$1,091.77	\$1,230	\$1,264	\$1,264	\$1,310
Large rural average	-	\$2,256	\$2,254	\$1,873	\$1,861	\$1,494.60
Council planning decisions upheld at VCAT						
Horsham RCC	NA	66%	NA	50%	NA	50%
Large rural average	-	50%	60%	51%	61%	25%

Source: Know your Council website.

Opportunities for reducing permit applications should be taken and these have been identified by Council officers in Chapter 7. Removing redundant permit triggers has the potential to significantly reduce permit applications received each year.

6.1.4. Decision making

Based upon Council-supplied data the majority of decisions are made under delegation (97.9%), as shown in Table 4.

Table 11: Decision outcome data from 2018 to 2023

Decision maker	Refusal	Planning Permit	Planning Permit (NOD)	Total
Council	2	4	0	6
Delegate	9	783	7	799
VCAT*	0	2	0	2
TOTAL	11	789	7	807
% of total	1.3%	97.9%	0.80%	100%

Source Horsham Rural City Council planning permit data, 2023.

The two refusals made by Council over the last four years related to the proposed variation of a Restrictive covenant. Restrictive covenants are well known as being difficult issues for Council to manage, and there is little Council can do to alleviate this problem due to the way in which Restrictive covenants are applied and operate.

Overall, the planning scheme review finds no concerns in Council decision making. Delegations appear to be working well, and overall, there are a very low number of applications being determined at VCAT.

6.1.5. Geographic spread of applications

Table 5 shows that, during the preceding four years, almost 60% of all applications processed are in Horsham. This is not unexpected given Horsham is the main urban centre for the municipality and policy explicitly directs urban growth and development to this location.

Natimuk is the municipalities' second largest town and, according to Council's current strategic directions (Clause 02.03), demand for housing in this location remains constant. Haven has a lot of land zoned for rural living and residential, and in Laharum and Quantong, most of the land is zoned for Farming.

Table 12: Areas with more than ten applications between 2018 and 2023

Location	Number of applications	% of total
Haven	36	6%
Horsham	331	58%
Laharum	25	4%
Natimuk	11	2%
Quantong	21	4%

Source Horsham Rural City Council planning permit data, 2023.

6.2. Planning Panels Victoria

Council has undertaken 21 'C' planning scheme amendments since the last planning scheme review. A detailed analysis of these has been provided to Council officers. The ones that were submitted to Panel are summarised below.

Four of those amendments required a Planning Panel Hearing, and of those the following Amendments identified policy issues relevant to the performance of the planning scheme:

- **Amendment C053hors:** sought to rezone land in Horsham from RLZ and PPRZ to R1Z. The Panel recommended that Council address the most urgent of the recommendations from the 2010 Planning Scheme Review, including providing clearer direction for settlement priorities.
- **Amendment C072hors:** sought to apply the PAO for the re-alignment of the Western Highway around Horsham. The Panel recommended that Council prepare an Integrated Transport Plan for Horsham and a Masterplan for the Horsham Aerodrome. Council adopted the Horsham Urban Transport Plan in 2020 which addresses this recommendation.
- **Amendment C078hors:** sought to rezone land in Pimpinio from PPRZ to TZ. The Panel recommended that Council prepare a Framework Plan for Pimpinio to determine the medium- and long-term need for infrastructure and community assets in Pimpinio, and to establish a zoning framework commensurate with future demand.

Findings

1. **Develop a settlement hierarchy for Horsham.**
2. **Prepare a Masterplan for the Horsham Aerodrome.**
3. **Investigate alternative transport routes.**
4. **Review the zoning of Pimpinio as part of a Rural Settlement and Land Use Strategy.**

6.3. VCAT

6.3.1. VCAT cases reviewed

Horsham Rural City attends VCAT irregularly, with four appearances in the last four years (PPARs data). This is well under one percent of the applications that Council has received over the last four years.

Council officers provided the following list of VCAT cases to review.

- Iluka Resources Limited v Horsham Rural CC [2017] VCAT 107
- Priestley v Horsham RCC (Red Dot) [2021] VCAT 639
- Parish v Horsham Rural CC [2021] VCAT 1095
- Director of Housing v Horsham RCC [2021] VCAT 875 6 August 2021
- Wilson v Horsham RCC [2018] VCAT 845

6.3.2. Policy issues raised at VCAT

A detailed assessment of specific VCAT decisions of note is included in **Appendix One**.

A policy gap identified in two VCAT decisions ('Parish v Horsham Rural CC [2021] VCAT 1095') (Director of Housing v Horsham RCC [2021] VCAT 875 6 August 2021) relates to the absence of existing and preferred neighbourhood character policies for different precincts within Horsham.

Horsham is identified as having a regional city role as the key population and employment centre for the region and existing strategies support its growth and development. The city comprises several different precincts but despite this, the Horsham Planning Scheme does not include existing and preferred neighbourhood character policies for the city's different precincts.

The tribunal found that conditions relating to the partial construction of an access road to provide access to a new subdivision were onerous. This raises a policy issue associated with expectations for the standard infrastructure that should be delivered with new development and aligns with officer views (outlined in Chapter 7) that the introduction of the Infrastructure Design Manual into the planning scheme is warranted.

Finding

- 1. Prepare a neighbourhood assessment study for Horsham City that identifies the preferred future character for precincts.**
- 2. Use the infrastructure design manual and consider an equitable approach to development contributions.**

7. Stakeholder engagement

This section contains an overview and analysis of stakeholder engagement that has informed the Planning Scheme Review. It includes data collected as part of a Council planner survey, responses from key referral agencies and external stakeholders as well as feedback provided by planning staff, key internal staff, and Councillors through a series of workshops.

The intention of this part of the review is to provide context from those who most use the planning scheme and Councillors, as the community representatives. The findings of this engagement help refine the key issues that Council needs to address and prioritise the scope of further strategic work that should be undertaken during the next four years.

7.1. Planners and internal staff

Council officers were asked to respond to a survey about the Horsham Planning Scheme, prior to any analysis documents or findings being shared. The Survey included questions to determine, from an officer perspective, how well the Scheme is performing, controls that need refining or could be removed, applications that are taking more time than they should, and policy gaps.

Council officers raised numerous matters influencing the operation of the Planning Scheme, that may be grouped under the following headings:

Multi-Unit Development

Applications involving multi-unit developments were identified as one of the most common types of applications received by Council and one of the most common enquiries from the public. Multi-unit

development applications were also identified as taking the longest time to determine (due to the poor standard of applications typically received) and frequently being determined at VCAT.

Infill Development

Respondents identified that the Planning Scheme currently does not provide strong enough direction in relation to preferred areas for infill and medium density development. No strategic infill development sites are currently identified, and it was suggested that further work is required to identify and encourage such development around the CAD, employment areas or community facilities.

Heritage

Respondents identified that there is a current absence of local policy and associated controls that properly identify and protect the Rural City's heritage assets. It was noted that some strategic work has been completed but further work is required to be undertaken and implemented into the Planning Scheme.

ESD

It was identified that existing state provisions for environmental risks and amenity are commonly relied upon for decision making. It was suggested that new local provisions for Environmentally Sustainable Development and climate change would aid decision-making.

Workshop

A workshop with the council planning team and internal stakeholders was held on 23 June 2022 (via teams).

During the workshop, Council's planners and internal stakeholders identified the following key issues:

- Council processes many applications for sheds and that many of these have little to no planning consequence and can be time consuming at the decision-making stage.
- Council has prepared an anomalies amendment to remove some permit triggers, and an opportunity was identified to potentially remove permit triggers under the ESO and DDO9.
- The Infrastructure Design Manual should be included in the planning scheme.
- There is a current absence of local policy and associated controls that properly identify and protect the Rural City's heritage assets. It was acknowledged that the number of planning applications dealt with by Council is likely to increase when the Heritage Overlay is applied.
- Council has a lack of resources to properly undertake planning enforcement. There is no dedicated planning enforcement officer on staff, meaning planners undertake enforcement actions in addition to their normal workload.
- Council Officers noted that four new Development Plan Overlays (DPO's) are to be implemented into the Planning Scheme soon, and these will likely increase the planning teams' workload. At present, secondary consents and counter enquiries in relation to existing DPO areas already create a significant workload for Council.

Findings

- 1. Provide more guidance in the planning scheme to direct medium density development and infill development in Horsham City (*Horsham and Natimuk Housing Diversity and Affordability Strategy*)**
- 2. Monitor the workload associated with the introduction of new planning controls to ensure adequate statutory planning resources are in place to assess applications.**
- 3. Investigate whether additional resources are required to undertake planning enforcement.**

4. Investigate applying the CASBE Environmentally Sustainable Development policy to the Horsham Planning Scheme, recognising this will increase officer workload.
5. Undertaken heritage planning to introduce heritage overlay controls on identified heritage assets, and a local policy to guide decision making by applicants and planners (*Heritage Study Review 2022*).
6. Identify redundant planning controls undertake corrections amendments for the effective and efficient operation of the scheme (*refer to appendix 6*).

7.2. Councillors and executive team

A council briefing session was held on Monday 11 July 2022. The councillors were provided with an overview of the project and highlighted some of the key strategic recommendations that had been identified.

Key issues raised by the Councillors including:

- Managing growth of Horsham township effectively.
- Preserving Natimuk and other townships from inappropriate development.
- Leveraging tourism opportunities.
- Supporting the agricultural sector as it adapts to the impacts of climate change and the changing economics of farming.

7.3. Referral and notice agencies

Input to the Planning Scheme Review process was sought from the referral authorities that are listed under Schedules to Clauses 66.04 and 66.06 to ensure that any necessary changes to local policy setting for the Horsham Planning Scheme are identified and made. The two relevant authorities are the Country Fire Authority (CFA) and Grampian Wimmera Mallee Water. A response was provided by the CFA and is contained in Attachment 4.

The CFA has requested that the referral to it under Clause 6.0 of Schedule 1 to Clause 42.01 (ESO – ‘Wartook Tourist Area’) be removed. It is unclear of the origin of the control, but it predates the application of the Bushfire Management Overlay (BMO) and the ESO1 and BMO duplicate requirements for referrals to CFA.

Recommendation

1. Remove the CFA as a determining referral authority for applications under ESO1 in the Schedule to Clause 66.04.

7.4. Registered Aboriginal Parties

In Victoria, the *Aboriginal Heritage Act* (2006) recognises Traditional Owners as the primary guardians, custodians, and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

The Registered Aboriginal Party (Barengi Gadjin Land Council) was invited to participate in the planning scheme review.

The context of the planning scheme (Clause 2.01) should be updated to reflect the traditional ownership of the land.

Recommendation

- 1. Acknowledge the Traditional Owners of Horsham Rural City in Clause 2.01 of the Municipal Planning Strategy to recognise their connection to the land.**

8. New strategic work

New strategic work that has been adopted by Council and prepared for the municipality and the Wimmera region was reviewed to identify whether any policy should be incorporated into the planning scheme.

The intention of this part of the review process is to incorporate policy that may have been developed by another part of Council (for example, Economic Development, Sustainability, Community Planning etc.) and that is unlikely to be incorporated into the planning scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as Structure Plans for Activity Centres, or Housing Strategies, which should go through a separate, dedicated planning scheme review process.

Regional documents, such as Catchment Management Plans, are also reviewed, to identify if there are any Council specific proposals that should be reflected in the planning scheme. (For example, the construction of a new wetland).

8.1. Regional documents

The following regional documents were reviewed:

- Wimmera Southern Mallee Regional Growth Plan (DELWP, 2014)
- Wimmera Regional Catchment Strategy 2021-2027 (Wimmera CMA, June 2021)
- Country Plan: Growing what is Good (Barengi Gadjin Land Council, 2017)
- Grampians Regional Climate Change Adaptation Strategy (DELWP, 2021)
- South West Landscape Assessment (DELWP, 2012)

A detailed assessment of applicable Regional Documents has been undertaken with the recommendation for the Planning Scheme to include First Nations people recognition as already noted in 5.4.2.

In addition, it is noted the following regional projects have been implemented into the Horsham Planning Scheme.

The application of planning controls to facilitate the development of the Wimmera Intermodal Freight Terminal Precinct in 2017.

Introduction of the Wimmera Industrial Land Capability Study into the planning scheme in 2018.

8.2. Council documents

Council provided the project team with the following adopted Council documents for review:

- Horsham Council Plan 2021-2025 (Horsham Rural City Council, 2021)
- Greening Greater Horsham: A Municipal Tree Strategy 2021- 2031 (Horsham Rural City Council, 2021)

- Horsham Urban Transport Plan (Horsham Rural City Council, January 2022)
- Open Space Strategy – Final Report (Horsham Rural City Council, 2019)
- Wartook Valley Strategy (Horsham Rural City Council, 2017)
- Electronic Gaming Machine Policy (Horsham Rural City Council, 2012)
- Destination Horsham Investment Attraction Strategy and Implementation Plan (Horsham Rural City Council, January 2022)
- City to River Masterplan (Horsham Rural City Council, January 2020)
- Horsham North Local Area Plan (Horsham Rural City Council, May 2023).

Various changes to the current planning scheme are recommended to incorporate the policy position outlined in these documents.

Three of the documents will require further work to identify the planning scheme changes as bringing the policy across is outside the budget that has been allowed for this planning review. However, this could be done and carried over into the planning scheme amendment to implement this planning scheme review. These documents are:

Wartook Valley Strategy (Horsham Rural City Council, 2017)
 City to River Masterplan (Horsham Rural City Council, January 2020)
 Horsham North Local Area Plan (Horsham Rural City Council, May 2023).

These three documents are discussed in more detail in Chapter 10.

Findings:

- 1. Amend the Vision (02.02) to reflect the current Council Plan (2021-2025).**
- 2. Introduce new policies to give effect to Council's adopted:**
 - **Horsham Council Plan 2021-2025 (Horsham Rural City Council, 2021)**
 - **Greening Greater Horsham: A Municipal Tree Strategy 2021- 2031 (Horsham Rural City Council, 2021)**
 - **Horsham Urban Transport Plan (Horsham Rural City Council, January 2022)**
 - **Open Space Strategy – Final Report (Horsham Rural City Council, 2019)**
 - **Wartook Valley Strategy (Horsham Rural City Council, 2017)**
 - **Electronic Gaming Machine Policy (Horsham Rural City Council, 2012)**
 - **Destination Horsham Investment Attraction Strategy and Implementation Plan (Horsham Rural City Council, January 2022)**
 - **Horsham North Local Area Plan (Horsham Rural City Council, 2023)**

9. Work underway

9.1. Council led

After many years of minimal focus on strategic planning, Council has now established a small team of planners who are managing several significant projects that will develop the Horsham Planning Scheme.

Horsham South Structure Plan

Horsham South includes the settlement of Haven which is essentially an outlying township of Horsham. There is opportunity for lower density residential development in this to add to the diversity of housing choices close to Horsham City.

Horsham CAD Revitalisation Streetscape Plan

Council has prepared a streetscape plan for the Horsham CAD. It builds on the City to River strategy and will include opportunities to improve the public realm. It is likely some elements of the final plan will need to be translated into the planning scheme, and the plan may form the basis of development infrastructure projects.

Horsham Open Space Strategy Review

This project will review the 2019 Open Space Strategy and introduce a policy for open space and subdivision design.

Horsham Heritage Study Review

A review of the Horsham Heritage Study 2014 has recently been finalised.

When Amendment VC148 was introduced, changes were made to the Clause 43.01 (Heritage Overlay) including mandating a statement of significance for any added heritage place.

The heritage study 2014 required a review to ensure it was adhering to best practice and the current requirements of Clause 43.01. The review also looked at the heritage policy in Council's MPS and introduces a new Heritage Policy to be included in Clause 15.03-1L.

Horsham City Urban Renewal Plan

The Horsham City Urban Renewal Project identifies three investigation sites and precincts suitable for urban renewal to encourage future development including residential, commercial, and mixed use. The project will facilitate the development of these precincts through economic modeling, urban analysis, setting a clear vision, planning controls and design guidelines.

Horsham and Natimuk Housing Diversity and Affordability Strategy

This has commenced and will confirm the settlement hierarchy for Horsham, identify how the projected growth in the municipality should be accommodated and – at a high level – what infrastructure is required to support growth, identify neighbourhood character areas, and identify opportunities for the supply of affordable housing to be improved. It will also develop a sequencing plan for the release of land around Horsham City.

Corrections Amendment (C82hors)

A corrections amendment has been implemented by the Horsham Rural City to correct 125 places zoning anomalies and map drafting errors. C82 has been submitted to the Minister for approval following community consultation and will ensure a more efficient and effective planning scheme. There remains further mapping and zoning anomalies within the municipality, and these are shown at Appendix six.

Other

Wimmera Development Association Land Supply Report

The Wimmera Development Association is preparing a Land Supply Report for the region to assist with investment attraction. This report is aimed at identifying land that may be available for development across the region and what needs to happen to unlock the land for development.

Southwest Landscape Assessment

The landscape assessment was completed in 2012 across south west Victoria and include through assessment of landscape values and review of existing controls. The Grampians/Gariwerd are identified as of international significance and an update of the planning controls have been developed to ensure the protection of the landscape. A GC amendment or funding support for implementation is needed for a future planning scheme amendment.

Mineral Sands

The Wimmera is home to substantial deposits of mineral sands, with the demand expected to continue for the foreseeable future, the ongoing establishment of mineral sand mining brings social and economic benefits to the region and is strongly supported by the planning scheme.

The Avonbank project is currently involved in an Environmental Effects Statement, and draft planning scheme amendment has been exhibited to include a Special Control Overlay for the processing of minerals sands and connection to rail within the WAL Hub Precinct. A committee appointed by the state government is currently considering the matter.

10. Key issues

This section of the report identifies the key issues that have come up during the preparation of the Planning Scheme Review.

Overall, the planning team at Horsham have a very good handle on the issues that are facing the municipality, but there is a lot of work to be done to ensure the planning scheme is providing the policy and requirements to achieve the Council and community vision on settlement issues, risk management and protecting environmental values.

10.1. Settlement planning

Settlement planning

The population of HRCC is 20,327, with about 80 percent living in Horsham City, and the rest disbursed in small settlements.

The Horsham Planning Scheme does not contain a settlement hierarchy; however, Horsham City is obviously the most significant settlement, with Natimuk being the second largest settlement with a population of about 550 people.

Land use zoning is the mechanism used to define settlement boundaries, and in the smaller settlements this is not enough, with concerns raised frequently through this review that encroachment on farming land was occurring by dwellings that would be better located in settlements.

Council should develop a settlement hierarchy and establish clear settlement boundaries around the city of Horsham, town of Natimuk and the numerous smaller settlements across the municipality.

Managing growth

There is no documented strategy about where Council does and does not want to support growth. Given the large number of very small settlements in Horsham, most of which include some Township Zone and Rural Living land. The growth across the outside of Horsham tends to be very scattered, and the existing townships are unlikely to have the infrastructure to support significant growth. A statement in the planning scheme about the role and function of each of these settlements would assist applicants and planners in determining where growth will be able to be supported by services.

In Horsham City, there is very little policy direction about how growth will be managed. There are multiple development fronts which have been established by planning decisions made many years ago. There has not been moderate growth and an active development industry in Horsham over years, currently development is occurring in an uncoordinated manner on many fronts.

The Victorian Government estimates there is currently (2022 data) 23 to 33 years supply of existing zoned residential land, spread across five development fronts.

There is no sequencing plan for this zoned land, and infrastructure agencies have indicated to Council that they are unable to service multiple fronts concurrently. In the meantime, Council has been approached to rezone another significant parcels of land to allow for residential development (Rasmussen Road). Council is currently working with the developer on this.

There is a significant supply of Low-Density Residential Zone land in Haven, immediately to the south of Horsham City. The South Horsham Structure Plan (Haven) currently in preparation will resolve the issues of Infrastructure provision and coordination.

Council needs policy, coordinated with the infrastructure providers, to identify the preferred sequencing of greenfield and infill development in Horsham City.

Employment land

Officers have identified that further analysis of long-term employment land is required to understand the level of demand for industrial and commercial land to safeguard the land for future purposes and ensure adequate supply of commercial and industrial land.

Housing diversity

Like most regional Council's, most of the housing in the municipality is family sized (3 bedroom plus) dwellings on separate lots. This lack of diversity in housing leads to issues like:

- Lack of housing for people to downsize too as they age which leads to inefficient use of housing stock as large dwellings only house one or two people.

- As house prices increase, greater difficulty in accessing affordable housing.

- Lack of variety for people – not everyone wants to live in a large house with a garden to maintain.

The Housing Strategy that Council is preparing will provide guidance on areas where housing diversity and affordability can be increased by identifying preferred lot sizes for subdivisions in urban areas, areas suitable for infill development, and the form infill development should take.

It will also identify opportunities that Council or other agencies might identify to increase the supply of affordable and social housing.

Facilitating a better mix of housing in rural and regional areas is a significant challenge for councils. The 'market' does not seem to want to provide products in the form of one- and two-bedroom houses, units, apartments and town houses, and strong policy support, and potentially other incentives, will be required to address this.

Character

The Horsham Planning Scheme talks about protecting the unique character of Horsham and townships but does not articulate what the unique character is. There is work to be done on establishing a preferred character statement for residential areas in Horsham and Natimuk in particular, as well as high level character statements for each of the smaller settlements with a Township Zone.

Council has asked that this work be prepared as part of the Housing Strategy for Horsham City and Natimuk, but there would be value in Council planners visiting each of the townships and preparing a brief character statement for each that can also be included in the planning scheme.

Having a clear understanding of the current character, and if necessary, a statement about the preferred future character of change areas as they are identified in the Housing Strategy, will assist applicants and planners in decision making, and ensure that the character the community values can be better protected.

Findings

1. Prepare settlement and housing strategies for the municipality that:
 - Establish a settlement hierarchy for the municipality.
 - Prepare neighbourhood character statements for Horsham and Natimuk, with a view of including these in the schedule to the residential zones.
 - Prepare high level character statements for all other townships with a view of including these in the Municipal Planning Strategy.
 - Identify opportunities for infill development in Horsham and potentially Natimuk to support a supply of affordable housing and increase the diversity of housing available.
 - Identify urban areas where residential, industrial, and commercial expansion will be directed.
 - Develop a sequencing plan for land that has been identified for growth in Horsham City, to ensure that infrastructure services can be provided in a timely and efficient manner.
2. Complete the Horsham South Structure Plan.

10.2. Strategies to implement

Issue

Council has completed several strategies that need to be incorporated into the planning scheme. The budget allocated to prepare this review didn't allow for the translation of these documents into the planning scheme, however this could be done prior to seeking authorisation for the planning scheme amendment to implement the review.

Wartook Valley Strategy

The current policy and controls in the planning scheme applying to Wartook conflict with the Council and community aspirations for the area which are set out in the Wartook Valley Strategy (HRCC, 2017).

This document was prepared to resolve the conflicts within the Planning Controls which affected the Study Area and was developed by a community working group. The Strategy has not been implemented into the planning scheme.

Council has identified that implementing this recommendation of the Wartook Valley Strategy remains a priority.

Implementing the recommendations as part of this review is beyond the scope as it is not just a matter of tweaking policy. The strategy recommends work be done to protect landscape and environmental values, and that the zoning of the land be considered as the current Farming Zone does not align with the largely rural residential nature of the area.

The strategy also identifies tourism opportunities such as the development of the Grampians Peaks Trail (now completed) and the Wartook to Zumsteins Trail.

These issues are touched on in other parts of this chapter, including item 10.3 Significant landscapes.

Given that the strategy is now six years old, if Council wants to reflect it properly in the planning scheme, any outstanding issues should be resolved, and a planning scheme amendment prepared.

Horsham transport network

Amendment C72 aimed to formalise the acquisition of the Horsham Bypass through the application of Public Acquisition Overlays, however the amendment lapsed and now council is progressing the alternative truck route feasibility study and its findings will be implemented as needed.

Horsham North Local Area Plan

This document was adopted in May 2023 and provides an integrated plan for Horsham North addressing land use issues, character, access, connections, and open spaces.

Key issues facing Horsham North include managing the interface between employment uses and sensitive uses, overcoming the barrier effect of the rail corridor and facilitating housing diversity.

Some elements may be incorporated into the planning scheme to give effect to the plan and the future vision for Horsham North.

Findings

- 1. Review the Wartook Valley Strategy (HRCC, 2017) as part of the Rural Land Use Strategy and implement recommendations into the planning scheme.**
- 2. Consider the Horsham North Local Area Plan as part of the Horsham and Natimuk Housing Diversity and Affordability Strategy for implementation into the planning scheme.**

10.3. Significant landscapes

Issue

Significant landscapes aren't recognised in the MPS or PPF.

Discussion

The Horsham Planning Scheme contains three SLO schedules. These are for the Grampians National Park (SLO1), Mount Arapiles-Tooan State Park (SLO2) and the Grampians and Black Range Environs (SLO3).

Council offices have identified that the current MPS does not strongly enough recognise these significant landscapes and the important role they play in protecting biodiversity, vegetation, and heritage, and supporting tourism. There is also no mention of the unique landscape of the Wimmera Plains, which although not included in the Significant Landscape Overlay, still have important values that should be protected.

The Southwest Landscape Assessment study prepared by the Department of Transport and Planning provides a strategic basis for including this content in the planning scheme.

Findings

- 1. Amend the MPS or PPF to include stronger recognition of the significant landscapes in Horsham, and the important role they play in protecting biodiversity, vegetation, and heritage, and supporting tourism.**
- 2. Encourage the State Government to implement the South West Landscape Assessment as a Group Council amendment or provide funding support to council.**

10.4. Rural Land Use Strategy

Issue

The Rural Land Use Strategy was identified as a priority in the 2010 planning scheme review and was raised during the preparation of this planning scheme review. It seems that the main issue relating to rural land use for HRCC is:

- Ensuring that settlement (dwellings) do not encroach on agricultural land.
- Facilitating emerging forms of industry such as sand mining and renewable energy facilities.
- Reviewing the Farming Zone schedule to consider whether a 10ha minimum is appropriate.
- Ensuring sufficient supply and orderly development of rural settlements

The previous review of the planning scheme in 2010 identified that strategically significant agricultural land should be identified and shown on a Strategic Framework Plan to assist decision making.

Discussion

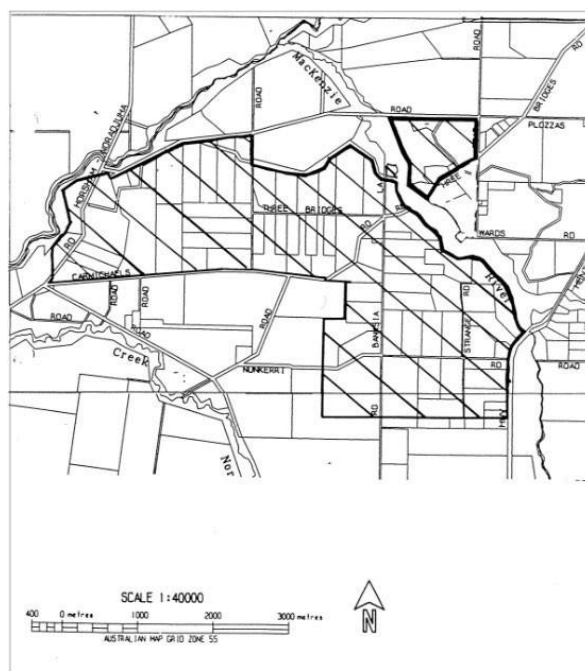
Clause 14.01-1S Agriculture includes a strategy that strategically significant agricultural land be preserved. Strategically significant agricultural land is not defined or mapped. A Rural Land Use Strategy is probably not required to identify the strategically significant agricultural land in Horsham as Agriculture Victoria already have a great deal of data about the qualities and characteristics of agricultural land across the state. Accessing these resources could provide enough data to prepare a map for this purpose.

The issue of preventing encroachment is important, and it will be dealt with by the establishment of settlement boundaries around townships. Preparing a Rural Land Use Strategy to achieve this is not required.

The Horsham Planning Scheme and the Investment Attraction Strategy and Implementation Plan (2022) addresses issues regarding mining, and it does not seem that there is much advantage to be gained in preparing a Rural Land Use Strategy to further expand on these issues.

Council officers identified that Farming schedule for 10ha and small lot subdivision for specific uses appears contrary to state policy.

The area in question is shown in the map that forms part of Clause 35.07s1 (Farming Zone) and included below.



[Zoom and rotate image](#)

The planning scheme audit identified that separate schedules should be prepared for the different subdivision areas in the Farming Zone, being generally 60 hectares for most areas, with other areas of 10 hectares and 16 hectares.

Council should consider whether a review of the areas that have a ten-hectare minimum are appropriate given the state directive to preserve strategically significant agricultural land.

Findings

- 1. Review the minimum subdivision sizes in the Farming Zone to ensure that fragmentation of strategically significant agricultural land is not occurring because of the control.**
- 2. Undertake a settlement strategy to manage Rural Living development around Quantong and Riverside and consider the application of the suite of Rural Zones**

10.5. Flood mapping

Issue

Some flood mapping in the municipality is out of date which places the community at risk.

Discussion

Clause 74.02 Further strategic work in the planning scheme includes an action to complete flood investigations and develop provisions to protect areas from flood hazards and support floodplain function as recommended in:

East Horsham Drainage Recommendation Report (2013).

East Horsham Flood Intelligence Report (2013).

Horsham Flood Study (Wimmera Catchment Management Authority, 2003).

Natimuk Flood Investigation (Water Technology, 2013).

Mount William Creek Flood Investigation (Water Technology, 2014).

Wimmera Floodplain Management Strategy (Wimmera Catchment Management Authority, 2012).

Councils are generally responsible for implementing flood mapping prepared by Catchment Management Authorities into planning schemes. The State Government has recognised that this is a significant administrative burden on strategic planning departments. Preparing and administering flood amendments could easily consume all the strategic planning resources that Council has available for twelve to eighteen months.

As part of the response to the devastating floods in Victoria last year, the Victorian Government has made significant funds available to help councils implement flood studies and established a Flood-related Amendments Standing Advisory Committee to take the administrative burden of managing flood amendments from councils.

Council has undertaken a major flood amendment to introduce and update six flood studies with the support from the Department of Transport and Planning and the Wimmera Catchment Management Authority. Amendment C81hors has been recently approved by the Minister for Planning and seeks to implement these studies.

One of the benefits of this amendment is it reduces the permit triggers in Design and Development Overlay - Schedule 9 (Stormwater management area) by 80%.

Findings

1. Apply for assistance from the Flood-related Amendments Standing Advisory Committee, as opportunities become available, to include up to date flood mapping in the Horsham Planning Scheme.

10.6. Infrastructure Design Manual

Issues and discussion

Like many rural and regional councils, the Infrastructure Design Manual produced and maintained by the Local Government Infrastructure Design Association is used by Council planners and engineers to specify standards to be met for infrastructure upgrade and provision in new development.

Planning schemes where the Infrastructure Design Manual is used generally have a local policy that supports a consistent approach to the provision of infrastructure and references the Infrastructure Design Manual. This local policy is proposed to be duplicated at Clause 19.03-2L Infrastructure design and provision, through the planning scheme amendment to implement this review.

Recently, the Sustainable Infrastructure Guidelines have been developed. These include a higher standard of infrastructure than what is included in the Infrastructure Design Manual focused on achieving more sustainable design outcomes. If Council adopt the Sustainable Infrastructure Guidelines, it will be listed as such as in the Infrastructure Design Manual. If Council decides to do this, it will mean that Council's engineers will apply the higher standard Sustainable Infrastructure Guidelines instead of the Infrastructure Design Manual guidelines to new developments.

Findings

1. **Amend Clause 19.03-2L Infrastructure design and provision to include a strategy, policy guideline and policy document that directs applications and decision makers to consider the Infrastructure Design Manual when approving development.**
2. **Review whether Council should adopt the Sustainable Infrastructure Guidelines.**

10.7. Development Plan Overlays

Issue

There are nine Development Plan Overlay (DPO) schedules applied in the Horsham Planning Scheme. The Development Plan Overlay extinguishes third party notice and appeal rights. In the case of DPO1 (Low density residential development plan) and DPO2 (Rural living development plan) the appropriateness of this tool to address this issue is questioned as it is unlikely that a Development Plan will even be prepared for the whole area due to the fragmentation of the land.

Planners have highlighted that in general the DPOs are outdated and not really providing guidance on the development outcomes Council is seeking.

Discussion

The purposes of the DPO are:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

When New Format Planning Schemes were introduced in the mid to late 1990's some councils applied the schedule to apply lot by lot controls contrary to the intent of the DPO which is to essentially master

plan large development areas to allow for a coordinated delivery of development and associated infrastructure.

Because of the fragmentation of land, it is unlikely a precinct wide Development Plan will ever be developed. Consequently, each applicant needs to prepare a Development Plan to meet the requirements of the DPO. This is an unnecessary administrative step in the process which places a burden on both the applicant and the responsible authority.

The effect of the control is to remove third party appeal and notice rights for community members who may be materially affected by the proposed use and development of the land, and it is not the intention for the DPO to be used like this.

Council should review these two DPOs and determine if this is the preferred tool to manage development. It may be that the issues the DPO covers are now adequately covered in other parts of the planning scheme, or alternatively the use of schedules to the zones, a PPF policy or another tool might be more suitable.

Council should more broadly look at DPOs 3 – 9 and assess the value that each one is providing to decisions making. It may be appropriate to provide more guidance in each DPO for applicants.

Findings

- 1. Review DPO1 (Low density residential development plan) and DPO2 (Rural living development plan) and determine whether they remain the best tool to manage reticulated sewerage, road access and site layout.**
- 2. Review the DPO3 - 9 and assess whether additional information should be included to provide clearer guidance to applicants.**

10.8. Open space

Issue

Council has identified that there is a need to better plan for the open space network. A project is currently underway to review the Open Space Strategy 2019 and make recommendations about mechanisms for better open space planning.

Findings

1. Introduce an open space policy to guide the location and development of open space, and the design of subdivisions on completion of the Open Space Strategy review.
2. Implement any other findings of the Open Space Strategy review.

10.9. Identification and protection of Heritage Places

Issue

Heritage places in the municipality have not been adequately identified or protected in the planning scheme. There is an issue with completed work that hasn't been translated into the planning scheme, as well as strategic work that has not been undertaken for some areas of the municipality.

Discussion

It is an existing strategic direction of the Horsham Planning Scheme to *"Conserve the places and sites of cultural heritage value within the Horsham municipality"*.

During the workshop, council officers identified that the extent to which Councils local heritage places are currently identified and protected is a key concern for decision-making.

As far back as 2010, the previous 12B Review recommended that Council complete heritage studies to comprehensively assess heritage places within Horsham and to implement the key findings of such studies into the Planning Scheme.

In 2011 - 2013 Council commissioned Stages 1 & 2 of the Horsham Heritage Study. Stage 1 prepared a thematic environmental history and establish an indicative list of places with potential heritage significance. Stage 2 involved the prioritisation, detailed assessment of significance and documentation of those places and precincts identified in Stage 1.

Council's recently adopted Investment Attraction Strategy and Implementation Plan (2022) sets a 2-year timeframe for Council to complete the following actions:

- Identify and recognise areas and places of cultural and historical significance that maintain connection to places, land and culture and engage early.
- Implement the Horsham Heritage Study to protect buildings and places of historic cultural heritage to reinforce a 'sense of place' and celebrate Horsham's character and distinctiveness.
- Prepare heritage controls and complete amendment to the HRCC Planning Scheme.

The need to identify and protect the municipalities' heritage places has been a known planning issue for over 10 years and in that time, decision-making in relation to potential heritage impacts has been made in a vacuum. Council officers have identified that the absence of any formal identification and protection of local heritage places remains a key planning issue, and recently adopted Council policies establish a short timeframe for the completion of the work that is necessary to appropriately address this issue.

The Horsham Heritage Study 2014 has recently been adopted by Council and a formal heritage amendment is to commence in 2024, with public consultation and feedback.

Findings

1. Incorporate existing heritage studies into the Horsham Planning Scheme.
1. Update the schedule to the Heritage Overlay to incorporate statements of significant for identified heritage places appropriately in the planning scheme.
2. Identify the heritage gaps across the municipality and prepare a Heritage Study to assess and document heritage places that should be included in the Horsham Planning Scheme.

10.10. Removing redundant permit triggers for sheds

10.11. Mapping anomalies

Include a brief overview of Appendix 6 to link the anomalies to this report and help with the narrative to DTP / Panels / Community.

11. Further strategic work

Appendix Three of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme has been identified and is included in the recommendations below. Numerous other recommendations for further strategic work have been identified through this review and are included in **Appendix Three**.

Council should review this list and remove any projects that are no longer required.

The list below represents the further strategic work that the consultants believe will have the most positive impact for the Horsham Rural City community and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in Clause 72.04 of the planning scheme. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in Clause 74.02.

Recommendations:

It is recommended that Council prioritise the following further strategic work over the next four years:

Translate the Wartook Valley Strategy, City to River Masterplan and Horsham North Local Area Plan into planning scheme policy and plans and incorporate as part of the planning scheme amendment for this review.

Prepare settlement and housing strategies for the municipality that:

- Establish a settlement hierarchy for the urban and rural areas of the municipality.
- Prepare neighbourhood character statements for Horsham and Natimuk, with a view of including these in the schedule to the residential zones.
- Prepare high level character statements for all other townships with a view of including these in the Municipal Planning Strategy.
- Identify opportunities for infill development in Horsham and potentially Natimuk to support a supply of affordable housing and increase the diversity of housing available.

- Identify urban and rural areas where residential, industrial, and commercial expansion will be directed.
- Develop a sequencing plan for land that has been identified for growth in Horsham City, to ensure that infrastructure services can be provided in a timely and efficient manner.

Complete and implement a planning scheme amendment for the Horsham South Structure Plan.

Prepare a Masterplan for the Horsham Aerodrome.

Prepare a planning scheme amendment to incorporate existing heritage studies into the Horsham Planning Scheme.

Identify the heritage gaps across the municipality and prepare a Heritage Study to assess and document heritage places that should be included in the Horsham Planning Scheme.

Include policy and amend 02.04 (Strategic framework plans) to show the transport networks.

Complete and implement the recommendations of the Horsham City Urban Renewal Plan

Complete the Housing Strategy and consider any recommendations.

Investigate applying the CASBE Environmentally Sustainable Development policy to the Horsham Planning Scheme.

Undertake a settlement strategy to manage Rural Living development around Quantong and Riverside and consider the application of the suite of Rural Zones

Review DPO1 (Low density residential development plan) and DPO2 (Rural living development plan) and determine whether they remain the best tool to manage reticulated sewerage, road access and site layout.

Advocate for the State Government to implement the South West Landscape Assessment as (preferentially a GC amendment) or provide funding support to council.

Identify redundant planning controls for the effective and efficient operation of the scheme:

- Correct mapping anomalies detailed in **Appendix Six**.

Further Strategic Work	Source	Future Strategic Planning project to address
<ul style="list-style-type: none"> Protect productive agricultural land and future agricultural opportunities, including a review of the minimum subdivision sizes in the Farming Zone to ensure fragmentation of significant agricultural land does not occur. Address land use planning for rural settlements, rural living opportunities, speculation, and other issues. Support and facilitate agricultural and value-add rural tourism; and Protect rural landscapes and biodiversity. 		
Prepare a Masterplan for the Horsham Aerodrome	Current PS Audit (Panels Analysis)	Horsham Aerodrome Masterplan
Identify the heritage gaps across the municipality and prepare a Heritage Study to assess and document heritage places that should be included in the Horsham Planning Scheme.	Heritage Review 2019 and Current PS Review	Heritage Gaps Analysis
Lead the preparation of future flood and drainage investigations and develop provisions to protect areas from flood hazards.	C81hors flood amendment	Future Drainage and Flood Studies
Revise SUZ3, SUZ6 & SUZ9 table of uses to comply with MD structure.	Current PS Audit (Zone Analysis)	Future Corrections or other Planning Scheme Amendment
Amend ESO3 objectives (currently 8, needs to be 1) to comply with MD drafting requirements.	Current PS Audit (Overlay Analysis)	Future Corrections or other Planning Scheme Amendment
Convert ESO6 & ESO7 into the Buffer Area Overlay (BAO)	Current PS Audit (Overlay Analysis)	Future Corrections or other Planning Scheme Amendment
Redraft permit requirements at 3.0 of SLO3 Grampians and Black Range Environs so they are self-contained to the schedule, and not contingent on other permit triggers in other parts of the Scheme.	Current PS Audit (Finding G)	Future Corrections or other Planning Scheme Amendment
Redraft schedules to the Special Use Zone to comply with Ministerial Directions including correct construction of table of uses to SUZ3 Dooen Freight Hub, SUZ6 Earth and Energy Resources Industry and SUZ9 Wimmera Intermodal Freight Terminal Precinct.	Current PS Audit (Finding I)	Future Corrections or other Planning Scheme Amendment
Review the DPO3 - 9 and assess whether additional information should be included to provide clearer guidance to applicants.	Current PS Audit (Finding KK)	Future Corrections or other Planning Scheme Amendment DPO6 to be addressed by Horsham South Structure Plan
Review DPO1 (Low density residential development plan) and DPO2 (Rural living development plan) and determine whether they remain the best tool to manage reticulated sewerage, road access and site layout.	Current PS Audit (Finding JJ)	Future Corrections or other Planning Scheme Amendment
Extend the coverage of the ESO2, to recognise the significance of the Wimmera Salt Valley Linear Depression land unit and all wetlands. Amend the Statement of Environmental Significance and objectives as required.	Previous 12B Review (2010)	Rural settlement and land use strategy

Further Strategic Work	Source	Future Strategic Planning project to address
Review the minimum subdivision sizes in the Farming Zone to ensure that fragmentation of strategically significant agricultural land is not occurring because of the control.	Current PS Audit (Finding FF)	Rural settlement and land use Strategy Rural
Prepare a planning scheme amendment to implement the detailed strategy, policy, and maps from the City to River Masterplan (HRCC, 2020).	Current PS Audit (Finding BB)	Future Corrections or other Planning Scheme Amendment
Complete flood investigations and develop provisions to protect areas from flood hazards and support floodplain function as recommended in: - <i>East Horsham Drainage Recommendation Report (2013)</i> .	s74.02	Future Drainage and Flood Studies
Expand on the existing community plan to prepare a land use and development strategy for Natimuk to determine areas for consolidation of commercial activity and residential growth.	Previous 12B Review (2010)	To be undertaken as part of settlement strategy
Review the application of the township boundary to bring it in line with growth needs and existing zoning controls for Natimuk and to recognise and appropriately deal with development constraints as a priority.	Previous 12B Review (2010)	To be undertaken as part of settlement strategy
Undertake a strategic assessment of supply and demand for rural living in the municipality and determine a growth strategy for rural living with reference to preferred size of lots and all available information regarding opportunities and constraints prior to further rezoning.	Previous 12B Review (2010)	To be undertaken as part of urban and rural settlement strategy
Undertake a settlement strategy for Horsham's townships to determine future growth opportunities for Horsham's areas. Such a study should take into account interface issues and how to address right to farm issues.	Previous 12B Review (2010)	To be undertaken as part of settlement strategy
Update the Strategic Framework Plan in the MPS to identify agricultural land of Strategic Significance, as identified in the EnPlan report, and include policy to ensure that this land is not encroached upon	Previous 12B Review (2010)	Rural settlement and land use Strategy
Provide greater policy direction for tourism and rural activity development in the planning scheme.	Previous 12B Review (2010)	Rural settlement and land use Strategy
Investigate the application of the VPO (or alternative development controls) to protect significant native vegetation (including culturally significant trees) in conjunction with the DEECA and WCMA.	Previous 12B Review (2010)	Horsham and Natimuk Housing Diversity and Affordability Strategy Rural settlement and land use Strategy Heritage Gaps Analysis
Prepare a significant and canopy trees protection policy [NEW GGH, p55] Prepare a canopy tree provision policy	Greening Greater Horsham 2021, p55	Further strategic work required
Identify planning mechanisms for the protection and retention of existing woodland trees in Haven	Greening Greater Horsham 2021, p56	Horsham South Structure Plan
Provide policy direction on future intensive agriculture activities to guide their location and minimise amenity impacts	Previous 12B Review (2010)	Rural settlement and land use Strategy

Further Strategic Work	Source	Future Strategic Planning project to address
Investigate alternative truck route for removal through truck traffic from Horsham's CBD	Horsham Urban Transport Plan 2022, p33, 34	Currently in progress
Investigate the realignment of the freight rail line between Doon and the Western Highway to remove freight rail from residential precincts	Horsham Urban Transport Plan 2022, p35	Further strategic work required
Continue to work with the Catchment Management authorities to identify and strategically acquire land along the river corridor for the provision of off-road walking and cycling paths.	Horsham Open Space Strategy 2019, p76	Open Space and Rec responsibility
Prepare and/or update master plans for all existing and new neighbourhood, municipal and regional open spaces in the municipality to guide development.	Horsham Open Space Strategy 2019, p78	Open Space and Rec responsibility
Identify gaps in facilities and amenities at all existing public open spaces to prioritise and guide upgrades to meet the open space principles in line with facilities required for each type/size of open space.	Horsham Open Space Strategy 2019, p78	Open Space and Rec responsibility
Strategically acquire the railway corridor and undertake strategic plans as required.	Horsham Open Space Strategy 2019, p79	Open Space and Rec responsibility
Prepare a Climate Change Strategy.	Horsham Open Space Strategy 2019, p80	Further Strategic Planning Required
Prepare existing and preferred neighbourhood character policies for different precincts within Horsham.	Current PS Audit (VCAT Analysis)	Currently in progress
Investigate applying the CASBE Environmentally Sustainable Development policy to the Horsham Planning Scheme, recognising this will increase officer workload.	Current PS Audit (Finding S)	Future Corrections or other Planning Scheme Amendment
Encourage the State Government to implement the South West Landscape Assessment (as preferentially a GC amendment) or provide funding support to Council.	Current PS Audit (VCAT Analysis)	Rural settlement and land use Strategy

Appendix One

Record of planning scheme audit

Municipal Strategy Plan (MPS) analysis

Document A.1 Horsham Planning Scheme

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible)
Word count (Planner)	Is the word count 5000 words or less?	Yes	
02.01 Context (Planner)	Does the Context section include a brief description of the geographic qualities of the municipality?	Yes	
	Does the Context section include a brief description of the economic qualities of the municipality, using the most recently available data, with source and date specified?	Yes	
	Does the Context section include a brief description of the demographic qualities of the municipality, using the most recently available demographic data / projections, with source and date specified? (Specifically ABS and VIF)	No	Include ABS data
	Are the First Nations people of the land recognised in the first paragraph of the Context. (May be multiple).	No	Include First Nations people recognition
	Is there opportunity to reduce the word count for this Clause (aim for 500 words).	Yes	Word count: 618
02.02 Vision (Planner)	Does the Vision section clearly and succinctly describe the type of municipality Council seeks to create? (If unsure use the Council Plan vision, extracting land use matters).	No	Amend to reflect updated Council Plan vision.
	Does the Vision section only include land use and development issues capable of being influenced by the Planning Scheme?	Yes	
02.03 Strategic directions			

Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
02.03-1 Settlement (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-2 Environmental and landscape values (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	

Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible)
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-3 Environmental risks and amenity (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	No	Prepare new policy at 13.01-1S to give effect to strategic direction "Adapt to the impacts of climate change to withstand hotter, drier conditions and severe weather".
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	

Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible)
02.03-4 Natural resource management (Senior)	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	No	Amend 14.01-2L to incorporate the following agriculture strategic direction as a Strategy <ul style="list-style-type: none"> Encourage land use and development that facilitates value adding, new commodities, specialist services, research and education and improved transport connections to export markets.
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-5 Built environment and heritage (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	

Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible)
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	No	Prepare a new policy at 15.01-4L to give effect to strategic direction "Create a built environment that supports active living and social connectedness".
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-6 Housing (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	

Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
02.03-7 Economic development (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	However, there is an active question regarding the planning tool utilised to give effect to industry strategic direction to "Avoid encroachment of sensitive land uses near land identified for industrial development" (i.e. ESO).
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-8 Transport (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	

Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	
02.03-9 Infrastructure (Senior)	Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
	Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
	Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	Yes	
	Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
	Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
	Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
	Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	
	Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	

Municipal Strategy Plan (MPS) analysis

1 Clause and name	2 Practitioners Guide to Victorian Planning Schemes requirement	3 Does it comply (Yes or no)	4 Recommended changes (including source if possible) 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
2.04 Strategic Framework Plans Horsham Rural City Strategic Framework Plan (Senior)	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	No	Amend plan to articulate strategic directions
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	No	Amend plan to articulate strategic directions
2.04 Strategic Framework Plans Horsham Regional City Framework Plan (Senior)	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	Yes	
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	Yes	
2.04 Strategic Framework Plans Natimuk Framework Plan (Senior)	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	No	Amend plan to articulate strategic directions
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	No	Amend plan to articulate strategic directions

Planning Policy Framework (PPF) analysis

Document A.2 Horsham Planning Scheme

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
11 Settlement			
11.01-1L Settlement – Horsham Rural City	This policy applies to land in Horsham regional city and in towns / settlements identified in the strategic framework plans at Clause 02.04	<ul style="list-style-type: none"> • Policy name is appropriate • Location of policy is appropriate • Policy application specified • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • Not all strategies drafted with an approved verb to commence the sentence • No plan in Clause • Policy documents are in 72.08 	<p>Amend strategies to start with approved verb:</p> <ul style="list-style-type: none"> • “Maximise opportunities for growth within Horsham CAD and Horsham’s urban area” • “Re-integrate Horsham North with wider Horsham urban area by improving road, pedestrian and cycle connections across the railway line. • Generate economic activity in Horsham North by:”
11.03-1I Horsham Central Activity District (CAD)	This policy applies to land in the Commercial 1 Zone and the Commercial 2 Zone (to the north-west along Dimboola Road, to the south-east along O’Callaghans Parade and in the vicinity of	<ul style="list-style-type: none"> • Policy name is inappropriate • Location of policy is appropriate • Policy application specified • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy 	Rename policy to comply with MD.

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
	McPherson Street and Urquhart Street) north of the Wimmera River in Horsham.	<ul style="list-style-type: none"> • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • Policy documents is in 72.08 	
12 Environment and landscape values			
12.01-1I Protection of biodiversity - Horsham	Not specified	<ul style="list-style-type: none"> • Policy name is inappropriate • Location of policy is not appropriate • Policy application not specified (but appropriate) • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • First strategy contains two ideas • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • No policy documents 	Rename policy to comply with MD. Redrafting first strategy (currently expresses two ideas, one of which is covered by State policy)
12.03-1I Protection of waterways and wetlands - Horsham	Not specified	<ul style="list-style-type: none"> • Policy name is inappropriate • Location of policy is not appropriate • Policy application not specified (but appropriate) • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy 	Rename policy to comply with MD.

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> Strategies drafted to have one idea each strategy All strategies drafted with an approved verb to commence the sentence No plan in Clause No policy documents 	
13 Environment risks and amenity			
13.03-1I Floodplain management - Horsham	This policy applies to all land within the Floodway Overlay, Land Subject to Inundation Overlay and Schedule 9 to the Design and Development Overlay.	<ul style="list-style-type: none"> Policy name is inappropriate Location of policy is appropriate Policy application specified No objective, but it is clear which State objective the Clause gives local effect to No duplications of State or Regional policy Strategies drafted to have one idea each strategy All strategies drafted with an approved verb to commence the sentence No plan in Clause Policy document referenced at 72.08 Policy guidelines considered appropriate as drafted 	Rename policy to comply with MD.
14 Natural resource management			
14.01-1I Protection of agricultural land - Horsham	Not specified	<ul style="list-style-type: none"> Policy name is inappropriate Location of policy is appropriate 	Rename policy to comply with MD.

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> • Policy application not specified (but appropriate) • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • No policy document • No policy guidelines 	
14.01-2I Intensive agriculture – Horsham	Not specified	<ul style="list-style-type: none"> • Policy name is inappropriate • Location of policy is not appropriate • Policy application not specified (but appropriate) • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • No policy document • No policy guidelines 	<p>Rename policy to comply with MD.</p> <p>First strategy is not a strategy (it does not provide spatial direction for appropriate locations for the establishment of intensive agricultural activities). Amend to the following:</p> <p>Encourage the establishment of intensive agricultural activities:</p> <ul style="list-style-type: none"> - In areas of low population density. [GRPWSM, p23] - In proximity to existing grain production areas. [GRPWSM, p23] - In proximity to established feed mills. [GRPWSM, p23] - In proximity to existing meat processing centres. [GRPWSM, p23] - Where piped natural gas is available, if required by the proposed agricultural activity. [GRPWSM, p23] - In areas with ready access to key transport routes to export markets. [GRPWSM, p23]

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
			<ul style="list-style-type: none"> - In areas with ready access to water supplies, in particular the Wimmera Malle Pipeline. [GRPWSM, p23] <p>Add new policies to new Clause 14.01-2L:</p> <p>Support grain-related and associated value-adding industries in proximity to the Wimmera Intermodal Freight Terminal. [GRPWSM, p20]</p> <p>Facilitate rural diversification by supporting uses that:</p> <ul style="list-style-type: none"> - Build on existing infrastructure. [GRPWSM, p21] - Have synergies with nearby uses or assets. [GRPWSM, p21] - Do not compromise the regions agricultural significance. [GRPWSM, p21] - Avoid potential land use conflicts. [GRPWSM, p21]
15 Built environment and heritage			
15.01-11 Urban Design – Horsham Rural City	Not specified	<ul style="list-style-type: none"> • Policy name is appropriate • Location of policy is appropriate • Policy application not specified (but appropriate) • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence 	Relocate first strategy to 18.02-1L (new)

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> No plan in Clause No policy document No policy guidelines 	
15.03-11 Heritage conservation – Horsham Rural City		<ul style="list-style-type: none"> Policy name is appropriate Location of policy is appropriate Policy application not specified (but appropriate) No objective, but it is clear which State objective the Clause gives local effect to No duplications of State or Regional policy Strategies drafted to have one idea each strategy All strategies drafted with an approved verb to commence the sentence No plan in Clause No policy document No policy guidelines 	
16 Housing			
16.01-31 Rural residential development – Horsham	None specified	<ul style="list-style-type: none"> Policy name should include full Council name Location of policy is appropriate Policy application not specified (but appropriate) No objective, but it is clear which State objective the Clause gives local effect to No duplications of State or Regional policy Strategies drafted to have one idea each strategy 	Rename policy to comply with MD.

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • No policy document • No policy guidelines 	
17 Economic development			
17.01-1r Wimmera Intermodal Freight Terminal (WIFT) Precinct	This policy applies to land in Schedule 9 to the Development Plan Overlay (DPO9) and Schedule 7 to the Environmental Significance Overlay (ESO7)	<ul style="list-style-type: none"> • Policy name is inappropriate • Location of policy is not appropriate • Policy application specified • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • Policy document in 72.08 • No policy guidelines 	Re-locate policy to 18.02-5S, rename to comply with MD
17.01-2l Innovation and research in agriculture	Not specified	<ul style="list-style-type: none"> • Name of policy is inappropriate • Location of policy is appropriate • Policy application not specified (but appropriate) • No objective, but it is clear which State objective the Clause gives local effect to 	rename to comply with MD

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> No duplications of State or Regional policy Strategies drafted to have one idea each strategy All strategies drafted with an approved verb to commence the sentence No plan in Clause No policy document No policy guidelines 	
17.03-2I Sustainable industry – Horsham	Not specified	<ul style="list-style-type: none"> Name of policy is inappropriate Location of policy is appropriate Policy application not specified (but appropriate) No objective, but it is clear which State objective the Clause gives local effect to No duplications of State or Regional policy Strategies drafted to have one idea each strategy Not all strategies drafted with an approved verb to commence the sentence No plan in Clause No policy document No policy guidelines 	<p>Rename policy to comply with MD.</p> <p>Redraft “Cluster industrial activities on land around the Horsham Regional Livestock Exchange, south-east of Horsham on the Western Highway, to minimise potential impacts from inundation from the nearby Burnt Creek” to commence with approved verb.</p>
17.04-1I Natimuk and Mount Arapiles area	This policy applies to land surrounding Mount Arapiles-Tooan State Park affected by Schedule 2 to the	<ul style="list-style-type: none"> Policy name inappropriate Location of policy is appropriate Policy application specified 	Rename to comply with MD

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
	Significant Landscape Overlay and to land within Natimuk township.	<ul style="list-style-type: none"> No objective, but it is clear which State objective the Clause gives local effect to No duplications of State or Regional policy Strategies drafted to have one idea each strategy All strategies drafted with an approved verb to commence the sentence No plan in Clause No policy document Policy guidelines appropriate as drafted 	
18 Transport			
18.01-3I Cycling and pedestrian networks - Horsham	Not specified	<ul style="list-style-type: none"> Name of policy inappropriate Location of policy is inappropriate Policy application not specified (but appropriate) No objective, but it is clear which State objective the Clause gives local effect to No duplications of State or Regional policy Strategies drafted to have one idea each strategy All strategies drafted with an approved verb to commence the sentence No plan in Clause Policy document in 72.08 	Rename to comply with MD Split policy to new 18.021L (walking) and 18.02-2L (cycling) Is policy document out of date / superseded?
18.02-7I Horsham Airport	Not specified	<ul style="list-style-type: none"> Policy name inappropriate Location of policy is appropriate 	Rename to comply with MD.

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
		<ul style="list-style-type: none"> • Policy application not specified • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • No policy document • No policy guidelines 	
19 Infrastructure			
19.02-11 Health facilities – Horsham	Not specified	<ul style="list-style-type: none"> • Name of policy inappropriate • Location of policy is appropriate • Policy application not specified • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • No policy document • No policy guidelines 	Rename to comply with MD.

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes 20(4) in PSR amend Further strategic work (future amendment) in PSR improve
19.02-2I Education facilities – Horsham	Not specified	<ul style="list-style-type: none"> • Policy name not appropriate • Location of policy is appropriate • Policy application not specified • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • Policy document at 72.08 • No policy guidelines 	<p>Rename to comply with MD.</p> <p>Amend name of policy document to match name in 72.08</p>
19.03-2I Infrastructure design and provision – Horsham	Not specified	<ul style="list-style-type: none"> • Policy name not appropriate • Location of policy is appropriate • Policy application not specified • No objective, but it is clear which State objective the Clause gives local effect to • No duplications of State or Regional policy • Strategies drafted to have one idea each strategy • All strategies drafted with an approved verb to commence the sentence • No plan in Clause • Policy document at 72.08 	<p>Rename to comply with MD.</p>

Planning Policy Framework (PPF) analysis

1 Clause and name	2 Policy application (if relevant)	3 Observations / comments	4 Recommended changes
		<ul style="list-style-type: none">• Policy guidelines appropriate as drafted	20(4) in PSR amend Further strategic work (future amendment) in PSR improve

Document A.3 Horsham Planning Scheme

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
RESIDENTIAL ZONES				
32.03 Low Density Residential Zone (LDRZ)		To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.		
32.03 s Schedule 1 - LDRZ1	Low Density Residential Zone (LDRZ)	No content	Does not comply: <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading 	
32.04 Mixed Use Zone (MUZ)		To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. To provide for housing at higher densities. To encourage development that responds to the existing or preferred neighbourhood character of the area. To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.		
32.04 s Schedule 1 - MUZ1)	HORSHAM MIXED USE AREAS	No content	Complies	
32.05 Township Zone (TZ)		To provide for residential development and a range of commercial, industrial and other uses in small towns. To encourage development that respects the neighbourhood character of the area.		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.		
32.05s Schedule 1 - TZ	HORSHAM TOWNSHIPS	No content	Does not comply: <ul style="list-style-type: none"> Doesn't include neighbourhood character objectives heading Does not include 2.0 in accordance with MD format 1.0 should be 3.0 as per MD format 	
32.08 General Residential Zone		To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.		
32.08s1 Schedule 1 - GRZ1	HORSHAM GENERAL RESIDENTIAL AREA	No Content	Does not comply: <ul style="list-style-type: none"> Doesn't include neighbourhood character objectives heading Does not include 2.0 & 3.0 headings in 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
32.08s2 Schedule 2 - GRZ2	HORSHAM GENERAL RESIDENTIAL AREA	<p>Minimum street setback A3 and B6</p> <p>Walls of buildings shall be setback a minimum distance of 2.5m from Baker Street and the Wetlands Park. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. Walls of buildings shall be setback a minimum distance of 2.5m from the Madden Street frontages of lots 22 to 25 inclusive. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. The setback requirement for the Madden Street frontages of lots 22 to 25 inclusive does not apply to garages which may be built to the street boundary.</p> <p>Site Coverage A5 and B8</p> <p>The site area covered by buildings shall not exceed 70%.</p> <p>Front fence height A20 and B32</p> <p>Streets in a Transport Zone 2 – None Specified</p> <p>Any fence on or within 2.5 metres of the Baker Street frontages and the Public Open Space frontages shall have a maximum height of 1.2m.</p> <p>Any fence on or within 2.5m of the Madden Street frontages and the western boundaries of lots 9, 10 and 36 shall have a maximum height of 1.2m for at least 40% of the length of the boundary. Any other boundary fences shall not exceed 1.8m in height.</p>	<p>accordance with MD format.</p> <p>Does not comply:</p> <ul style="list-style-type: none"> Doesn't include neighbourhood character objectives heading Does not include 2.0 & 3.0 headings in accordance with MD format Permit requirement for dwelling should be "no" not "none specified" 	
INDUSTRIAL ZONES				
33.01 Industrial 1 Zone (IN1Z)		To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
33.01 s Schedule 1 - IN1Z	INDUSTRIAL 1 ZONE	No Content	Does not comply:	<ul style="list-style-type: none"> Excludes heading 1.0 MLFA should be “none specified” not blank
33.03 Industrial 3 Zone (IN3Z)		<p>To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.</p> <p>To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.</p> <p>To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.</p> <p>To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.</p>		
33.03s1 Schedule 1 - IN3Z	INDUSTRIAL 3 ZONE	No content	Does not comply:	<ul style="list-style-type: none"> Excludes heading 1.0 MLFA should be “none specified” not blank
COMMERCIAL ZONES				
34.01 Commercial 1 Zone (B1Z, B2Z, B5Z, C1Z)		<p>To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.</p> <p>To provide for residential uses at densities complementary to the role and scale of the commercial centre.</p>		
34.01 s Schedule 1 - B1Z, B2Z, B5Z, C1Z	COMMERCIAL 1 ZONE	No content	Does not comply:	<ul style="list-style-type: none"> Excludes heading 1.0

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
34.02 Commercial 2 Zone (B3Z, B4Z, C2Z)		<p>To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.</p> <p>To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.</p>	<ul style="list-style-type: none"> MLFA's should be "none specified" not blank 	
RURAL ZONES				
35.03 Rural Living Zone (RLZ)		<p>To provide for residential use in a rural environment.</p> <p>To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.</p> <p>To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p>		
35.03s Schedule 1 - RLZ	RURAL LIVING ZONE	<p>Land Area/Dimensions/Distance</p> <p>Minimum subdivision area (hectares).</p> <p>All land unless otherwise specified in this table</p> <p>4 hectares</p> <p>Land shown as hatched in Map 2, 3 and 4 to this schedule</p> <p>2 hectares</p> <p>Land shown as hatched in Map 1 to this schedule</p> <p>1 hectare</p> <p>Land shown as hatched in Map 5 to this schedule</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Excludes heading 1.0 A separate schedule is required for each minimum subdivision area. With separate Schedules maps can be deleted 	

1. Clause and name	2. Applies to	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>1 hectare</p> <p>All land unless otherwise specified in this table</p> <p>Minimum area for which no permit is required to use land for a dwelling (hectares).</p> <p>All land unless otherwise specified in this table</p> <p>4 hectares</p> <p>Land shown as hatched in Map 2, 3 and 4 to this schedule</p> <p>2 hectares</p> <p>Land shown as hatched in Map 1 to this schedule</p> <p>1 hectare</p> <p>Land shown as hatched in Map 5 to this schedule</p> <p>1 hectare</p> <p>Permit requirement for earthworks Land Earthworks which change the rate of flow or the discharge point of water across a property boundary.</p> <p>All land</p> <p>Earthworks which increase the discharge of saline groundwater.</p> <p>All land</p>		
35.08 Farming Zone (FZ)		<p>To provide for the use of land for agriculture.</p> <p>To encourage the retention of productive agricultural land.</p> <p>To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p> <p>To encourage the retention of employment and population to support rural communities.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
To provide for the use and development of land for the specific purposes identified in a schedule to this zone.				
35.08s Schedule 1 - FZ	FARMING ZONE	<p>Minimum subdivision area (hectares). Land affected by Environmental Significance Overlay 1 - Wartook Tourist Area</p> <p>16 hectares</p> <p>Land hatched in Map 1 to this schedule</p> <p>10 hectares</p> <p>Land hatched in Map 2 to this schedule</p> <p>16 hectares</p> <p>All other land</p> <p>60 hectares</p> <p>All land if a lot is being subdivided to provide for a specific use, other than Accommodation, which needs to be located in the Rural zone.</p> <p>0.5 hectare</p> <p>Minimum area for which no permit is required to use land for a dwelling (hectares).</p> <p>Land affected by Environmental Significance Overlay 1 - Wartook Tourist Area</p> <p>16 hectares</p> <p>Land hatched in Map 1 to this schedule</p> <p>10 hectares</p> <p>Land hatched in Map 2 to this schedule</p> <p>16 hectares</p> <p>All other land</p> <p>60 hectares</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> A separate schedule is required for each minimum subdivision area. With separate Schedules maps can be deleted 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Minimum setback from a road (metres).</p> <p>A Transport Zone 2 or land in a Public Acquisition Overlay if: The Head, Transport for Victoria is the acquiring authority; and the purpose of the acquisition is for a road.</p> <p>100 metres</p> <p>A Transport Zone 3 or land in a Public Acquisition Overlay if: The Head, Transport for Victoria is not the acquiring authority; and the purpose of the acquisition is for a road.</p> <p>40 metres</p> <p>Any other road</p> <p>20 metres</p> <p>Minimum setback from a boundary (metres).</p> <p>Any other boundary</p> <p>5 metres</p> <p>Minimum setback from a dwelling not in the same ownership (metres).</p> <p>Any dwelling not in the same ownership</p> <p>100 metres</p>		
PUBLIC LAND ZONES				
36.01 Public Use Zone (PUZ)		<p>To recognise public land use for public utility and community services and facilities.</p> <p>To provide for associated uses that are consistent with the intent of the public land reservation or purpose.</p>		
36.01s Schedule 1 - PUZ	PUBLIC USE ZONE	Public land Use or development Conditions	Does not comply:	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		Land totalling approximately 22.5 hectares located on the north-east corner of Wimmera Highway and Curran Road, Horsham Research and development Must be in accordance with Masterplan, Department of Natural Resources & Environment, Natimuk Road Development, Clarke Hopkins and Clarke architects, February 2000 (number 9954 Sinclair Knight Mertz MP1d)	<ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Excludes heading 1.0 & 2.0 Land to which sign requirements apply should be “None specified” not “All land” 	
36.02 Public Park and Recreation Zone (PPRZ)		To recognise areas for public recreation and open space. To protect and conserve areas of significance where appropriate. To provide for commercial uses where appropriate.		
36.02s Schedule 1 - PPRZ	PUBLIC PARK AND RECREATION ZONE (PPRZ)	No content	Does not comply: <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Excludes headings 1.0 & 2.0 	
36.03 Public Conservation and Resource Zone (PCRZ)		To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.</p> <p>To provide for appropriate resource based uses.</p>		
36.03s Schedule 1 - PCRZ	PUBLIC CONSERVATION AND RESOURCE ZONE (PCRZ)	No Content	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Excludes headings 1.0 & 2.0 	
36.04 Transport Zone		<p>To provide for an integrated and sustainable transport system.</p> <p>To identify transport land use and land required for transport services and facilities.</p> <p>To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.</p> <p>To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.</p>		
SPECIAL PURPOSE ZONES				
37.01 Special Use Zone (SUZ)		To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.		
37.01 s1 Schedule 1 - SUZ1	HORSHAM GOLF COURSE	To ensure that the use and development of land for the purpose of the Horsham Golf Club does not prejudice the amenity and development of nearby land.	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Table of uses excludes "Any use listed in 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
			<p>Clause 62.01” from Section 1</p> <ul style="list-style-type: none"> 3.0 Subdivision application requirements don’t comply with MD format 3.0 Buildings and works application requirements & decision guidelines don’t comply with MD format Excludes 5.0 heading 	
37.01s2 Schedule 2 - SUZ2	HORSHAM AIRPORT	<p>To provide for the use and development of land as an airport and associated activities.</p> <p>To ensure that any proposed use and development is compatible with the airport and other uses in the vicinity of the airport.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Table of uses excludes “Any use listed in Clause 62.01” from Section 1 2.0, 3.0 & 4.0 application requirements and decisions guidelines don’t comply with MD format Excludes 5.0 heading 	
37.01s3 Schedule 3 - SUZ3	DOOEN FREIGHT HUB	<p>To provide for the development of the Dooen Freight Hub as a key facility for the Wimmera region for the interchange and distribution of goods.</p>	<p>Does not comply:</p>	

1. Clause and name	2. Applies to	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
			<ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Table of uses excludes “Any use listed in Clause 62.01” from Section 1 Table of uses incorrectly constructed (‘any other use’ in wrong place) 2.0, 3.0 & 4.0 application requirements and decisions guidelines don’t comply with MD format 1st decision guideline in 2.0, 3.0 & 4.0 is a duplication Wording of 5.0 does not comply with MD 	
37.01s4 Schedule 4 - SUZ4	HORSHAM SHOWGROUNDS	<p>To encourage the use and development of the Horsham Showgrounds for a range of entertainment, recreational, commercial and community events and activities.</p> <p>To provide the physical facilities for the Horsham Agricultural and Pastoral Society to achieve its mission and objectives.</p> <p>To encourage the multiple use of land and buildings within the Horsham Showgrounds in order to facilitate its usage throughout the year for events and other activities.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Table of uses excludes “Any use listed in Clause 62.01” from Section 1 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To facilitate office, retail, and other uses within the showgrounds that are commensurate with the overall use of the showgrounds.</p> <p>To ensure that the combination of uses, their operation, and the scale and character of any development do not prejudice the amenity of surrounding areas.</p>	<ul style="list-style-type: none"> 2.0 application requirements and decisions guidelines don't comply with MD format 3.0 should be written as an application requirement 4.0 application requirements and decision guidelines don't comply with MD format 5.0 wording does not comply with MD 	
37.01s5 Schedule 5 - SUZ5	WIMMERA EVENTS CENTRE	<p>To recognise that the Wimmera Events Centre is a major educational, recreational and entertainment resource for the Wimmera.</p> <p>To provide for the use of the Wimmera Events Centre for the Wimmera Machinery Field Days and in the non Field Day period for a range of entertainment, recreational, commercial and community activities.</p> <p>To ensure that the multiple usage of land and buildings within the site facilitates usage of the facility throughout the year.</p> <p>To provide the physical facilities for the Wimmera Events Centre to achieve its mission and objectives.</p> <p>To ensure that the combination of uses, their operation, and the scale and character of any development do not prejudice the amenity of surrounding areas.</p> <p>To ensure that the future use and development of the Wimmera Events Centre contributes to a diverse social environment for the municipality, and occurs in a planned and orderly manner.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Contains 6 purposes, MD only allows 5 Table of uses excludes "Any use listed in Clause 62.01" from Section 1 2.0 application requirements and decision guidelines do not comply with MD 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
37.01s6 Schedule 6 - SUZ6	EARTH AND ENERGY RESOURCES INDUSTRY	<p>To recognise or provide for the use and development of land for earth and energy resources industry.</p> <p>To encourage interim use of the land compatible with the use and development of nearby land.</p> <p>To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.</p>	<ul style="list-style-type: none"> 3.0 should be written as an application requirement 4.0 application requirements and decision guidelines do not comply with MD 5.0 wording does not comply with MD 	
37.01s8 Schedule 8 - SUZ8	HORSHAM ARTIST IN RESIDENCE	<p>To facilitate the development of the Horsham Artist in Residence.</p> <p>To provide for the use and development of the land for the purpose of a range of artistic, educational, entertainment, commercial and community activities.</p> <p>To recognise the Horsham Artist in Residence as a major resource for arts practice and education in the Wimmera Southern Mallee region.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Table of uses incorrectly constructed (does not include 'any other use not in Section 1 or 3') Does not include 2.0 use of land, 3.0 subdivision, or 5.0 Wording of permit exemption in 2.0 does not comply with MD 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To provide a living and working environment for practising artists in a natural and agricultural landscape.</p> <p>To ensure that the multiple usage of land and buildings within the site facilitates usage of the facility throughout the year.</p> <p>To ensure that the combination of uses, their operation, and the scale and character of development do not prejudice the amenity of surrounding areas.</p> <p>To allow for the ongoing use of the balance of the site for extensive animal husbandry and crop raising and the protection of areas of Aboriginal cultural sensitivity.</p>	<p>drafted as use requirements</p> <ul style="list-style-type: none"> 3.0 needs to separate subdivision and application requirements 4.0 is a buildings and works requirement, not an application requirement 	
37.01s9 Schedule 9 - SUZ9	WIMMERA INTERMODAL FREIGHT TERMINAL PRECINCT	<p>Purpose - General</p> <p>To facilitate the development of the Wimmera Intermodal Freight Terminal Precinct (the Precinct) as a major intermodal freight and logistics hub for the Wimmera- Mallee region having regard to Map 1 to Schedule 9 to Clause 37.01.</p> <p>To provide for industry involved in the storage and distribution of primary produce and raw materials and associated industry, warehouse, manufacturing, mineral sands processing and storage handling, office and retail uses in a manner which does not affect the safety and amenity of local communities.</p> <p>To ensure appropriate separation between food related industries and the storage and transfer of mineral sands and other earth resources.</p> <p>To provide a range of lot sizes to the extent appropriate to encourage industry and warehousing of various scales and to provide catalyst developments.</p> <p>To provide for the staged development of the Precinct and orderly provision of infrastructure, services and transport facilities taking into account environmental and hydrological considerations.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Contains 23 purposes, MD only allows 5 Table of uses for all Sub-Precincts incorrectly constructed (does not include 'any other use not in Section 1 or 3) 2.0 includes 2x sets of decision guidelines 4.0 includes a Maintenance requirement 5.0 should be "signs" not Advertising signs" 	

1. Clause and name	2. Applies to	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure flexibility in the use and development of the Precinct to respond to changing economic circumstances over the long term development of the Precinct.</p> <p>To protect the ongoing operation and development of the Wimmera Intermodal Freight Terminal.</p> <p>To develop a high quality built environment that will attract industry investment and create jobs.</p> <p>Purpose – Sub-precinct 1 Grain and bulk agricultural produce</p> <p>To provide for industry and warehousing involved in the collection, storage and transfer of grain and other bulk agricultural produce on land generally in sub precinct 1 having regard to Map 1 to Schedule 9 to Clause 37.01.</p> <p>To ensure appropriate separation between industry and warehousing involved in the storage and transfer of mineral sands and other earth resources from food related industries and warehousing.</p> <p>Purpose – Sub-precinct 2 Mineral sands</p> <p>To provide for industry and warehousing involved in the storage and transfer of mineral sands and other earth resources on land generally in sub precinct 2 having regard to Map 1 to Schedule 9 to Clause 37.01</p> <p>To ensure appropriate separation between industry and warehousing involved in the storage and transfer of mineral sands and other earth resources from food related industries and warehouses.</p> <p>Purpose – Sub-precinct 3 Warehousing and logistics</p> <p>To provide for large scale warehousing and logistic industries and mineral sands processing and storage handling in close proximity to the Wimmera Intermodal Freight Terminal generally on land in sub precinct 3 having regard to Map 1 to Schedule 9 to Clause 37.01</p> <p>To provide opportunity for industries that benefit from a shared boundary with the Wimmera Intermodal Freight Terminal.</p>		

1. Clause and name	2. Applies to	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure the primacy of freight movements adjacent to the Wimmera Intermodal Freight Terminal.</p> <p>Mineral sands development shall be discouraged from abutting the northern side of the Wimmera Intermodal Freight Terminal.</p> <p>Purpose – Sub-precinct 4 Large Manufacturing</p> <p>To provide for large scale manufacturing and general industries and mineral sands processing and storage handling with adverse amenity potential that require large separation distances from sensitive land uses (e.g. dwellings) generally on land in sub-precinct 4 having regard to Map 1 to Schedule 9 to Clause 37.01.</p> <p>To provide for export orientated food manufacturing, food packaging and other manufacturing related industries.</p> <p>To encourage manufacturing industries that support the expansion of reticulated gas, potable water and sewerage infrastructure.</p> <p>To discourage small-scale manufacturing in this sub-precinct.</p> <p>Purpose – Sub-precinct 5 Warehousing, logistics and small manufacturing</p> <p>To provide for a mix of small-scale manufacturing, warehousing, logistics and industries generally on land in sub precinct 5 having regard to Map 1 to Schedule 9 to Clause 37.01</p> <p>Purpose – Sub-precinct 6 Highway business</p> <p>To provide for a range of service industries and ancillary uses along the Henty Highway frontage that support the Precinct on land in sub precinct 6 as shown in Map 1 to Schedule 9 to Clause 37.01</p> <p>To provide for convenience retail, service station and rest areas that support the Precinct.</p>		
37.03 Urban Floodway Zone (UFZ)		<p>To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.</p> <p>To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989.</p> <p>To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.</p>		
37.03s Schedule 1 - UFZ	URBAN FLOODWAY ZONE 1 (UFZ1)	No Content	<p>Does not comply:</p> <ul style="list-style-type: none"> Excludes Clause reference in Schedule heading Excludes 1.0, 2.0 & 3.0 headings In 3.0 "Advertising Sign Category" should be "Sign Category". 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
ENVIRONMENTAL AND LANDSCAPE OVERLAYS				
42.01 Environmental Significance Overlay (ESO)		To identify areas where the development of land may be affected by environmental constraints. To ensure that development is compatible with identified environmental values.		
42.01s1 - Schedule 1 to ESO (ESO1)	WARTOOK TOURIST AREA	<p>1.0 Statement of environmental significance</p> <p>The Wartook area abuts the western boundary of the Grampians National Park and has high environmental values as well as spectacular vistas across the range. Over a number of years various tourist accommodation facilities and other services have established across the district. The further establishment of tourist services and other development needs to recognise and respect the quality of the natural environment, adjacent national park and tranquil nature of area.</p> <p>2.0 Environmental objective to be achieved</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Contains 6 objectives, MD only allows 1 Application requirements do not comply with MD Decision guidelines do not comply with MD Cannot include referral provisions in Schedule. These should be moved to 66.06 	

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure impacts of development upon the Grampians National Park and surrounding environment are minimised.</p> <p>To encourage development that is in harmony with the environment and the community.</p> <p>To encourage tourism development which does not adversely impact upon the environmental and landscape values.</p> <p>To maintain and enhance the quality and quantity of water produced within the catchment, including the protection of water quality and flow in McKenzie Creek and Mt Zero Channel.</p> <p>To conserve soil resources and minimise soil erosion, pollution of water resources and other forms of resource degradation.</p> <p>To ensure the safety of tourists, residents and property from uncontrolled wildfire.</p> <p>3.0 Permit requirement</p> <p>No permit is required for minor additions or alterations to existing uses and/or developments.</p> <p>4.0 Application requirements</p> <p>Applications for planning permits should be accompanied by plans and other information which show:</p> <p>The location of any existing buildings;</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Any existing vegetation, watercourse, drainage lines, dams, fences and other similar features;</p> <p>The topography of the site;</p> <p>The location of the proposed development;</p> <p>The location of all car parks and access ways;</p> <p>Elevations of proposed buildings;</p> <p>External materials and colours of proposed buildings, and</p> <p>The location of adjacent dwellings.</p> <p>A land management plan should accompany all applications for subdivision and/or development and include provision for the following matters:</p> <p>Conservation and enhancement of the area;</p> <p>Preventing development which would lead to conflict with the management of the Grampians National Park;</p> <p>Protection of native vegetation through subdivision design and building siting;</p> <p>Retention of native vegetation:</p> <p>where ground slopes are more than 20%,</p> <p>within 30 metres of a watercourse or wetland,</p> <p>on land subject to or which may contribute to soil erosion or slippage,</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>in areas where removal, destruction or lopping could jeopardise the integrity or long term preservation of any identified site of scientific, natural or cultural significance, if it supports one or more rare species of flora or fauna, and/or where it forms part of a wildlife corridor.</p> <p>Measures to reduce the impact of the development upon adjacent dwellings;</p> <p>Measures to protect and conserve soils on the land during both the subdivision and development stages;</p> <p>Minimisation of storm water flows so as to prevent erosion and flooding of down stream properties, and</p> <p>Measures to reduce or remove noxious weeds and vermin infestation.</p> <p>A fire management plan must accompany applications for subdivision and/or development of any buildings for the purpose of accommodation, and include provision for the following matters: access by way of an all weather, dual lane road, water supply and distribution, evacuation procedures, provision of fire protection equipment, fuel reduction and management, and building design with respect to fire protection.</p> <p>5.0 Decision guidelines</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Before deciding on an application, the responsible authority will consider:</p> <p>The need for all buildings to harmonise with the natural environment in regards to materials, colours, design and siting;</p> <p>The desire to prevent buildings from locating in prominent positions such as hill tops or ridge lines, and preference for single storey development;</p> <p>The need to minimise disturbance of the natural environment and removal of indigenous vegetation;</p> <p>The provision of an adequate water supply;</p> <p>The adequacy of the proposed means of disposing of effluent;</p> <p>The adequacy of the proposed fire management plan including the provision of all weather and fire safe vehicle access; and</p> <p>The desire to screen car parks, servicing or other areas of a potentially intrusive nature from adjacent properties, roads and elevated viewing points within the Grampians National Park.</p> <p>Consideration should be given to placing a condition(s) on planning permits which requires: the retention of native vegetation; planting, replanting or other restorative treatment of any part of the land; the retention of a buffer strip of native</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>vegetation within specified distances of water courses, wetlands, roads, the Grampians National Park and property boundaries, and all buildings, septic tanks and associated effluent absorption areas to be located at least 100 metres from a water course.</p> <p>6.0 Referral</p> <p>Applications for Accommodation purposes including dwellings and any subdivisions which create a vacant lot must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.</p>		
42.01s2 - Schedule 2 to ESO (ESO2)	NATIMUK DOUGLAS WETLANDS	<p>1.0 Statement of environmental significance</p> <p>The Natimuk-Douglas Wetlands consist of more than 30 saline and freshwater lakes. The lakes are seasonally visited by substantial numbers of migratory water birds and on this basis have been nominated as wetlands of international significance under the RAMSAR Convention. Grazing and other activities in the vicinity of the lakes have threatened plant species and habitat values.</p> <p>2.0 Environmental objective to be achieved</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Contains 4 objectives, MD only allows 1 Does not include 3.0 Permit requirements Does not include 4.0 Application requirements Decision guidelines do not comply with MD 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To protect, maintain and enhance the environmental qualities of the Natimuk-Douglas Wetlands</p> <p>To ensure the Natimuk Douglas Wetlands are preserved as a haven for migratory birds</p> <p>To limit the impact of farming and other activities upon the Natimuk Douglas Wetlands, by encouraging the fencing of wetlands from stock</p> <p>To encourage the revegetation of wetlands where appropriate, in consultation with the Department of Sustainability and Environment</p> <p>3.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <ul style="list-style-type: none"> • The effect of any development on botanical, zoological or geological values; • The desirability of maintaining existing remnant vegetation; • The desirability of excluding stock from wetlands to enhance environmental values; and • The need to revegetate the wetland areas with appropriate indigenous plant species. 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> Natural waterflows. 		
42.01s3 - Schedule 3 to ESO (ESO3)	WATER COURSE PROTECTION	<p>1.0 Statement of environmental significance</p> <p>High quality natural or revegetated stream frontages are important in maintaining clean water, soil stability and diversity of flora and fauna. There are virtually no unmodified streams in the municipality and 50% of the Wimmera River frontage is rated as poor to very poor with respect to its environmental condition, as a result of the impact of grazing, weeds, pest animals and salt.</p> <p>2.0 Environmental objective to be achieved</p> <p>To maintain the quality and quantity of water within the watercourse</p> <p>To maintain the ability of streams and watercourses to carry natural flows</p> <p>To prevent erosion of banks, streambeds, adjoining land and the siltation of watercourses, drains and other features</p> <p>To protect and encourage the long-term future of flora and fauna habitats along watercourses</p> <p>To prevent pollution and increased turbidity of water in natural watercourses</p> <p>To prevent increased surface run-off or concentration of surface water run-off</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Contains 8 objectives, MD only allows 1 Does not include 3.0 Permit requirement Does not include 4.0 Application requirements Decision guidelines do not comply with MD Cannot include referral provisions in Schedule. These should be moved to 66.06 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>leading to erosion or siltation of watercourses</p> <p>To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats</p> <p>To minimise the potential damage caused to human life, buildings and property by flood waters.</p> <p>3.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <ul style="list-style-type: none"> • The possible effect of the development on the quality and quantity of water; • The preservation of and impact on soils and the need to prevent erosion; • The need to prevent or reduce the concentration or diversion of floodwater or stormwater; • The conservation of natural habitats and the preservation of native fauna, fish and other marine life; • The protection of the area for its recreation value; • The potential for flooding to occur; • The effect of any development on the flow of flood waters and flood control measures, and 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> The proper management of the land as a floodplain. <p>4.0 Referral</p> <p>All applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.</p>		
42.01s4 - Schedule 4 to ESO (ESO4)	WATER CATCHMENT PROTECTION	<p>1.0 Statement of environmental significance</p> <p>The Wimmera Systems Proclaimed Catchment (Special Water Supply Catchment Area listed in Schedule 5 to the Catchment and Land Protection Act 1994) in the southern area of the municipality supplies water to Horsham and the wider region. Maintaining the quality of water supply in the catchment is an environmental and economic imperative.</p> <p>2.0 Environmental objective to be achieved</p> <p>To ensure the protection and maintenance of water quality and water yield within the Wimmera Systems Proclaimed Catchment.</p> <p>3.0 Referral</p> <p>Applications of the kind listed below must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause:</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 3.0 Permit requirement Does not include 4.0 Application requirements Does not include 5.0 Decision guidelines Cannot include referral provisions in Schedule. These should be moved to 66.06 	

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> Subdivision creating a lot less than 40 hectares; Buildings and works associated with intensive animal husbandry, or any other intensive land use; Removal of vegetation, and Any other buildings and works which the responsible authority considers may not satisfy the objective of the overlay. 		
42.01s5 - Schedule 5 to ESO (ESO5)	CHANNEL AND RESERVOIR PROTECTION	<p>1.0 Statement of environmental significance</p> <p>Wimmera Mallee Water supplies domestic and stock water to more than 60,000 people and properties across the supply region. The security of supply and protection of channels and reservoirs from potential sources of pollution is critical to the operation of one of Victoria's largest water supply systems.</p> <p>2.0 Environmental objective to be achieved</p> <p>To maintain and enhance the quality and supply of irrigation and domestic water throughout the Wimmera region.</p> <p>To protect water reservoirs and channels from potential sources of pollution.</p> <p>3.0 Permit requirement</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Contains 2 objectives, MD only allows 1 Does not include 4.0 Application requirements Decision guidelines do not comply with MD Cannot include notice provisions in Schedule. 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>A permit is required for the construction of a fence located within 20 metres of the toe of a channel.</p> <p>4.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <p>The need to prevent the contamination of water supply;</p> <p>The need to protect water supply resources;</p> <p>The desirability of locating any effluent or waste water disposal systems, or other potential sources of pollution at least 50 metres from the exterior toe of a channel;</p> <p>The ability of any proposed effluent or other treatment system to prevent effluent or other waste affecting water quality in the channel or reservoir system, and</p> <p>The desirability of preventing the development of any buildings and works including dams within 20 metres of the exterior toe of a channel.</p> <p>5.0 Notification</p> <p>Notice of all permit applications must be must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
42.01s6 - Schedule 6 to ESO (ESO6)	HORSHAM SOUTH WASTEWATER TREATMENT PLANT BUFFER AREA	<p>1.0 Statement of environmental significance</p> <p>The Horsham South waste water treatment plant provides sewerage treatment and waste water disposal for the Horsham urban area.</p> <p>The plant's operation is critical to the continued economic and environmental prosperity of Horsham.</p> <p>It is important that the long-term operation of the waste water treatment plant is protected from inappropriate development.</p> <p>2.0 Environmental objective to be achieved</p> <p>To ensure that the establishment of a sensitive use within proximity to the wastewater treatment plant will not have a detrimental impact on the ongoing operation of the plant.</p> <p>To ensure that notice of an application which may have an impact on the ongoing operation of the wastewater treatment plant is given to the relevant agency.</p> <p>3.0 Permit requirement</p> <p>A permit is not required under this schedule.</p> <p>Notice requirements</p> <p>Notice of an application for any development under another part of this scheme must be given in accordance with</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Contains 2 objectives, MD only allows 1 Permit requirement should be 'none specified' Cannot include notice requirements in the Schedule Decision guidelines not in accordance with MD 	<p>ESO is the wrong VPP tool – consider converting to Buffer Area Overlay (BAO)</p>

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Section 52(1)(c) of the Act to the authority specified in Clause 66.06 or a schedule to that clause.</p> <p>4.0 Decision guidelines</p> <p>Before deciding on the application under another part of this scheme, the responsible authority must consider whether the grant of a permit will adversely affect the ongoing operation of the wastewater treatment plant.</p>		
42.01s7 - Schedule 7 to ESO (ESO7)	WIMMERA INTERMODAL FREIGHT TERMINAL PRECINCT BUFFER AREA	<p>1.0 Statement of environmental significance</p> <p>The Wimmera Intermodal Freight Terminal Precinct (the Precinct) will be developed as a major intermodal freight and logistics hub for the Wimmera-Mallee region. The Precinct will facilitate the agglomeration of freight related land uses on approximately 470 hectares of land around the Wimmera Intermodal Freight Terminal and ensure the continued efficient and effective transfer of goods into and out of the region.</p> <p>The operation of the WIFT Precinct is critical to the economy of the Wimmera region and may be developed with uses with adverse amenity potential.</p> <p>It is important that the long term development and operation of the Precinct for freight, logistics, industrial, manufacturing, and other commercial uses</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Does not include 4.0 application requirements 	ESO is the wrong VPP tool – consider converting to Buffer Area Overlay (BAO)

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>is protected from the encroachment of sensitive uses, specifically dwellings.</p> <p>2.0 Environmental objective to be achieved</p> <p>To prevent new child care centres, pre-school centres or primary schools, and particularly dwellings, locating within the buffer area and protect the development and operation of Sub-precinct 4; Large Manufacturing for uses with adverse amenity potential.</p> <p>3.0 Permit requirement</p> <p>In this Clause, sensitive use means accommodation, childcare centre, pre-school centre or primary school.</p> <p>A permit is not required to:</p> <p>Carry out works</p> <p>Construct agricultural buildings</p> <p>Construct extensions to existing dwellings of 100sqm or less</p> <p>Replace existing dwellings generally in the same location</p> <p>Construct outbuildings associated with existing dwellings.</p> <p>4.0 Decision guidelines</p> <p>The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>scheme which must be considered, as appropriate, by the responsible authority:</p> <p>Whether SEPP N1 (Control of Noise from Commerce Industry and Trade) and or the Noise from Industry in Victoria Guidelines (NIRV) applies to proposed development relating to existing uses in Sub-precinct 4: Large manufacturing or the future development of the sub-precinct.</p> <p>EPA Guideline Publication 1518 Recommended Separation Distances for industrial residual air emissions.</p> <p>The potential for the proposed development to prejudicially impact upon existing and permissible uses in Sub-precinct 4: Large Manufacturing of the Precinct.</p>		
42.03 Significant Landscape Overlay (SLO)		<p>To identify significant landscapes.</p> <p>To conserve and enhance the character of significant landscapes.</p>		
42.03s1 Schedule 1 to SLO (SLO1)	GRAMPIANS NATIONAL PARK	<p>1.0 Statement of nature and key elements of landscape</p> <p>The Grampians are a mountainous landscape of national significance consisting of rugged landscape ridges and escarpments formed to a height of up to 1000 metres by uplift 400 million years ago and subsequent erosion. Significant peaks</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 3.0 Permit requirement Does not include 4.0 Application requirements 3.0 Decision guidelines not as per MD 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>visible from within the Horsham municipality are Mt Zero, Mt Stapleton and the Asses Ears.</p> <p>2.0 Landscape character objective to be achieved</p> <p>To recognise the significance of the landscape values of the Grampians National Park in the local context and as a major natural feature tourist attraction.</p> <p>To minimise the intrusion of development upon the landscape of the Grampians National Park, protecting both the views obtained towards the park, and views obtained from within the park.</p> <p>To minimise the intrusion of development upon access roads leading towards the Grampians National Park.</p> <p>3.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <ul style="list-style-type: none"> • Whether the proposed building or works will be visible from prominent locations within Grampians National Park; • Whether the building or works will detract from views of the Grampians National Park; • Whether the building or works will detract from the landscape values of 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>entry roads to the Grampians National Park;</p> <ul style="list-style-type: none"> • A requirement for all buildings to be clad in non-reflective materials in muted shades of green, brown or grey, unless there are other means of limiting the visibility of buildings upon vistas towards and from the Grampians National Park; • The desirability of discouraging the location of buildings on ridge lines or other prominent locations; • The size and bulk of the proposed building or works; • The desirability of planting indigenous vegetation to screen the proposed building or works, and • The desirability of maintaining existing indigenous vegetation. 		
42.03s2 Schedule 2 to SLO (SLO2)	MOUNT ARAPILES- TOOAN STATE PARK	<p>1.0 Statement of nature and key elements of landscape</p> <p>Mount Arapiles rises abruptly 200 metres above the Wimmera Plains. Mount Arapiles and nearby Mitre Rock are distinctive landscape features visible across wide areas of the municipality. The natural features are formed by an outlier of sandstone surrounded by marine and terrestrial sediments over basement rocks</p>	Complies	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>of the Paleozoic era. The 'Mount' is a renowned rock-climbing venue and attracts more than 70,000 rock climbers each year.</p> <p>2.0 Landscape character objectives to be achieved</p> <p>To maintain the quality of vistas towards and from Mount Arapiles-Tooan State Park.</p> <p>To maintain the visual qualities of land located between Mount Arapiles-Tooan State Park and Mitre Lake.</p> <p>To consider farm buildings and associated structures as an integral element of the rural landscape surrounding Mount Arapiles-Tooan State Park.</p> <p>3.0 Permit requirement</p> <p>A permit is not required to construct a building for use as a dwelling, or construct a building or construct or carry out works related to the use of the land for grazing animal production and crop raising, including silos.</p> <p>4.0 Application requirements</p> <p>The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate,</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> A detailed concept plan showing all plans and elevations of the proposed building, works, landscaping and associated access ways and other facilities. <p>5.0 Decision guidelines</p> <p>The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</p> <ul style="list-style-type: none"> Whether the proposed buildings or works will be visible from prominent locations within Mount Arapiles-Tooan State Park. Whether the proposed buildings or works will detract from views towards Mount Arapiles from key access roads (including the Wimmera Highway, Centenary Park Road and Natimuk-Frances Road) and other vantage points having regard to: <ul style="list-style-type: none"> The size and bulk of the proposed buildings or works (with a preference for buildings to be of a 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>low profile and not exceed one storey).</p> <ul style="list-style-type: none"> The screening potential of existing or proposed vegetation. The desirability of requiring buildings to be clad in non-reflective materials of muted shades of green, brown or grey, unless there are other visual means of limiting the appearance of the building from Mount Arapiles-Tooon State Park or from access roads to the park. 		
42.03s3 Schedule 3 to SLO (SLO3)	GRAMPIANS & BLACK RANGE ENVIRONS	<p>1.0 Statement of nature and key elements of landscape</p> <p>The Grampians are a mountainous landscape of national significance consisting of rugged landscape ridges and escarpments. The surrounding farming country is attractive, containing mature river red gums and other native trees in paddocks and along roads and streams. The farmland is enhanced by the spectacular mountain backdrop. The adjacent and lesser known Black Range also forms an important component of the landscape. The land identified by this overlay has a National Trust of Australia (Victoria) Regional Classification.</p> <p>2.0 Landscape character objective to be achieved</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 4.0 Application requirements Decisions Guidelines do not comply with MD format 	<p>Amend last landscape character objective to replace the use of “consider”.</p> <p>Permit requirements at 3.0 cannot be contingent on other permit triggers in other parts of the Scheme. These should be redrafted so that the permit requirements are self-contained to this Schedule.</p>

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To maintain the quality of vistas towards and from Grampians National Park and Black Range State Park.</p> <p>To ensure development does not adversely impact upon the landscape qualities of the Grampians National Park, Black Range State Park and the surrounding rural areas.</p> <p>To consider farm buildings and associated structures as an integral element of the rural landscape.</p> <p>3.0 Permit requirement</p> <p>No permit is required for the development a dwelling, or buildings and/or works related to the use of the land for extensive animal husbandry and crop raising, including silos, unless the applicable zone control or other clause of this planning scheme specifically requires the issue of such a permit.</p> <p>4.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <p>Whether the proposed building or works will be visible from prominent locations within Grampians National Park and Black Range State Park;</p> <p>Whether the building or works will detract from views of the Grampians National Park and Black Range State Park;</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The desirability of discouraging the location of buildings on ridge lines or other prominent locations;</p> <p>The size and bulk of the proposed building;</p> <p>The ability of existing vegetation to screen the proposed buildings and works;</p> <p>The desirability of planting indigenous vegetation to screen the proposed building;</p> <p>The desirability of requiring buildings to be clad in non-reflective materials of muted shades of green, brown or grey, if the building is found to impose on significant views towards or from the Grampians National Park and Black Range;</p> <p>The desirability of maintaining existing indigenous vegetation.</p>		
43.01 Heritage Overlay (HO)		<p>To conserve and enhance heritage places of natural or cultural significance.</p> <p>To conserve and enhance those elements which contribute to the significance of heritage places.</p> <p>To ensure that development does not adversely affect the significance of heritage places.</p> <p>To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		assist with the conservation of the significance of the heritage place.		
43.01s1 Schedule 1 to HO		No application requirements 24 HO's identified.	Complies	
43.02 Design and Development Overlay (DDO)		To identify areas which are affected by specific requirements relating to the design and built form of new development.		
43.02s1 Schedule 1 to DDO (DDO1)	RIFLE BUTTS DANGER AREA	<p>1.0 Design objectives</p> <p>To identify the overshoot area of the Horsham Rifle Range.</p> <p>To protect the Horsham Rifle Range and the overshoot area from the encroachment of incompatible development.</p> <p>2.0 Buildings and works</p> <p>A permit is not required to construct levees approved under the Horsham Flood Plain Management Study.</p> <p>3.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <ul style="list-style-type: none"> The desirability of discouraging development associated with use of the land for accommodation purposes including dwellings, in the interests of public safety, and 	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 3.0 subdivision Does not include 4.0 signs Does not include 5.0 application requirements Decision guidelines do not comply with MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> The need to prevent inappropriate development in the overshoot area to maintain the long-term use of the rifle range. 		
43.02s2 Schedule 2 to DDO (DDO2)	IMMEDIATE AIRPORT ENVIRONS AREA	<p>1.0 Design objectives</p> <p>To maintain the efficiency and safety of the Horsham airport.</p> <p>To ensure that development in the immediate environs of the airport does not prejudice the existing or future use of the airport.</p> <p>2.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <ul style="list-style-type: none"> The need to prevent buildings or works from being constructed which could interfere with or cause a safety hazard to aircraft operations in the immediate vicinity of the airport, and The existing and likely future use of the airport. <p>3.0 Vegetation</p> <p>Vegetation must not be allowed to grow to a height exceeding 15.5 metres unless the responsible authority is satisfied that the vegetation will not be a hazard to aircraft operations.</p> <p>4.0 Notification</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 2.0 buildings and works Does not include 3.0 subdivision Does not include 4.0 signs Does not include 5.0 application requirements Decision guidelines do not comply with MD format Notification and decision requirements should be redrafted in accordance with MD 	<p>3.0 Vegetation – this is not something that the Planning Scheme can control in the manner specified (i.e., how high vegetation grows). Should be redrafted as a decision guideline.</p>

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Notice of any application must be given to the operator of the Horsham airport. An application is otherwise exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the Act.</p> <p>An application is also exempt from the decision requirements of Section 64(1),(2) and (3) and the appeal rights of Section 82(1) of the Act, except in relation to any objection made by the operator of the Horsham airport or any person responsible for matters related to the operation of aircraft.</p>		
43.02s3 Schedule 3 to DDO (DDO3)	WIDER AIRPORT ENVIRONS AREA	<p>1.0 Design objectives</p> <p>To maintain the efficiency and safety of the Horsham airfield.</p> <p>To ensure the height of development in the wider area surrounding the airport does not prejudice the existing or future use of the airport.</p> <p>2.0 Buildings and works</p> <p>A permit is not required to construct a building or work which has a total height of less than 30 metres above natural ground level.</p> <p>3.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 3.0 Subdivision Does not include 4.0 Signs Does not include 5.0 Application requirements Decision guidelines not as per MD format 	2.0 Amend wording to 'construct a building or construct or carry out works'.

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The need to prevent buildings or works from being constructed which could interfere with or cause a safety hazard to aircraft operations in the vicinity of the airport, and</p> <p>The existing and likely future use of the airport.</p>		
43.02s4 Schedule 4 to DDO (DDO4)	FLOOD FRINGE DEVELOPMENT	<p>1.0 Design objectives</p> <p>To ensure that dwellings and other development affected by land subject to inundation in identified locations comply with specific criteria to ensure the impact of flooding is minimised</p> <p>2.0 Buildings and works</p> <p>A dwelling must not be constructed on any of the following lots unless the specified requirement is met, unless other appropriate arrangements are made to the satisfaction of the responsible authority:</p> <p>Lots created by the subdivision of Lots 13,14 and 15 on LP 145705 Weldon Power Court must be filled to have a surface level of not less than 127.70 A .H.D.</p> <p>Lots created by the subdivision of CA 9 & 10, Sec 4, Parish of Horsham, Barnes Boulevard, within the Low Density Residential Zone, must be filled to a depth of at least 0.1 metres above the flood level, for a distance of not more than 30 metres</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 3.0 Subdivision Does not include 4.0 Signs Does not include 5.0 Application requirements Decision guidelines not as per MD format 	<p>Consider converting DDO to LSIO or SBO given the specific design objectives, to make more appropriate use of the VPP</p>

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>from Barnes Boulevard. Any dwelling or other buildings constructed on the lot must be located on the aforementioned filled area.</p> <p>Lots created by the subdivision of part Lot 3A, Sec 3, Parish of Horsham, Pryors Road must be filled to the designated flood level for a distance of not more than 40 metres from an internal access road. Any dwelling or other buildings constructed on the lot must be located on the aforementioned filled area.</p> <p>3.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <p>The relevant flood levels;</p> <p>The need to fill land to prevent inundation, and</p> <p>The ability to locate the building on high land within the site which is potentially not likely to be affected flood waters.</p>		
43.02s5 Schedule 5 to DDO (DDO5)	URBAN CONSERVATION PRECINCT - HORSHAM CENTRAL AREA	<p>1.0 Design objectives</p> <p>To conserve and enhance buildings, areas and other places which are of scientific, aesthetic, architectural, historic or cultural value and which contribute to the cultural values of the area.</p> <p>To discourage the erection of advertising signs and any alteration to the facade of</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 3.0 subdivision Does not include 4.0 Signs (as per MD format, redraft) Application requirements not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>buildings which will detract from the historic character of the area.</p> <p>To protect, maintain and enhance the character and appearance of the precinct which is determined especially by the hotels, public buildings, theatres and commercial buildings including outbuildings, which collectively demonstrate periods of growth in the history of the central area of Horsham.</p> <p>To ensure that new developments respect the character and visual prominence of those buildings which contribute to the cultural significance of the area.</p> <p>2.0 Buildings and works</p> <p>No permit is required for alterations to existing buildings which do not alter the facade of the building.</p> <p>No permit is required for buildings and works which do not result in the complete or partial construction of a new building facade.</p> <p>3.0 Application requirements</p> <p>The preparation of an application to develop a new building facade or alter an existing facade should interpret the significant architectural character of the area by taking into account some of the following techniques:</p>	<ul style="list-style-type: none"> Decision guidelines not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> Using cement finished surfaces or face bricks; and Using design elements characteristic of the facades of contributory buildings reduced to simple forms. <p>A permit application should be accompanied by the following information:</p> <ul style="list-style-type: none"> Detailed elevations of the proposed building and/or works; The proposed colour and type of all external materials, including doors, windows and all other elements; Proposed fencing (if any); A contextual drawing showing the relationship between the proposed building and/or works and its adjacent buildings in terms of elevational treatments; and Floor plans showing the proposed building and/or works with overall dimensions. <p>4.0 Advertising signs</p> <p>The area of this overlay is in Category 3 - High amenity areas.</p> <p>5.0 Decision Guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> The existing character and appearance of any buildings or works proposed to be removed, altered or decorated, and the contribution the existing building and works make to the cultural values of the precinct; Whether the scale, location or external appearance of any proposed buildings or works will harmonise with the character and appearance of the precinct; and Whether the buildings or works will contribute to the continuity of the streetscape. 		
43.02s6 Schedule 6 to DDO (DDO6)	URBAN CONSERVATION PRECINCTS - HORSHAM RESIDENTIAL AREAS	<p>1.0 Design objectives</p> <p>To conserve and enhance buildings, areas, trees, gardens and other places which are of scientific, aesthetic, architectural, historic or cultural value and which contribute to the cultural values of the area.</p> <p>To discourage the erection of high front fences and paint colour schemes which will detract from the historic character of the area, especially as perceived from public thoroughfares.</p> <p>To protect, maintain and enhance the character and appearance of the precincts which is determined especially by the post Federation and inter war houses and</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 3.0 subdivision Does not include 4.0 Signs (redraft as per MD) Application requirements not as per MD format Decision guidelines not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>gardens, collectively demonstrating periods of development in Horsham and the residential lifestyles which accompanied them.</p> <p>To ensure that new developments respect the character and visual prominence of those buildings, gardens and works which contribute to the cultural values of the areas.</p> <p>2.0 Permit requirement</p> <p>No permit is required for buildings and works and alterations to existing buildings which are not visible from public thoroughfares.</p> <p>3.0 Application requirements</p> <p>The preparation of an application for buildings and/or works should respect the significant architectural character of the areas by taking into account the following techniques:</p> <p>New buildings and works should be setback from the street frontage by the same distance as the existing buildings on either side;</p> <p>The side boundary setbacks should be consistent with setbacks common in the area;</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The scale and bulk of new developments should be in keeping with that of the area in which the development is situated;</p> <p>Building materials should be characteristic of the periods of significance of the area;</p> <p>Architectural forms and massing characteristic should be in harmony with the contributory buildings of the areas;</p> <p>Architectural details should interpret those of the contributory buildings of the areas;</p> <p>Any fences should be compatible with those that contribute to the cultural values of the areas by adopting similar heights and forms or by introducing new forms which are in harmony with contributory fences; and</p> <p>Existing mature trees, especially those expressive of the post Federation and inter war periods, should be preserved.</p> <p>A permit application should be accompanied by the following information:</p> <p>Detailed elevations of the proposed building and/or works;</p> <p>The proposed colour and type of all external materials, including doors, windows and all other elements;</p> <p>Proposed fencing;</p> <p>Contextual drawings showing the relationships between the proposed</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>building or works and the existing building on either side in terms of setbacks and elevational treatments; and</p> <p>Site plans showing the layout of the buildings and works including fences, with overall dimensions, and landscaping details.</p> <p>4.0 Advertising signs</p> <p>The area of this overlay is in Category 3 - High amenity areas.</p> <p>5.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority will consider:</p> <p>The existing character and appearance of any buildings or works proposed to be removed, altered or decorated, and the contribution the existing building and works make to the cultural values of the precinct;</p> <p>Whether the scale, location or external appearance of any proposed buildings or works will harmonise with the character and appearance of the precinct; and</p> <p>The impact of the landscape plan including front and side fences on the character and appearance of the precinct.</p>		
43.02s8 Schedule 8 to DDO (DDO8)	CITY GARDENS	<p>1.0 Design objectives</p> <p>To redevelop the former Horsham Saleyards site into a high quality, innovative and environmentally sustainable</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>development that takes full advantage of the opportunities offered by this site;</p> <p>To integrate the City Gardens development into the surrounding urban area;</p> <p>To contribute to the vibrancy of the existing commercial area;</p> <p>To provide energy efficient residential development;</p> <p>To contribute to the variety of housing in Horsham.</p> <p>2.0 Buildings and works</p> <p>Commercial Development</p> <p>Commercial development shall be limited to being located along the frontage to Hamilton Street, and the return frontages of Darlot and Madden Streets.</p> <p>Commercial development must provide an appropriate interface with the development on the north side of Hamilton Street and west side of Darlot Street, the proposed Harvey Norman development.</p> <p>Buildings fronting Hamilton Street should compliment the predominant pattern of the town centre.</p> <p>Commercial buildings must abut the Hamilton Street frontage. Parking areas must be located behind these buildings.</p> <p>In the interests of safety and security, the parking area must have simple, well-</p>	<ul style="list-style-type: none"> 4.0 Advertising Signs should be "Signs" and drafted in accordance with MD Does not include 5.0 Application requirements Decision guidelines not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>defined edges, no concealed spaces, a good level of lighting throughout and some of the commercial buildings should have active frontages to the parking area.</p> <p>The façade of the Horse Bazaar building should be incorporated into any new development if possible and practical.</p> <p>Any west facing windows should be provided with protection from the summer sun.</p> <p>3.0 Residential Area</p> <p>A permit is not required for buildings and works that meet or are consistent with the following requirements.</p> <p>The southern two thirds of the site must be developed for residential purposes and the waterways, generally in accordance with the attached plan.</p> <p>The two east west roads through the site are to be right of ways providing access to the rear of the properties.</p> <p>Any vehicle parking areas on the residential lots, including garages, for the properties fronting the waterways should be located at the rear of the property, that is fronting the rear east west right of ways.</p> <p>Dwellings on the lots around the waterways are to face and have an open active frontage to the waterways.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Dwellings on the Baker Street lots are to face Baker Street.</p> <p>Any fence on or within 2.5 metres of the Baker Street frontages and the Public Open Space frontages shall have a maximum height of 1.2metres.</p> <p>Any fence on or within 2.5 metres of the Madden Street frontages and the western boundaries of lots 9, 10 and 36 shall have a maximum height of 1.2metres for at least 40% of the length of the boundary.</p> <p>Any other boundary fences shall not exceed 1.8metres in height.</p> <p>An appropriate buffer / screen must be provided between the commercial area carpark and the residential area to soften the change in land use and protect the amenity of the residents of the northern part of the residential area.</p> <p>Developers should take advantage of the greenfield nature of the site and explore innovative forms of building design. Design should incorporate elements of the character of the neighborhood and Horsham as whole.</p> <p>The neighborhood character sought for this area is modern, innovative and unique residential area that fully embraces the principles of environmentally sustainable development.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Residential development should be designed to take advantage of views of the waterways, Botanical Gardens, Wimmera River and /or the Grampians from indoor and outdoor living areas, where possible.</p> <p>Walls of buildings shall be setback a minimum distance of 2.5metre from Baker Street and the Waterways Park. Porches, pergolas and verandahs that are less than 3.6metres high and eaves may encroach not more than 0.5 metres into this requirement.</p> <p>Walls of buildings shall be setback a minimum distance of 2.5metres from the Madden Street frontages of lots 22 to 25 inclusive. Porches, pergolas and verandahs that are less than 3.6metres high and eaves may encroach not more than 0.5 metres into this requirement.</p> <p>The setback requirement for the Madden Street frontages of lots 22 to 25 inclusive does not apply to garages, which may be built to the street boundary.</p> <p>Residential buildings must be oriented and designed to make best use of natural ventilation, daylight and solar energy.</p> <p>The largest proportion of dwelling's windows should face north.</p> <p>Living areas should be provided with north facing windows where possible.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Outdoor living areas should be provided on the northern side of the lot where appropriate</p> <p>All buildings, including dwellings, garages and outbuildings must be designed and located so as not to excessively overshadow outdoor living areas during winter months.</p> <p>Any east and west facing windows should be provided with good summer shading.</p> <p>All homes must be designed to achieve a four star rating using the Sustainable Energy Authority "FirstRate" system or equivalent.</p> <p>The waterways are to be generally in accordance with the attached plan</p> <p>3.0 Subdivision</p> <p>Subdivision of the property must be generally in accordance with the attached plan.</p> <p>An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.</p> <p>4.0 Advertising signs</p> <p>Advertising sign controls are at Clause 52.05.</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>5.0 Decision guidelines</p> <p>Whether the proposed commercial building is integrated with the surrounding commercial area;</p> <p>Whether the proposed building is energy efficient;</p> <p>Whether the proposed building will contribute to the intended neighbourhood character of modern, innovative and unique environmentally sustainable development;</p> <p>Whether the proposed residential development provides for an active frontage to the waterways, if appropriate;</p> <p>Whether the proposed development pursues the objectives of the Horsham Urban Design Framework.</p>		
43.02s9 Schedule 9 to DDO (DDO9)	STORMWATER MANAGEMENT AREA	<p>1.0 Design objectives</p> <p>To minimise the risk associated with stormwater flooding.</p> <p>2.0 Buildings and works</p> <p>A permit is not required to construct the following buildings and/or works:</p> <ul style="list-style-type: none"> • A pergola. • A veranda. • An open sided carport. • The addition of a second story, or other additional stories, on top of 	Complies	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>the existing building where there is no increase in building footprint.</p> <ul style="list-style-type: none"> Swimming pool. Earthworks in the General Residential Zone. An open sports ground excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not altered. An outdoor recreation facility, excluding any buildings or structures that alter water movement across or storage capacity of the floodplain, and works that alter the topography of the land. Road works or works to any other access way (public or private) that they: <ul style="list-style-type: none"> Do not change the finished level of the road surface; or Are limited to resurfacing of an existing road. Cycle or pedestrian tracks where there is no increase in the natural ground level. <p>3.0 Subdivision</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>None specified.</p> <p>4.0 Signs</p> <p>None specified.</p> <p>5.0 Application requirements</p> <p>The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> • A site description, which may use a site plan (drawn to scale), photographs or any other relevant technique, that accurately describes: <ul style="list-style-type: none"> ○ The boundaries, dimensions, shape, size, orientation, slope and elevation of the site. ○ Relevant existing and proposed ground levels of the site, to Australian Height Datum taken by or under the direct supervision of a licensed land surveyor, and the difference in levels between the site and surrounding properties. ○ Location, layout, size and use of existing and proposed buildings 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>and works on the site and on surrounding properties.</p> <ul style="list-style-type: none"> ○ Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by or under the direct supervision of a licensed surveyor. ○ The use of surrounding properties and buildings. ○ Location of significant environmental values including flora, fauna and wetlands on the site and surrounding properties. ○ Adjoining roads, internal driveways, and access tracks. ○ Any other notable features or characteristics of the site. ● Elevations of all proposed buildings, drawn to scale. ● Construction details of all buildings, fences, works and driveways. ● In the case of fences, a report that demonstrates that the fence does not significantly obstruct flood flows. <p>This information may not be required for:</p> <ul style="list-style-type: none"> ● A single dwellings on a lot. 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> Minor earthworks. <p>6.0 Decision guidelines</p> <p>The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</p> <ul style="list-style-type: none"> The recommendations of relevant flood study. Any comments from the floodplain management authority. The existing use and development of the land. Whether the proposed use or development could be located on flood free land or land with a lesser flood hazard outside the area affected by flooding. The susceptibility of the proposal to flooding and flood damage. The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include: <ul style="list-style-type: none"> The frequency, duration, extent, depth and velocity of 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>flooding of the site and accessway.</p> <ul style="list-style-type: none"> ○ Flood warning time available. ○ The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded. ● The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. ● The effect of the development on environmental values such as natural habitat, stream stability, erosion, water quality and sites of scientific significance. 		
43.02s10 Schedule 10 to DDO (DDO10)	STAWELL ROAD/WESTERN HIGHWAY ENTRANCE CORRIDOR	<p>1.0 Design objectives</p> <p>To achieve a distinct urban character that identifies the area as the main entrance to Horsham.</p> <p>To ensure new development contributes to the urban character of the street.</p> <p>To improve the attractiveness of the corridor through the use of innovative, contemporary design and construction.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> • No Clause number in Schedule Heading • 4.0 permit requirements in the wrong place (should be in 2.0) • Landscaping plan requirement should be an application requirement • Does not include 3.0 Subdivision • Sign controls not as per MD format. 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>To ensure advertising signs do not dominate the streetscape or create visual clutter.</p> <p>To protect the amenity of adjoining residential areas.</p> <p>2.0 Buildings and works</p> <p>A permit is required to construct a fence. Security fences constructed in association with new developments must be of 'steel-picket' construction.</p> <p>Site design</p> <p>All new developments must:</p> <ul style="list-style-type: none"> • Provide an active frontage to Stawell Road. • Be of a contemporary design that contributes positively to the amenity of the area. • Must be designed to provide acoustic screen fencing and landscaped buffers to existing residential areas. All fencing that abuts adjoining neighbours is to be located inside the property boundary so that landscaped buffer areas are presented to adjoining residential land. • Must ensure landscaping on any side and rear road boundaries 	<ul style="list-style-type: none"> • Does not include 5.0 Application requirements • Decision guidelines not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>provide screening of internal operations of the site.</p> <ul style="list-style-type: none"> • Must be designed to ensure adjoining residential land is not affected by noise or light spill. • Demonstrate how any proposed loading bay, dock, or service area that abuts residential land manages noise, smells, dust, vibration, etc to the satisfaction of the responsible authority. <p>Site layout</p> <ul style="list-style-type: none"> • New buildings must have a set back that is consistent with existing buildings in the corridor. • Car parking should be located between new buildings and the roadway. • Access to new developments is to be from the Stawell Road frontage only. <p>Vegetation</p> <ul style="list-style-type: none"> • A landscaping plan is required for new developments, to the satisfaction of the responsible authority. It must consist of species contained within Table 1 to this schedule. 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> Developments should be designed to include landscaping between the building and the roadway. Vegetation screen planting is preferred to screen fencing wherever possible. <p>View table in full screen</p> <p>3.0 Advertising signs</p> <p>In addition to the signage controls contained at Clause 52.05, new developments must not include more than one business identification pole sign.</p> <p>Any signage must not obscure the glazed portions of building facades, dominate the facades of buildings or be attached to front fences.</p> <p>4.0 Permit requirements</p> <p>No permit is required for:</p> <ul style="list-style-type: none"> Internal alterations Repairs or routine maintenance that does not change the appearance of the existing buildings and works. The repairs must be undertaken to similar details, specifications and materials. <p>5.0 Decision guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> The consistency of the proposal with the design objectives contained within this schedule. The likelihood that the new building will contribute positively to the streetscape. The siting and massing of proposed buildings and works and the impact on the amenity of adjoining residential areas. The amount, design and location of signage proposed for the site. The effectiveness of landscaping proposed for the site to meet the design objectives contained within this schedule. Access into and from the site, the location of car parking and the likely impact of traffic flow on the amenity and safety of the area. 		
43.02s11 Schedule 11 to DDO (DDO11)	WIMMERA INTERMODAL FREIGHT TERMINAL PRECINCT	<p>1.0 Design objectives</p> <p>To develop a quality industrial precinct that will attract industry investment and create jobs.</p> <p>To achieve an attractive and integrated development that establishes a cohesive built form along key routes with a strong</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Contains 7 objectives, MD only allows 5 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>emphasis on consistent and quality landscaping and setbacks.</p> <p>To ensure identified Gateway sites achieve quality design to complement the vision for the Wimmera Intermodal Freight Terminal Precinct (the Precinct).</p> <p>To encourage landscape planting along streets and within properties to provide shade, enhance visual aesthetics and to minimise local heat-islands.</p> <p>To create an appropriate transition from the rural environment to the Precinct.</p> <p>To encourage ecological sustainable development in subdivision design, building design and building orientation.</p> <p>To locate building facilities to visually enhance the precinct.</p> <p>2.0 Buildings and works</p> <p>The following buildings and works requirements apply to an application to construct a building or construct or carry out works:</p> <ul style="list-style-type: none"> • Create a boulevard along Freight Terminal Road and its extension. • Minimise building setbacks and integrate landscaping along Freight Terminal Road and its extension to create a sense of enclosure along 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>the street, whilst allowing for future expansion of the road network.</p> <ul style="list-style-type: none"> • Front façade treatment of a building (including any office component) presents an attractive appearance to the street. • The wall of a building is to be setback: <ul style="list-style-type: none"> ○ A minimum 10 metres from Freight Terminal Road and its extension. ○ A minimum setback of 6 metres for walls of buildings to all other roads. <p>A reduced building setback may be considered if a higher landscape outcome can be achieved, and may be predicated upon on-going maintenance of the adjacent tree reserves or other such measures.</p> <p>Setbacks may be varied depending on the nature of the site, existing development and the need to ensure safe traffic circulation.</p> <ul style="list-style-type: none"> • Landscaping is to: <ul style="list-style-type: none"> ○ Provide a consistent landscaped environment along all roads in a sub-precinct. ○ Be low maintenance. 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> ○ Screen views from passing traffic along Henty Highway between the rail corridor and Freight Terminal Road ○ Be setback 7 metres from edge of the road seal along Henty Highway and Wimmera Highway. ○ Provide tree planting located generally in accordance with Map 1 to Schedule 11 to Clause 43.02 or an approved development plan under Schedule 9 to Clause 43.04. ● Create landmark feature buildings at the gateway locations as shown in Map 1 to Schedule 11 to Clause 43.02. ● Buildings are to be orientated to address public streets and public spaces and provide passive surveillance. ● Vehicles directly associated with the use of the site and materials on the site should be stored inside a building or a screened portion of the site. <p>Exemption from notice and review</p> <p>An application for construction of a building or to construct or carry out works is exempt</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.</p> <p>3.0 Subdivision None specified</p> <p>4.0 Advertising signs Advertising sign requirements are at Clause 52.05. All land located within the Wimmera Intermodal Freight Terminal Precinct is in Category 2.</p> <p>5.0 Decision guidelines None specified</p>		
43.03 Incorporated Plan Overlay (IPO)		<p>To identify areas which require:</p> <p>The form and conditions of future use and development to be shown on an incorporated plan before a permit can be granted to use or develop the land.</p> <p>A planning scheme amendment before the incorporated plan can be changed.</p> <p>To exempt an application from notice and review if it is generally in accordance with an incorporated plan.</p>		
43.03s1 Schedule 1 to IPO (IPO1)	2214 WESTERN HIGHWAY, HAVEN	<p>1.0 Requirement before a permit is granted</p> <p>A permit must be generally in accordance with Incorporated Plan 2214 Western</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading 1.0 should be "None specified" 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Highway Haven, included in Clause 81.01 of the Horsham Planning Scheme.</p> <p>2.0 Permits not generally in accordance with incorporated plan</p> <p>No permit will be issued for applications that are not generally in accordance with Incorporated Plan 2214 Western Highway Haven, included in Clause 81.01 of the Horsham Planning Scheme.</p> <p>3.0 Conditions and requirements for permits</p> <p>A permit must include conditions that ensure that the approved development is consistent with the Incorporated Plan 2214 Western Highway, Haven included in Clause 81.01 of the Horsham Planning Scheme.</p> <p>4.0 Decision guidelines</p> <p>Before deciding on a whether a permit should be granted, the Responsible Authority must consider if the permit is generally in accordance with Incorporated Plan 2214 Western Highway, Haven included in Clause 81.01 of the Horsham Planning Scheme.</p>	<ul style="list-style-type: none"> • Wording of 3.0 not as per MD format • Wording of 4.0 not as per MD format • Does not include 5.0 	
43.04 Development Plan Overlay (DPO)		To identify areas which require the form and conditions of future use and development to be shown on a		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		development plan before a permit can be granted to use or develop the land. To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.		
43.04s1 Schedule 1 to DPO (DPO1)	LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN	<p>1.0 Requirement before a permit is granted</p> <p>A Permit may be granted for development or use on an existing lot prior to the preparation of a Development Plan.</p> <p>A Development Plan is required to be submitted with any planning permit application to subdivide land into two or more lots.</p> <p>2.0 Conditions and requirements for permits</p> <ul style="list-style-type: none"> All residential development must be serviced with reticulated water and sewerage. Where sewerage infrastructure cannot be provided soil and water reports must be submitted demonstrating compliance with State and Local Policies on effluent and stormwater disposal. All roads which provide direct access to proposed lots must be sealed or otherwise treated to the 	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 1.0 Objectives First requirement before a permit is granted not as per MD wording Conditions and requirements for permits not as per MD format Requirements for development plan not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>satisfaction of the responsible authority. Should such a road be identified as a Transport Zone 2 or a Transport Zone 3 the responsible authority will determine the standard of road construction required.</p> <ul style="list-style-type: none"> Retention and enhancement of remnant vegetation should be pursued. Any dwelling and associated outbuildings proposed to be located on a lot which has been created in accordance with the provisions of this clause, should be located within the area identified as suitable for this purpose at the time of subdivision. If a dwelling is to be located outside the area identified for this purpose, supporting information must be submitted to show that the proposed location of the dwelling will not create a greater adverse impact on the local environment. <p>3.0 Requirements for development plan The Development Plan will:</p> <ul style="list-style-type: none"> Include a site analysis which illustrates the proposed subdivision and identifies areas within which it 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>will be appropriate to construct a dwellings and outbuildings on each lot. The extent of constraint upon the location of buildings will depend upon environmental factors affecting the land;</p> <ul style="list-style-type: none"> • Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed; • Provide appropriate arrangements for the provision and funding of necessary physical infrastructure including drainage works which may include the provision of wetland areas to filter storm water; • Identify the staging and anticipated timing of development; • Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation; • Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas, if appropriate; • Provide a Soil and Water Report which demonstrates the capacity of 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>the site to dispose of effluent if reticulated sewer is not available;</p> <ul style="list-style-type: none"> Identify proposed water supplies, storages and systems required for fire fighting purposes, and Incorporate any requirements of Wimmera Mallee Water in relation to the provision of dams. 		
43.04s2 Schedule 2 to DPO (DPO2)	RURAL LIVING DEVELOPMENT PLAN	<p>1.0 Requirement before a permit is granted</p> <p>A permit may be granted for development or use on an existing lot prior to the preparation of a Development Plan.</p> <p>A Development Plan is required to be submitted with any application to subdivide land into two or more lots.</p> <p>2.0 Conditions and requirements for permits</p> <ul style="list-style-type: none"> Where sewerage infrastructure cannot be provided, soil and water reports must be submitted demonstrating compliance with State and Local Policies on effluent and stormwater disposal. All roads which provide direct access to proposed lots must be sealed or otherwise treated to the satisfaction of the responsible authority. Should such a road be identified as a Transport Zone 2 or 	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 1.0 Objectives First requirement before a permit is granted not as per MD wording Conditions and requirements for permits not as per MD format Requirements for development plan not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>a Transport Zone 3 the responsible authority will determine the standard of road construction required.</p> <ul style="list-style-type: none"> Any dwelling and associated outbuildings proposed to be located on a lot which has been created in accordance with the provisions of this clause, should be located within the area identified as suitable for this purpose at the time of subdivision. If a dwelling is to be located outside the area identified for this purpose, supporting information must be submitted to show that the proposed location of the dwelling will not create a greater adverse impact on the local environment. <p>3.0 Requirements for development plan The Development Plan will:</p> <ul style="list-style-type: none"> Include a site analysis which illustrates the proposed subdivision and identifies areas within which it will be appropriate to construct a dwellings and outbuildings on each lot. The extent of constraint upon the location of buildings will depend upon environmental factors affecting the land; 		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> • Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed; • Provide appropriate arrangements for the provision and funding of necessary physical infrastructure including drainage works which may include the provision of wetland areas to filter storm water; • Identify the staging and anticipated timing of development; • Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation; • Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas; • Provide a Soil and Water Report which demonstrates the capacity of the site to dispose of effluent if reticulated sewer is not available; • Identify proposed water supplies, storages and systems required for fire fighting purposes, and 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> Incorporate any requirements of Wimmera Mallee Water in relation to the provision of dams. 		
43.04s3 Schedule 3 to DPO (DPO3)	WIMMERA RIVER SOUTH DEVELOPMENT PLAN	<p>1.0 Requirement before a permit is granted</p> <p>A Permit may be granted for development or use on an existing lot prior to the preparation of a Development Plan.</p> <p>A Development Plan is required to be submitted with any application for subdivision to guide the development of the Wimmera River South Area. An overall Development Plan should be prepared for the entire area affected by DPO3 to ensure a co-ordinated and comprehensive approach to the development of the land.</p> <p>2.0 Conditions and requirements for permits</p> <ul style="list-style-type: none"> Dwellings will be required to be sited outside the area identified as affected by the 1 in 100 year flood level. No dwellings will be permitted within the area identified as affected by the 1 in 100 year flood level. <p>3.0 Requirements for development plan</p> <p>The Development Plan must include:</p> <ul style="list-style-type: none"> Identification of the 1 in 100 year flood level; 	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 1.0 Objectives First requirement before a permit is granted not as per MD wording Conditions and requirements for permits not as per MD format Requirements for development plan not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> A subdivision layout which incorporates public open space adjacent to the Wimmera River. The public open space should have a width of approximately 40 metres from the river bank, and incorporate all land below the 1 in 100 year flood level; A road must be located adjacent to the public open space along the river, described above. Dwellings will front onto this road to create a 'boulevard effect'. A subdivision layout will not be considered appropriate where lots have the potential to back onto the river reserve. The road should be designed to limit the speed of traffic adjacent to the public open space, which may include a curved pavement design and/or slow points; A Landscape Concept Plan which addresses the treatment of the public open space adjacent to the river. It should include the location of existing trees to be retained, planting of locally indigenous species, shared footway and recreational facilities such as children's play equipment; 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> A Drainage Plan which comprehensively addresses the drainage of the DPO3 area and will include drainage basins/wetlands to accommodate storm water emanating from the proposed subdivision, and litter receptors, in addition to any other requirements considered appropriate by the responsible authority; The subdivision layout may be required to incorporate the provision of land for drainage basins/wetlands to benefit areas outside the area proposed to be subdivided; The connection of all lots to reticulated water and sewerage services, and Should the southern area of the land designated DPO3 be determined to be appropriate for an industrial or business zone, a buffer should be established between this area and the proposed residential area to the north. This buffer may incorporate the use of an arterial road to separate the two areas, planting, mounding or other means to limit noise and visual intrusion. 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
43.04s4 Schedule 4 to DPO (DPO4)	MINING POLICY AREA NO.1	<p>Purpose</p> <p>To allow the Demonstration Mine Stage to proceed.</p> <p>To define an area containing known reserves of mineral sands in the Drung South area.</p> <p>To allow mineral prospecting/exploration, mineral processing of mineral sands in an environmentally sensitive manner and with regard for the amenity of adjacent land uses.</p> <p>To enable the establishment of buildings and works necessary for such operations.</p> <p>To ensure that any land disturbed by such operations is appropriately rehabilitated.</p> <p>1.0 Requirement before a permit is granted</p> <p>A Development Plan and Environmental Management Program must be prepared in consultation with and to the satisfaction of the responsible authority, prior to the issue of a planning permit for buildings and/or works generally in accordance with the Concept Plan for Policy Area Mineral Production No.1 which is incorporated into this scheme.</p> <p>A Review Committee must advise the Responsible Authority on such matters that the Responsible Authority may refer to this</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Purposes should be included as 1.0 Objectives Numerous requirements for development plan (i.e., road and access, noise, dust and amenity, operational and administrative, fire control, erosion control, rehabilitation) are actually conditions and requirements for permits. 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Committee concerning the Development Plan, Environmental Management Program and/or subsequent planning permit(s), or matters that the members of the Committee may wish to bring to the attention of the Responsible Authority.</p> <p>The Environmental Review Committee shall consist of officers from:</p> <ul style="list-style-type: none"> • Horsham Rural City Council • Department of Natural Resources and Environment • Wimmera Mallee Water • Department of Business and Industry • Department of Infrastructure • Department of Human Services • Environment Protection Authority, and • Any other authority, agency or person the Responsible Authority considers necessary. The mine owner must call meetings of the Committee when directed by the Responsible Authority. <p>2.0 Conditions and requirements for permits</p> <p>All development must generally be in accordance with the Development Plan</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>except for variations approved by the responsible authority.</p> <p>3.0 Requirements for development plan</p> <p>The Development Plan and Environmental Management Program is to be considered in conjunction with the Working Plan required under the Mining Lease and must show:</p> <ul style="list-style-type: none"> • The general location, size, extent and intended use of all mining, processing and associated facilities, buildings, works and development on the land. All fixed plant must be of an environmentally sensitive colour to the satisfaction of the responsible authority; • Internal access roads, car parking and loading and unloading areas; • The location of storage and disposal areas for over-burden and tailings; • Details of water supply and waste water disposal facilities, water recycling facilities and site drainage; • Details of domestic and non-hazardous waste disposal sites; • Storage and disposal facilities for fuels and other chemicals; 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> • The extent of on-site vegetation clearance and any erosion prevention works; • Work program; • Hours of operation; • Dust suppression methods; • Details of all fencing and landscaping works; • Rehabilitation proposals for the areas affected by the conduct of mining and processing operations. (These proposals to form part of the working plan and proposal as required under the Mining Lease); • A fire control plan; • Monitoring program, and • Any other matters as determined by the responsible authority. <p>The Development Plan and Environmental Management Program may be modified at any time provided that such modifications are prepared in consultation with and to the satisfaction of the responsible authority.</p> <p>Roads and Access</p> <p>All internal site access roads, car parking, loading and unloading facilities must be located and constructed to the satisfaction of the responsible authority in consultation</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>with the Regional Mining Engineer, Minerals and Petroleum Victoria, Department of Natural Resources and Environment.</p> <p>Access to any State or National Highway or declared road for the haulage of mineral products must be subject to the prior written agreement of the Roads Corporation. This agreement must include all works associated with intersection treatments of the above roads and any local roads used by the mine owner.</p> <p>The use of any road under the control of the responsible authority for the haulage of mineral products must be subject to an Agreement between the responsible authority and the mine owner covering the construction and maintenance of such road or roads to a standard as specified by the responsible authority.</p> <p>Noise, Dust and Amenity</p> <p>Noise and fumes generated by mining operations must not exceed the permissible levels specified or recommended by the Environment Protection Authority.</p> <p>Dust resulting from any mining activity is to be controlled to the satisfaction of the responsible authority.</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The use and development must not adversely affect the amenity of the locality to an unreasonable extent, as determined by the Responsible Authority, by the emission of vibration, smell, waste-water, waste products, grit, oil or otherwise.</p> <p>Operational and Administrative</p> <p>The storage, use and disposal of any chemicals must be to the satisfaction of the Regional Mining Engineer, and must be notified to the responsible authority and Country Fire Authority (Horsham Region).</p> <p>Disposal of any waste chemicals off site must be referred to the Environment Protection Authority in accordance with the provisions of the Industrial Waste Strategy.</p> <p>The ore must be mined by a dry mining technique in accordance with the works program approved by the Department of Natural Resources and Environment.</p> <p>Tailings, water storage and retention dams must be installed in accordance with the Development Plan.</p> <p>All tailings and all waters used in the processing of materials, must be retained on site unless either removed for re-use elsewhere or deposited in mined-out areas in a manner approved by the responsible authority, or discharged in accordance with</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>approvals granted by the Environment Protection Authority.</p> <p>The mine owner must enter into an Agreement with the Responsible Authority under Section 173, and registered under Section 181, of the Planning and Environment Act 1987, to place a notification on the title to the land indicating those areas that have been subject to mining and reclamation activities.</p> <p>Fire Control</p> <p>A fire control vehicle must be provided within the Mineral Production Policy Area No. 1 to the satisfaction of the Regional Officer, Region 17, Country Fire Authority.</p> <p>Erosion Control</p> <p>All earthworks, vegetation clearance, operation workings, roadworks and stockpile areas must be located and carried out to minimise erosion and to the satisfaction of the responsible authority.</p> <p>Rehabilitation</p> <p>Areas within the Mining Policy Area No. 1 must be appropriately rehabilitated to the satisfaction of the Regional Mining Engineer and the responsible authority in accordance with the Development Plan which should aim to achieve a level of effective tree cover (canopy) equivalent to not less than 10% of the disturbed area.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Guidelines for approval</p> <p>In determining whether the Development Plan and Environmental Management Program or any modification to this plan or the Concept Plan is satisfactory, the responsible authority must have regard to the following:</p> <ul style="list-style-type: none"> • the economic significance of the site; • the existing usage of the site and the likely impact of the proposed operations on the amenity of adjoining and nearby areas; • the topography of the land and the likely on and off-site environmental impacts of the operations; • the proposed means of access to the site and its likely impact on the environment and the amenity of adjoining and nearby areas; • the suitability of the proposed method of operation, including equipment to be used, hours of operation, water, waste and tailings management and the effectiveness of proposed dust, noise and emission controls; • the extent of vegetation clearance required for site works and road 		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>access and the effectiveness of any proposed erosion prevention works;</p> <ul style="list-style-type: none"> the effectiveness of proposed rehabilitation works; other approvals required under relevant legislation and comments received from other authorities; and any other matters determined by the responsible authority. 		
43.04s5 Schedule 5 to DPO (DPO5)	MINING POLICY AREA NO. 2	<p>Purpose</p> <p>To allow mining of mineral sands and associated research in an environmentally sensitive manner and with regard for the amenity of adjacent land uses.</p> <p>To enable the establishment of buildings and works necessary for such operations.</p> <p>To ensure that any land disturbed by such operations is appropriately rehabilitated.</p> <p>1.0 Requirement before a permit is granted</p> <p>A Development Plan and Environmental Management Program must be prepared in consultation with and to the satisfaction of the responsible authority prior to the commencement of additional any buildings or works, additional to those shown in the Concept Plan or any change to existing buildings.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Purposes should be included as 1.0 Objectives 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>A Review Committee must advise the Responsible Authority on such matters that the Responsible Authority may refer to this Committee concerning the Development Plan, Environmental Management Program and/or subsequent planning permit(s), or matters that the members of the Committee may wish to bring to the attention of the Responsible Authority.</p> <p>The Environmental Review Committee shall consist of officers from:-</p> <ul style="list-style-type: none"> • Horsham Rural City Council, • Department of Natural Resources and Environment, • Wimmera Mallee Water, • Department of Business and Industry, • Department of Infrastructure, • Department of Human Services, • Environment Protection Authority, and • Any other authority, agency or person the Responsible Authority considers necessary. The mine owner must call meetings of the Committee when directed by the Responsible Authority. 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>And any other authority, agency or person the responsible authority considers necessary. The mine owner must call regular quarterly meetings of this committee.</p> <p>2.0 Conditions and requirements for permits</p> <p>All use and development must generally be in accordance with the Concept Plan for Shire of Wimmera Amendment No. L4 incorporated into this scheme, except for variations approved by the responsible authority under the Development Plan and Environmental Management Program.</p> <p>Despite the provisions of Shire of Wimmera Planning Permit No. 289, up to 200,000 tonnes of ore may be processed through the Pilot Plant.</p> <p>3.0 Requirements for development plan</p> <p>The Development Plan and Environmental Management Program is to be considered in conjunction with the Working Plan required under the Mining Lease and must show:-</p> <ul style="list-style-type: none"> the general location, size, extent and intended use of all processing and associated facilities, buildings, works and development on the land. All fixed plant must be of an environmentally sensitive colour to 		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>the satisfaction of the responsible authority;</p> <ul style="list-style-type: none"> • internal access roads, car parking and loading and unloading areas; • the location of storage areas for ore and mineral concentrates; • the location of storage and disposal areas for over-burden and tailings; • details of water supply and waste water disposal facilities, water recycling facilities and site drainage; • details of domestic and non-hazardous waste disposal sites; • storage, handling and disposal facilities for fuels, chemicals and other raw materials; • the extent of on-site vegetation clearance and any erosion prevention works; • work program; • hours of operation; • dust suppression methods; • details of all fencing and landscaping works; • rehabilitation proposals for the areas affected by the conduct of 		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>processing operations. (These proposals to form part of the Working Plan and proposal as required under the Mining Lease);</p> <ul style="list-style-type: none"> • a fire control plan; • monitoring program; and • any other matters as determined by the responsible authority. <p>The Development Plan and Environmental Management Program may be modified at any time provided that such modifications are prepared in consultation with and to the satisfaction of the responsible authority.</p> <p>4.0 Guidelines</p> <p>In determining whether the Development Plan and Environmental Management Program required or any modification to this plan or the Concept Plan is satisfactory, the responsible authority must have regard to the following:-</p> <ul style="list-style-type: none"> • the economic significance of Victoria's mineral sands deposits: • the existing usage of the site as a Pilot plant facility and the likely impact of the proposed operations on the amenity of adjoining and nearby areas; 		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<ul style="list-style-type: none"> the topography of the land and the likely on and off-site environmental impacts of the operations; the proposed means of access to the site and its likely impact on the environment and the amenity of adjoining and nearby areas; the suitability of the proposed method of operation, including equipment to be used, hours of operation, water, waste and tailings management and the effectiveness of proposed dust, noise and emission controls. 		
43.04s6 Schedule 6 to DPO (DPO6)	GATES ESTATE DEVELOPMENT PLAN	<p>1.0 Requirement before a permit is granted A permit may be granted for development or use on an existing lot prior to the preparation of a Development Plan. A Development Plan is required to be submitted with any application for subdivision to guide the development of the Gates Estate Area. An overall Development Plan should be prepared for the entire area affected by DPO6 to ensure a co-ordinated and comprehensive approach to the development of the land.</p> <p>2.0 Conditions and requirements for permits</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 1.0 Objectives Wording of requirement before a permit is granted not as per MD format Conditions and requirements for permits references a Clause (22.10) that no longer exists. Cannot make compliance with another part of the Scheme a requirement for permit. Wording of Requirements for a development plan not as per MD format 	

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Development within the area covered by DPO6 should be in accordance with the contents of Clause 22.10 Floodplain Management Policy of the Horsham Planning Scheme.</p> <p>3.0 Requirements for development plan</p> <p>The Development Plan must include:</p> <p>Provide an overall development plan of the proposal, including landscaping.</p> <p>Describe the relationship of proposed development to existing and proposed development on adjoining land.</p> <p>Staging of future development</p> <p>Public open space network</p> <p>Density of development</p> <p>Road connectivity and pedestrian and bicycle linkages.</p> <p>Servicing delivery, including developer contributions if appropriate.</p> <p>Stormwater management measures.</p> <p>Floodplain measures, having regard to the Wimmera River – Yarriambiack Creek Flood Study (2009).</p>		
43.04s7 Schedule 7 to DPO (DPO7)	WIMMERA EVENTS CENTRE DEVELOPMENT PLAN	<p>1.0 Requirement before a permit is granted</p> <p>A permit may be granted for development or use of land prior to the preparation of a development plan.</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> No Clause number in Schedule Heading Does not include 1.0 Objectives 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>An overall development plan should be prepared for the entire area affected by DPO7 to ensure a co-ordinated and comprehensive approach to the development of the land.</p> <p>2.0 Conditions and requirements for permits</p> <p>All development must be serviced with a water supply.</p> <p>All development is connected to an approved sewerage collection and disposal system.</p> <p>All roads which provide direct access to the Wimmera Events Centre facility must be sealed or otherwise treated to the satisfaction of the Responsible Authority.</p> <p>Crown Allotment 71 Parish of Longerenong can only be used and developed for car parking.</p> <p>3.0 Requirements for development plan</p> <p>The Development Plan must include:</p> <p>An overall development plan for the Wimmera Events Centre site.</p> <p>Staging of future development</p> <p>Car parking arrangements</p> <p>Connectivity to existing road network</p> <p>Internal vehicle and pedestrian circulation</p>	<ul style="list-style-type: none"> • Second requirement. Before a permit is granted is a requirement for the development plan • Wording of Conditions and requirements for permits not as per MD format • requirements for permits not as per MD format • Wording of Requirements for development plan not as per MD format 	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Provide appropriate arrangements for the provision of necessary physical infrastructure including drainage works, retention and management of storm water</p> <p>Provide an overall landscaping plan</p> <p>Identify proposed water supplies, storages and systems required for fire fighting purposes.</p>		
43.04s8 Schedule 8 to DPO (DPO5)	HORSHAM ARTISTS IN RESIDENCE	<p>1.0 Requirement before a permit is granted</p> <p>An overall development plan must be prepared for the entire area affected by DPO8 to ensure a co-ordinated and comprehensive approach to the development of the land.</p> <p>2.0 Conditions and requirements for permits</p> <p>The following conditions apply to permits:</p> <p>All roads which provide direct access to the Horsham Artist in Residence site must be sealed or otherwise treated to the satisfaction of the Responsible Authority.</p> <p>3.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <p>General consistency with the development concept plan as shown in Figure 1.</p> <p>An overall development plan for the Horsham Artist in Residence site, showing</p>	<p>Does not comply:</p> <ul style="list-style-type: none"> Does not include 1.0 Objectives Requirement before a permit is granted is a requirement for development plan 	

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>how the facility and its immediate curtilage are to be developed.</p> <p>A Site Management Plan that addresses;</p> <p>Each use proposed to operate from the site.</p> <p>Operating hours for each use.</p> <p>Carparking requirements for each use.</p> <p>An emergency management response.</p> <p>The ongoing management and maintenance of any unsealed road or accessway.</p> <p>Staging of development.</p> <p>All car parking areas to be located in the vicinity of the Horsham Artist in Residence building.</p> <p>Identification of how cultural heritage matters are to be managed through subdivision.</p> <p>Connectivity to existing road network via internal vehicle access ways constructed to an all weather standard. The access roads and internal accessways are to be constructed to a minimum load limit of 15 tonne with a trafficable width of 4 metres, and to be provided with 20 metre long by 6 metre wide passing bays every 200 metres.</p> <p>Internal vehicle and pedestrian circulation.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Vehicle entry point to be located at least 60 metres north of the shared boundary with Lot 1 on Plan of Subdivision 308873 on Pearsons Road.</p> <p>Provision of appropriate arrangements for necessary physical infrastructure, including waste water management, drainage works, retention and management of storm water, power and telecommunications.</p> <p>Provision of an overall landscaping plan, including screen planting of vehicle entry points, and screen planting of the common boundary with Lot 1 on PS308873W.</p> <p>Identification of proposed water supplies, storages and systems required for fire fighting purposes.</p> <p>Identification of how environmental risks relevant to the land (fire and flooding) are to be addressed and managed.</p> <p>Identification of how the development responds to other land uses in the area.</p>		
43.04s9 Schedule 9 to DPO (DPO9)	WIMMERA INTERMODAL FREIGHT TERMINAL PRECINCT	<p>1.0 Objectives</p> <p>To develop the precinct having regard to the following six sub-precincts (as shown on Map 1 to this schedule):</p> <p>Sub-precinct 1 Grain: Uses associated with the collection, storage and transfer of grain and other bulk agricultural produce, on</p>	Complies	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>large and super size lots. Uses associated with mineral sands discouraged.</p> <p>Sub-precinct 2 Mineral Sands: Uses associated with mineral sand mining operations, including the collection, storage and transfer of mineral sands and other earth resources that may require separation from food related industries.</p> <p>Sub-precinct 3 Warehousing and Logistics: Uses associated with large scale warehousing and logistics, freight and industries that benefit from a location in close proximity to the Wimmera Intermodal Freight Terminal, on large and super size lots.</p> <p>Sub-precinct 4 Large Manufacturing: Manufacturing and general industries that have potential amenity impacts and require large buffers from sensitive land uses, on super size lots. Manufacturing industries with large footprints encouraged.</p> <p>Sub-precinct 5 Warehousing Logistics and Small Manufacturing: A mix of smaller-scale manufacturing, warehousing and logistics industries that require small buffers to sensitive uses, on small and medium size lots.</p> <p>Sub-precinct 6 Highway Businesses: A range of ancillary uses and service</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>industries that support the precinct and benefit from increased exposure along the highway, such as convenience retail and fuel supply, on small lots. No direct access from either the Henty or Wimmera Highways.</p> <p>To facilitate infrastructure to service the use and development of the precinct.</p> <p>2.0 Requirement before a permit is granted</p> <p>A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works before a development plan has been prepared if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land as a major intermodal freight and logistics hub for the Wimmera – Mallee region as shown in Map 1 to Schedule 9 to Clause 43.04.</p> <p>3.0 Conditions and requirements for permits</p> <p>None specified.</p> <p>4.0 Requirements for development plan</p> <p>A development plan must include the following requirements:</p> <p>The development plan must have regard to Maps 1, 2, 3 and 4 to this schedule.</p> <p>A Master Plan that includes:</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The location of all sub-precincts and proposed land uses within the Wimmera Intermodal Freight Terminal Precinct (the Precinct) having regard to Map 1 to the Schedule 9 to Clause 43.04, including roads and drainage reserves.</p> <p>Land uses within close vicinity to the Wimmera Intermodal Freight Terminal must demonstrate a need to use or have access to the terminal.</p> <p>Land uses must demonstrate that they are not incompatible with surrounding land uses so as to prevent environmental problems created by siting incompatible land uses close together.</p> <p>The location of gateway sites.</p> <p>The subdivision layout showing:</p> <p>The location and distribution of lots showing an appropriate range of lots sizes from small (1-5 hectares), medium (5-15 hectares), large (15-40 hectares) and super (40-80 hectares) within the relevant sub-precinct.</p> <p>The presentation of lots to the Wimmera and Henty Highways ensuring that no lot has direct road access from the Henty or Wimmera Highways.</p> <p>An internal loop road to service uses in sub-precinct 6 Highway Business.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Primary access to the Precinct from the corner of Henty Highway and Freight Terminal Road</p> <p>Typical street cross-sections.</p> <p>The provision of utilities and services including: electricity, telecommunications, water supply and waste water treatment.</p> <p>A staging plan showing the timing and staging of the development of the Precinct and the range of lot sizes for future subdivision.</p> <p>A Transport Management Plan complying with any VicRoads requirements that includes:</p> <p>An integrated transport plan including public transport, walking and cycling infrastructure having regard to Map 2 to Schedule 9 to Clause 43.04.</p> <p>A road transport plan having regard to Map 2 to Schedule 9 to Clause 43.04 that must include:</p> <p>A connecting 'link' road from the northern end of the terminal to the Wimmera Highway.</p> <p>A connecting 'loop' road from the northern end of the terminal to Molyneaux Road.</p> <p>Principle access to the Precinct at the corner of Henty Highway and Freight Terminal Road via an appropriately</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>designed intersection treatment (a large priority T-junction intersection).</p> <p>Truck queuing and rest area for the queuing of vehicles waiting to access the terminal.</p> <p>An assessment of the likely traffic impacts of the proposed development and any required works including a safety assessment of the Molyneaux Road rail level crossing using the Australian Level Crossing Assessment Model (ALCAM) for any potential increased use of the crossing.</p> <p>Road layout, road widths and reserves and site access, including internal and external road intersections, performance and treatments, and the design of Freight Terminal Road as a quality, tree-lined boulevard to appropriate safety and relevant utility service requirements.</p> <p>The design of footpaths, bicycle paths, and shared pathway networks, internal and external to the Precinct.</p> <p>Traffic management measures and signalisation.</p> <p>Details of proposed car parking arrangements on street and off street.</p> <p>Access for B triple trucks and related transport and logistics activities associated with the operation of the Precinct and the Wimmera Intermodal Freight Terminal.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>An Urban Design and Landscape Master Plan for the overall Wimmera Intermodal Freight Terminal Precinct that includes:</p> <p>Environmentally Sustainable Design principles for buildings, landscaping, internal environments, and construction practices.</p> <p>The location of gateway sites and their landscape treatment.</p> <p>A street tree master plan for the overall Precinct.</p> <p>Tree planting having regard to Map 4 to Schedule 9 to Clause 43.04.</p> <p>Landscaping along Henty Highway between the rail corridor and Freight Terminal Road to screen views from passing traffic.</p> <p>A 7 metre setback of planting from the edge of the road seal along Henty Highway and Wimmera Highway.</p> <p>Landscaping and setbacks to provide an appropriate transition from the rural environment to the Precinct and interface treatments.</p> <p>An Integrated Water Management Plan responding to flooding, stormwater and drainage management that includes:</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>A storm water management strategy having regard to Map 3 to Schedule 9 to Clause 43.04.</p> <p>Stormwater management practices that:</p> <p>Maintain existing 1 per cent Annual Exceedance Probability (AEP) peak flow rate is no greater than current flows from the Precinct.</p> <p>Maintain water quality to existing conditions and as agreed with the Wimmera Catchment Management Authority.</p> <p>Ensure there is sufficient storage capacity for 145,800 cubic metres of stormwater in the south-west of the Precinct, or appropriately spaced along the southern corridor between Molyneaux Road and Henty Highway with the greatest amount of storage in the south-west corner.</p> <p>Ensure that stormwater will not overtop the rail corridor.</p> <p>An Infrastructure Plan approved by the responsible authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:</p> <p>The provision, staging and timing of stormwater drainage works.</p> <p>The provision, staging and timing of roadworks (including bus stops and</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>associated works) both internal and external in accordance with the approved traffic management plan.</p> <p>The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.</p> <p>The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the Planning and Environment Act 1987 .</p> <p>Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of land.</p> <p>Identification of any agency or person responsible for provision of particular items of infrastructure</p> <p>Map 1 to Schedule 9 to Clause 43.04 - Land Use Precinct Plan</p>		
44.03 Floodway Overlay (FO, RFO)		<p>To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.</p> <p>To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.</p> <p>To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.</p> <p>To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.</p> <p>To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.</p>		
44.03s1 Schedule 1 to FO (FO1)	HORSHAM FLOOD RISK AREAS	<p>1.0 Floodway objectives to be achieved None specified.</p> <p>2.0 Statement of risk None specified.</p> <p>3.0 Permit requirement A permit is not required to construct the following buildings and works: Any buildings or works on land that has been filled in accordance with the requirements of a planning permit.</p>	Complies	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Any buildings and works, if appropriately detailed information submitted to the responsible authority show that the natural level of the land on which the buildings and works are proposed is at least 300mm above the Average Recurrence Interval flood level.</p> <p>A pergola.</p> <p>A veranda.</p> <p>An open sided carport.</p> <p>The addition of a second storey, or other additional storeys, on top of the existing building where there is no increase in building footprint.</p> <p>Swimming pool.</p> <p>An open sports ground excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not altered.</p> <p>An outdoor recreation facility, excluding any buildings or structures that alter water movement across or storage capacity of the floodplain, and works that alter the topography of the land.</p> <p>Road works or works to any other access way (public or private) that:</p> <p>Do not change the finished level of the road surface.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Are limited to resurfacing of an existing road.</p> <p>Cycle or pedestrian tracks where there is no increase in the natural ground level.</p> <p>4.0 Application requirements</p> <p>The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</p> <p>A flood risk report prepared by a suitably qualified person that addresses the following matters:</p> <p>Details of the proposed development, site conditions, and site context plan.</p> <p>The flood extent, flood levels and flow directions relevant to the site.</p> <p>The frequency, duration, depth and velocity of flooding and flood warning time applicable to the development site and access way.</p> <p>The susceptibility of the development to flood damage.</p> <p>The potential flood risk to life health and safety.</p> <p>The effect of the development on reducing flood storage and on redirecting or</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>obstructing floodwater, stormwater or drainage water.</p> <p>The effect of the development on environmental values, for example flora, fauna and wetlands.</p> <p>Whether the proposed development could be located on flood-free land or land with a lesser flood hazard.</p> <p>A site description, which may use a site plan (drawn to scale), photographs or any other relevant technique, that accurately describes:</p> <p>The boundaries, dimensions, shape, size, orientation, slope and elevation of the site.</p> <p>Relevant existing and proposed ground levels of the site, to Australian Height Datum taken by or under the direct supervision of a licensed land surveyor, and the difference in levels between the site and surrounding properties.</p> <p>Location, layout, size and use of existing and proposed buildings and works on the site and on surrounding properties.</p> <p>Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by or under the direct supervision of a licensed surveyor.</p> <p>The use of surrounding properties and buildings.</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Location of significant environmental values including flora, fauna and wetlands on the site and surrounding properties.</p> <p>Adjoining roads, internal driveways, and access tracks.</p> <p>Any other notable features or characteristics of the site.</p> <p>Elevations of all proposed buildings, drawn to scale.</p> <p>Construction details of all buildings, fences, works and driveways.</p> <p>In the case of fences, a report that demonstrates that the fence does not significantly obstruct flood flows.</p> <p>This information may not be required for:</p> <p>A single dwelling on a lot.</p> <p>Minor earthworks.</p> <p>5.0 Decision guidelines</p> <p>None specified.</p>		
44.04 Land Subject to Inundation Overlay (LSIO)		<p>To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.</p> <p>To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.</p> <p>To minimise the potential flood risk to life, health and safety associated with development.</p> <p>To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.</p> <p>To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.</p> <p>To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.</p>		
44.04s1 Schedule 1 to LSIO (LSIO1)	HORSHAM FLOOD STORAGE OR FLOOD FRINGE AREAS	<p>1.0 Land subject to inundation objectives to be achieved None specified.</p> <p>2.0 Statement of risk None specified.</p> <p>3.0 Permit requirement A permit is not required to construct the following buildings and works:</p>	Complies	

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Any buildings or works on land that has been filled in accordance with the requirements of a planning permit.</p> <p>Any buildings and works if appropriately detailed information submitted to the responsible authority show the natural level of the land on which the buildings and works are proposed is at least 300mm above the Average Recurrence Interval flood level.</p> <p>A pergola.</p> <p>A veranda.</p> <p>An open sided carport.</p> <p>The addition of a second storey, or other additional storeys, on top of the existing building where there is no increase in building footprint.</p> <p>Swimming pool.</p> <p>An open sports ground excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not altered.</p> <p>An outdoor recreation facility, excluding any buildings or structures that alter water movement across or storage capacity of the floodplain, and works that alter the topography of the land.</p> <p>Road works or works to any other access way (public or private) that:</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>Do not change the finished level of the road surface.</p> <p>Are limited to resurfacing of an existing road.</p> <p>Cycle or pedestrian tracks where there is no increase in the natural ground level.</p> <p>4.0 Application requirements</p> <p>The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:</p> <p>A flood risk report prepared by a suitably qualified person that addresses the following matters:</p> <p>Details of the proposed development, site conditions, and site context plan.</p> <p>The flood extent, flood levels and flow directions relevant to the site.</p> <p>The frequency, duration, depth and velocity of flooding and flood warning time applicable to the development site and access way.</p> <p>The susceptibility of the development to flood damage.</p> <p>The potential flood risk to life health and safety.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The effect of the development on reducing flood storage and on redirecting or obstructing floodwater, stormwater or drainage water.</p> <p>The effect of the development on environmental values, for example flora, fauna and wetlands.</p> <p>Whether the proposed development could be located on flood-free land or land with a lesser flood hazard.</p> <p>A site description, which may use a site plan (drawn to scale), photographs or any other relevant technique, that accurately describes:</p> <p>The boundaries, dimensions, shape, size, orientation, slope and elevation of the site.</p> <p>Relevant existing and proposed ground levels of the site, to Australian Height Datum taken by or under the direct supervision of a licensed land surveyor, and the difference in levels between the site and surrounding properties.</p> <p>Location, layout, size and use of existing and proposed buildings and works on the site and on surrounding properties.</p> <p>Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by or under the direct supervision of a licensed surveyor.</p>		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		<p>The use of surrounding properties and buildings.</p> <p>Location of significant environmental values including flora, fauna and wetlands on the site and surrounding properties.</p> <p>Adjoining roads, internal driveways, and access tracks.</p> <p>Any other notable features or characteristics of the site.</p> <p>Elevations of all proposed buildings, drawn to scale.</p> <p>Construction details of all buildings, fences, works and driveways.</p> <p>In the case of fences, a report that demonstrates that the fence does not significantly obstruct flood flows.</p> <p>This information may not be required for:</p> <p>A single dwelling on a lot.</p> <p>Minor earthworks.</p> <p>5.0 Decision guidelines</p> <p>None specified.</p>		
44.06 Bushfire Management Overlay (BMO)		<p>To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.</p> <p>To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.</p>		

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
		To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.		
45.01 Public Acquisition Overlay (PAO)		<p>To identify land which is proposed to be acquired by a Minister, public authority or municipal council.</p> <p>To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.</p> <p>To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.</p>		
45.01s1 Schedule 1 to PAO (PAO1)	SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY	2 PAO entries	<p>Does not comply:</p> <ul style="list-style-type: none"> Does not include heading 1.0 "PS Map" should be "PS map ref" 	
45.03 Environmental Audit Overlay (EAO)		To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.		

Overlay analysis

1. Clause and name	2. Applies to (schedules only)	3. Purpose and requirements	4. Adherence with MD	5. Additional improvements suggested
45.04 Road Closure Overlay (RXO)		To identify a road that is closed by an amendment to this planning scheme.		

Particular Provisions analysis

Document A.5 Horsham Planning Scheme

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
51 PROVISIONS THAT APPLY ONLY TO A SPECIFIED AREA				
51.01 Specific Sites and Exclusions	To recognise specific controls designed to achieve a particular land use and development outcome existing on the approval date. To provide in extraordinary circumstances specific controls designed to achieve a particular land use and development outcome.			
51.01s - Schedule to Clause 51.01	Yes (2x)	Yes (both in 72.04s)	Complies	
52 PROVISIONS THAT REQUIRE, ENABLE OR EXEMPT A PERMIT				
52.02 Easements, Restrictions and Reserves	To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.			
52.02s - Schedule to Clause 52.02	No	N/A	Does not comply: <ul style="list-style-type: none"> Clause name not as per MD format 	

Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
52.05 Signs	<p>To regulate the development of land for signs and associated structures.</p> <p>To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.</p> <p>To ensure signs do not contribute to excessive visual clutter or visual disorder.</p> <p>To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.</p>			
52.05s - Schedule to Clause 52.05	No	N/A	Complies	
52.16 Native Vegetation Precinct Plan	<p>To provide for the protection, management and removal of native vegetation through the use of a native vegetation precinct plan incorporated into this scheme.</p> <p>To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the <i>Guidelines for the removal, destruction or lopping of native</i></p>			

Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
	<p><i>vegetation</i> (Department of Environment, Land, Water and Planning, 2017).</p> <p>To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.</p>			
52.16 - Schedule to Clause 52.16	No	N/A	Does not comply: <ul style="list-style-type: none"> Clause name not as per MD format 	
52.17 Native Vegetation	<p>To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the <i>Guidelines for the removal, destruction or lopping of native vegetation</i> (Department of Environment, Land, Water and Planning, 2017).</p> <p>To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.</p>			
52.17s - Schedule to Clause 52.17	Yes (1x)	Yes (in 72.04s)	Does not comply: <ul style="list-style-type: none"> Clause name not as per MD format 	
52.27 Licensed Premises	To ensure that licensed premises are situated in appropriate locations.			

Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
	To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.			
52.27s - Schedule to Clause 52.27	No	N/A	Does not comply: <ul style="list-style-type: none">• Clause name not as per MD format	
52.28 Gaming	To ensure that gaming machines are situated in appropriate locations and premises. To ensure the social and economic impacts of the location of gaming machines are considered. To prohibit gaming machines in specified shopping complexes and strip shopping centres.			
52.28s - Schedule to Clause 52.28	No	N/A	Does not comply: <ul style="list-style-type: none">• Does not include Objectives• Missing 4.0 Locations for gaming machines• Missing 5.0 Venues for gaming machines• Missing 6.0 Application requirements• Missing 7.0 Decision guidelines	
52.32 Wind Energy Facility	To facilitate the establishment and expansion of wind energy facilities, in			

Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
	appropriate locations, with minimal impact on the amenity of the area.			
52.32s - Schedule to Clause 52.32	No	N/A	Complies	
52.33 Post Boxes and Dry Stone Walls	To conserve historic post boxes and dry stone walls.			
52.33s - Schedule to Clause 52.33	No	N/A	Complies	
53 GENERAL REQUIREMENTS AND PERFORMANCE STANDARDS				
53.01 Public Open Space Contribution And Subdivision	A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.			
53.01s - Schedule to Clause 53.01	No	N/A	Complies	

Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
53.06 Live Music Entertainment Venues	<p>To encourage the retention of existing and the development of new live music entertainment venues.</p> <p>To protect live music entertainment venues from the encroachment of noise sensitive residential uses.</p> <p>To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.</p> <p>To ensure that the primary responsibility for noise attenuation rests with the agent of change.</p>			
53.06s - Schedule to Clause 53.06	No	N/A	Complies	
53.15 Statement of Underlying Provisions	<p>To specify the planning scheme provisions which would have applied to land reserved for a public purpose pursuant to section 6(2)(i) of the Planning and Environment Act 1987 if the land had not been reserved for that purpose.</p>			
53.15s - Schedule to 53.15	No	N/A	Complies	
59 VICSMART APPLICATIONS AND REQUIREMENTS				

Particular Provisions analysis

1. Clause and name	2. Does the Schedule reference a Background or Incorporated Document?	3. Is the Background or Incorporated Document listed at 72.04s or 72.08s?	4. Adherence with MD	5. Additional improvements suggested
59.15 Local VicSmart Applications	The schedule to this clause may specify classes of application that are VicSmart applications to which Clause 71.06 applies. A class of application specified must not be a class of VicSmart application specified in another provision of this planning scheme.			
59.15s - Schedule to Clause 59.15	No	N/A	Complies	
59.16 Information Requirements and Decision Guidelines for Local VicSmart Applications	A schedule to this clause may set out information requirements and decision guidelines for a class of VicSmart application specified in the Schedule to Clause 59.15.			
Schedule to Clause 59.16 Information Requirements and Decision Guidelines for Local VicSmart Applications	No	N/A	Complies	

Operational Provisions analysis Checklist for Council

Document A.7 Horsham Planning Scheme

1. Clause	2. Name	3. Key Questions for Council	4. Council Response
ADMINISTRATION AND ENFORCEMENT OF THIS SCHEME			
72.01s	Schedule to Responsible Authority for this Planning Scheme	Are all relevant responsible authorities specified correctly? If no, please list any inaccuracies.	
72.02s	Schedule to What Area is Covered by this Planning Scheme?	Is the Municipal district named correctly?	
72.03s	Schedule to What Does this Scheme Consist of?	Are all currently applicable Planning Scheme maps listed correctly? If no, please list any inaccuracies.	
72.04s	Schedule to Documents Incorporated in this Planning Scheme	<ol style="list-style-type: none"> 1. Is the most up to date version of each Incorporated Document listed? 2. Are there any Incorporated Documents no longer required that can be deleted? 3. Do all Incorporated Documents link to an Amendment and Planning Scheme provision in the final column of the schedule? 4. Would any Incorporated Documents benefit from being mapped as a Special Control Overlay? <p>Note: any changes to Incorporated Documents are beyond the scope of a 20(4) amendment.</p> <p>Please provide a marked up version of the schedule.</p>	
72.08s	Schedule to Background Documents	<ol style="list-style-type: none"> 1. Is the most up to date version of each Background Document listed? 2. Are there any Background Documents no longer required that can be deleted? 	

Operational Provisions analysis Checklist for Council

1. Clause	2. Name	3. Key Questions for Council	4. Council Response
		<p>3. Do all Background Documents link to an Amendment and Planning Scheme provision in the final column of the schedule?</p> <p>Note: any changes to Background Documents are beyond the scope of a 20(4) amendment.</p> <p>Please provide a marked up version of the schedule.</p>	
STRATEGIC IMPLEMENTATION			
74.01s	Schedule to Application of Zones, Overlays and Provisions	Have any Zones or Overlays been introduced or removed since the PPF translation? If yes, please list (including the Amendment Number, the effect of the Amendment & the date of gazettal).	
74.02s	Schedule to further strategic work	<p>Please review the schedule and identify projects that have been completed or are no longer relevant.</p> <p>Please provide a marked up version of the schedule.</p>	

Document analysis – VCAT decisions

Document A.8-1 Horsham Planning Scheme

	CA 91(Vol:10234, Fol: 134) Jaspers Lane; CA 94(Vol:10325, Fol:229); CA 95 (Vol:10325, Fol:230); CA 96 (Vol:10325 Fol:231) Elliotts Road
Council Ref:	P1368/2017
Date of VCAT Order:	27 January 2017
VCAT Citation:	Iluka Resources Limited v Horsham Rural CC [2017] VCAT 107
Nature of proceeding:	Application under Section 82 of the Planning and Environment Act 1987 to review the refusal to grant a permit for Use and development of the land for the disposal of waste by-products associated with or sourced through mineral sands processing.
Council Decision:	Refusal
Council Decision Upheld at VCAT:	No VCAT directed that a permit be granted
Applicable policies and provisions:	Clause 35.07-1 – use of land for refuse disposal Clause 35.07-4 – construct or carry out works for a <u>section 2</u> use Clauses 10, 12, 13, 14, 19, 21, 22.01 and 22.02 of the State and Local Planning Policy Frameworks and Clause 65.
Key Issues:	Integrated decision making / net community benefit Consistency with Clause 19.03-5 (Waste and resource recovery)
Description:	The proposal was for the use and development of land to fill a mining void with waste by-products from the production of mineral sands. The subject site was already used for this purpose. A volume limit established in the applicable work plan meant that a further authorisation was required to exceed that limit.
Key paragraphs from decision:	<i>17 The grant of a permit for the disposal of waste by-products from the MSP will have implications not just for land in the municipality of Horsham. It will have significant regional impacts affecting operation of the MSP at Hamilton, most notably being direct and indirect employment and will indirectly affect the effective and efficient use of resources and the disposal of by-products from mining such resources within Victoria and interstate. <u>The decision about this permit application is one where the principles of integrated decision making identified in clause 10.04 are more directly prominent than is often the case in planning decision making.</u></i>

Document analysis – VCAT decisions

	CA 91(Vol:10234, Fol: 134) Jaspers Lane; CA 94(Vol:10325, Fol:229); CA 95 (Vol:10325, Fol:230); CA 96 (Vol:10325 Fol:231) Elliotts Road
	89. We acknowledge that Clause 19.03-5 and various waste management policies establish a hierarchy that seeks to minimise the disposal of waste to landfill. However, <u>a particular fact about this operation is that the disposal is limited to radioactive materials arising from Iluka's mining and process operations.</u> The Grampians Central West Waste and Resources Recovery Implementation Plan (consultation draft) ^[13] recognises this fact and that <u>this facility lies outside the realm of the any state infrastructure planning and regional waste plans.</u> Any inference to be drawn from the council's submissions that Pit 23 is going to somehow operate as a regional waste centre for the disposal of a wide range of waste materials is therefore rejected.

	1 Rose Street, Horsham
Council Ref:	PA0000093
Date of VCAT Order:	16 June 2021
VCAT Citation:	Priestley v Horsham RCC (Red Dot) [2021] VCAT 639
Nature of proceeding:	Application under Section 82 of the Planning and Environment Act 1987 to review decision to grant a permit for the subdivision of land into 4 lots.
Council Decision:	NOD
Council Decision Upheld at VCAT:	No VCAT remitted the decision back to Council for re-consideration
Applicable policies and provisions:	Clause 32.08-3
Key Issues:	Minimum garden area requirement
Description:	The proposal was for a 4 lot subdivision in the GRZ. Council included a condition in a NOD to the effect that the requirement must be met in the plan of subdivision submitted for certification.
Key paragraphs from decision:	<i>Summary</i> <i>In considering an objector review application, the Tribunal held a practice day hearing to determine if the requirement was met. The Tribunal held it was not met because, in summary:</i>

Document analysis – VCAT decisions

	1 Rose Street, Horsham
	<ul style="list-style-type: none"> Although clause 32.08-3 was drafted somewhat differently from the minimum garden area requirement for construction of a dwelling in clause 32.08-4, it was similarly mandatory in nature and similarly had to be met in an application. The requirement cannot be met by condition of permit, this being a principle relating to clause 32.08-4 in <i>Clayton Gardens Pty Ltd v Monash CC</i> [2019] VCAT 1138 at [31] that the Tribunal in this proceeding held equally applied to clause 32.08-3. <p>The Tribunal set aside the decision to grant a permit and remitted the permit application to the responsible authority with a direction that it be amended to comply with clause 32.08-3 before it was reconsidered and a fresh decision made.</p>

	56 Alexander Avenue HORSHAM VIC 3400
Council Ref:	PA2000103
Date of VCAT Order:	21 September 2021
VCAT Citation:	Parish v Horsham Rural CC [2021] VCAT 1095
Nature of proceeding:	Application under Section 82 of the Planning and Environment Act 1987 to review decision to grant a permit for construction of 25 dwellings in. the GRZ
Council Decision:	NOD
Council Decision Upheld at VCAT:	Yes (varied) VCAT directed that a permit be issued
Applicable policies and provisions:	Clause 32.08-6 (construction and extension of two or more dwellings on a lot in GRZ1) Clauses 11, 15, 16, 21.07, 22.09, 32.08, 52.06, 55, 65 and 71.02.
Key Issues:	Role of Horsham Absence of existing / preferred neighbourhood character policies.
Description:	The application considered and supported by Council comprised 35 one-bedroom dwellings. The appeal involved substantial consideration of neighbourhood character impacts in the context of an area designated for future housing growth.

Document analysis – VCAT decisions

	56 Alexander Avenue HORSHAM VIC 3400
Key paragraphs from decision:	<p>24 Horsham is identified in Clause 11.01-1R as having <u>a regional city role as the key population and employment centre for the region</u>. Strategies include providing for an ongoing supply of infill and greenfield residential land, particularly in Horsham, and to support regeneration of Horsham North through improved access, community infrastructure and housing.</p> <p>25 Clause 11.01-1L is settlement policy for Horsham and <u>it includes strategies supporting long term urban growth opportunities to the north and west of Horsham's existing urban areas</u>. This in part responds to policies discouraging an intensification of land use and development in the floodplain of the Wimmera River and other watercourses which are to the south and south east of the city centre.</p> <p>26 Clause 11.01-1L also contains an extensive list of strategies for Horsham North. In addition to calling for infrastructure improvements such as road, pedestrian, cycling and public transport connections to the wider Horsham urban area, there are also strategies calling for improved community infrastructure and services such as development of health services and recreation facilities. <u>Strategies also call for the facilitation of infill residential development, including on prominent underutilised sites</u>.</p> <p>31 The review site is zoned GRZ1. <u>Unlike the situation in other municipalities, the Horsham Planning Scheme does not include existing and preferred neighbourhood character policies for different precincts within Horsham</u>. It is therefore necessary to consider the existing neighbourhood character of the area whilst being mindful that one of the GRZ1 purposes is acknowledging that change is to be expected (encourage a diversity of housing types and housing growth). <u>Although housing growth is not defined, I do not accept any suggestion that it simply means a replication of the types and density of housing that already exists in the neighbourhood</u>. I therefore do not agree with any suggestions that fewer dwellings on larger land areas should be provided because that is the predominant type of housing that exists in the area.</p>

	6 Searle Street, Horsham
Council Ref:	PA2000021
Date of VCAT Order:	6 August 2021
VCAT Citation:	Director of Housing v Horsham RCC [2021] VCAT 875 6 August 2021
Nature of proceeding:	Application under Section 82 of the Planning and Environment Act 1987 to review the refusal to grant a permit for construction of six, 2-storey dwellings in the GRZ.
Council Decision:	Refusal
Council Decision Upheld at VCAT:	No VCAT directed a permit be issued

Document analysis – VCAT decisions

	6 Searle Street, Horsham
Applicable policies and provisions:	Clause 32.08-6: to construct two or more dwellings on a lot. Clauses 11, 15, 16, 21.07, 22.09, 52.06, 55, 65, & 71.02
Key Issues:	Role of Horsham Neighbourhood character
Description:	The proposal was for the construction of six two-storey dwellings. Council refused the application on neighbourhood character and amenity grounds. This decision was contrary to the Council officers' recommendation.
Key paragraphs from decision:	<p>26. <i>For these reasons, I am not persuaded by the Council's submission that the proposal fails to respect the neighbourhood's character because no other nearby infill development has two-storey dwellings, and none have as many dwellings on the lot. Rather, I find the design and siting of the proposed dwellings respects the overall sense of space and relatively open neighbourhood character of this area.</i></p> <p>32 <i>I find in the Applicant's favour on these issues. I find the submissions of the Council and Ms Sanders on the general loss of amenity are not justified. The Planning Scheme's policies encourage infill development due to the social and environmental benefits it brings to existing areas.^[3]</i></p>

	14 Walnut Avenue, Horsham
Council Ref:	2015-171-1
Date of VCAT Order:	1 June 2018
VCAT Citation:	Wilson v Horsham RCC [2018] VCAT 845
Nature of proceeding:	Application under section 79 of the <i>Planning and Environment Act 1987</i> to review the failure to grant an amendment to a permit within the prescribed time
Council Decision:	Refusal
Council Decision Upheld at VCAT:	No VCAT directed an amended permit be issued

Document analysis – VCAT decisions

	14 Walnut Avenue, Horsham
Applicable policies and provisions:	Clause 32.08-2 – Subdivision
Key Issues:	Clause 18.02-4
Description:	<p>The proposal sought to amend a Condition of permit which required the construction of a road to specified standards.</p> <p>The applicant submitted that the Condition was unfair upon several grounds, however primarily due to the fact the condition required the construction of the road to an urban standard while servicing only one lot.</p>
Key paragraphs from decision:	<p>40 <i>I find that <u>a condition requiring the partial construction of Young Street to facilitate all weather access to the lot is valid</u>. This road needs to be upgraded to accommodate vehicle movements to the lot. However I find that construction of the road to the specifications in the permit are onerous as it provides access to one lot only.</i></p> <p><i>Given the different circumstances associated with the review site, <u>I find that it is unreasonable and unfair for the applicant to bear all the costs associated with construction of the road to the standards specified in Condition 10</u>. Based on existing conditions in this section of Young Street and the works are to service one lot only, I find it unreasonable to require construction of continuation of the road in accordance with the list of specifications in the condition. I find this condition lacks equity given the other properties will benefit from the road construction with features such as footpaths and a turning area.</i></p> <p>59 <i>Whilst I have found that implementation of the full list of specifications listed in Option A and B to be inequitable, <u>I find that the specifications for the design of the road as suggested by the applicant (described as Option D) a suitable compromise</u>. This option requires the road to be sealed with bitumen and provide some road-side drainage. It also provides an opportunity for Council to upgrade construction of the road in the future, when the need arises. I will discuss the various specifications in the condition below.</i></p>

Planning Scheme Amendments, EESs and ACs

Document A.8-2 Horsham Planning Scheme

Part One

Date of last Planning Scheme Review: December 2010

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
C080hors	16 September 2021	Translates the Local Planning Policy Framework of the Horsham Planning Scheme into the new Municipal Planning Strategy at Clause 02 and Planning Policy Framework at Clauses 10-19.	Administrative	Approved	No	No
C072hors	28 October 2020	Applies a Public Acquisition Overlay (PAO3) over land for the future acquisition by VicRoads associated with the realignment of the Western Highway around Horsham and amends Clause 45.01 to make VicRoads the acquiring authority for PAO3.	Site specific	Lapsed	Yes	Yes
C075hors	24 July 2018	Replace the existing Municipal Strategic Statement (MSS) (Clauses 21 to 21.05) with a new MSS (Clauses 21 to 21.10).	Policy related	Approved	Yes	No
C025hors	20 March 2018	Rezone land in various areas of Horsham and to make a number of changes to the Municipal Strategic Statement that address industrial development. The proposed changes are primarily recommendations from the	Policy related Site specific	Split parent	N/A	N/A

Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		Wimmera Industrial Land Capability Study(WILCS). The amendment seeks to rezone various parcels to Business 1 Zone Business 2 Zone Business 4 Zone Residential 1 Zone Residential 2 Zone Industrial 3 Zone and Public Use Zone 6 - Local Government. The amendment also introduces the Special Use Zone 2 - Horsham Airport applies the Environmental Audit Overlay to a specific site introduces the Design and Development Overlay 10 - Stawell Road/Western Highway Entrance Corridor and makes wording changes to the Municipal Strategic Statement.				
Co64hors	14 December 2017	Facilitates the development of the Wimmera Intermodal Freight Terminal Precinct. Rezones land north of Dooen (bounded by the Wimmera Highway, the Henty Highway and the Melbourne-Adelaide Railway) from Farming Zone to Special Use Zone Schedule 9, applies the Development Plan Overlay Schedule 9, the Environmental Significance Overlay Schedule 7 and the Design and Development Overlay Schedule 11 and amends Clause 21.04, Clause 61.03 and the Schedule to Clause 35.07.	Policy related Site specific	Approved	Yes	No
C077hors	3 August 2017	The amendment rezones the subject land from the Farming Zone to the Special Use Zone Schedule 8 Horsham Artist in Residence, and introduces the Development Plan Overlay Schedule 8 Horsham Artist in Residence to the land to facilitate the use and	Site specific	Approved	Yes	No

Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		development of the land for Horsham Artists in Residence.				
C074hors	22 December 2016	The amendment rezones 24 to 28 Kalkee Road and part of 20 Gertrude Street, Horsham from part General Residential Zone Schedule 1 and Public Park and Recreation Zone to Public Use Zone Schedule 6 (Local Government) to facilitate the Kalkee Road Childrens and Community Hub development.	Site specific	Approved	Yes	No
C078hors	28 July 2016	The amendment rezones part of the land at 25 Fisher Street, Pimpinio from Public Park and Recreation Zone to Township Zone.	Site specific	Approved	Yes	Yes
C063hors	12 November 2015	Deletes the Environmental Significance Overlay Schedule 5 in various locations throughout Horsham Rural City Council where Wimmera Irrigation System channels have been decommissioned.	Administrative	Approved	No	N/A
C071hors	7 August 2015	The amendment rezones land in Stockton Drive, Horsham from the Farming Zone (FZ) to Residential 1 Zone (R1Z). The amendment will bring the whole parcel into the Residential 1 Zone as the subject land is currently in two zones, the Residential 1 Zone and Farming Zone.	Site specific	Approved	No	N/A
C057	2 July 2014	Amends the Schedule to the Rural Living Zone for land in Weldon Power Court, Horsham to provide a minimum	Site specific	Approved	No	N/A

Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		area for subdivision and for which no permit is required to use land for a dwelling from 2ha to 1ha.				
C061hors	25 July 2013	Rezones land at 77 Lake Avenue, Natimuk from Farming Zone to Rural Living Zone and makes changes to Map 1 Clause 22.07 Natimuk Township Policy to include land within township boundary. Also changes Schedule to Rural Living Zone to allow for a 1ha minimum lot size.	Site specific	Approved	No	N/A
C055hors	23 May 2013	Corrects numerous zoning anomalies at 3912 Henty Highway, McKenzie Creek, Horsham Airport, Mardon Drive, Horsham and land in Nurrabel.	Administrative	Approved	No	N/A
C053hors	25 October 2012	Rezones land in Hamilton Macbain McBryde and Robinson Streets Horsham from the Rural Living Zone and Public Park and Recreation Zone to Residential 1 Zone.	Site specific	Approved	Yes	Yes
C054hors	28 June 2012	Rezones approximately 28 hectares of land in South Bank Horsham from Farming Zone to Residential 1 Zone and Public Park and Recreation Zone. Also makes changes to Schedule 3 to the Development Plan Overlay to remove reference to now closed Golf Course Road abattoir.	Site specific	Approved	No	N/A
C056	23 May 2012	Implements Section 48 of the Heritage Act 1995 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.	Administrative	Approved	No	N/A

Planning Scheme Amendments, EESs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
C051hors	25 January 2012	Rezone Horsham-Drung South Road locally known as Williams Road (Horsham) Horsham-Lubeck Road (Riverside and Drug) and Ballyglunin North Road (Drung) from Road Zone-Category 2 to Road Zone-Category 1 and Rezone small parcels of Horsham-Drung South Road locally known as Horsham-Lubeck Road at Riverside and Drung from Road Zone-Category 2 to Farming Zone .	Site specific	Approved	No	N/A
C025pt4hors	1 September 2011	Rezone land at Selkirk Drive from Industrial 1 Zone to the Business 2 Zone and to introduce the Environmental Audit Overlay to the properties.	Site specific	Approved	No	N/A
C047hors	5 May 2011	Rezone the Wimmera Machinery Field Days Site at Field Days Road Longerenong from the Public Use Zone Schedule 2 (PUZ2) to the Special Use Zone Schedule 5 (SUZ5). The amendment applies to the Wimmera Event Centre Longerenong.	Site specific	Approved	No	N/A
C049hors	17 February 2011	The amendment affects land along the border of Horsham and Southern Grampians municipality in the Rocklands area. The proposed amendment seeks to remove zoning and overlay controls to this land shown below that are within the Southern Grampians municipality. The land is currently covered in the Horsham Planning Scheme which this amendment seeks to remove. In addition the amendment seeks to add zoning controls to this land that are within the Horsham municipality. The amendment will	Administrative	Approved	No	N/A

Planning Scheme Amendments, EEs and ACs

1. Amendment number	2. In operation from	3. Brief description of the amendment	4. What sort of amendment: - Policy related - Site specific - Administrative	5. Status of the amendment - Did not progress - Approved - Underway	6. Was there are Planning Panel Hearing?	7. Does this require assessment in Part Two - Yes - No
		apply the Farming Zone and Public Conservation and Resource Zone.				
C052hors	27 January 2011	Removes the Environmental Significance Overlay Schedule 5 (ESO5) Channel and Reservoir Protection where it is no longer required by GWMWater.	Administrative	Approved	No	N/A

Part Two

Matter	Response
Amendment No:	C072hors
In operation from:	28 October 2020
Brief description of the amendment:	Applies a Public Acquisition Overlay (PAO3) over land for the future acquisition by VicRoads associated with the realignment of the Western Highway around Horsham and amends Clause 45.01 to make VicRoads the acquiring authority for PAO3.
Policy matters raised by the Panel that require further consideration or action by Council.	At the time of the Amendment, a revised Horsham Municipal Strategic Statement was seriously entertained and appeared to provide different guidance in terms of the benefits of aerodrome proximity, the location of future residential growth and other criteria. These changes raised questions about the strategic basis for the proposed route choice. In addition, Council identified at the Panel Hearing a need for the preparation of an 'Integrated Transport Plan' and an updated 'Aerodrome Master Plan', which both had implications for route choice.
Recommendations that require further work / implementation in the planning scheme.	3. Horsham Rural City Council support the review of the most appropriate Horsham Bypass alignment by immediately commencing the following work: a) An Integrated Transport Plan for Horsham. b) Master Plan for Horsham Aerodrome.

Planning Scheme Amendments, EESs and ACs

Matter	Response
Amendment No:	C078hors
In operation from:	28 July 2016
Brief description of the amendment:	The amendment rezones part of the land at 25 Fisher Street, Pimpinio from Public Park and Recreation Zone to Township Zone.
Policy matters raised by the Panel that require further consideration or action by Council.	The Panel notes that Council intends to undertake a framework plan for the town in the future and this will assist the community and Council in determining the medium and long term needs for Pimpinio in relation to infrastructure, community assets and a zoning framework commensurate with future demand.
Recommendations that require further work / implementation in the planning scheme.	Preparation of a Framework plan for Pimpinio

Matter	Response
Amendment No:	C053hors
In operation from:	25 October 2012
Brief description of the amendment:	Rezones land in Hamilton Macbain McBryde and Robinson Streets Horsham from the Rural Living Zone and Public Park and Recreation Zone to Residential 1 Zone.
Policy matters raised by the Panel that require further consideration or action by Council.	The Panel makes the observation that Horsham Council needs to urgently address some of the shortfalls in the Planning Scheme as identified in the Planning Scheme Review 2010. The Panel suggests that Council seek some additional funding or resource support from DPCD or other sources to accelerate the most urgent of the recommendations, including providing clearer direction for settlement priorities.
Recommendations that require further work /	Council needs to address the most urgent of the recommendations from the 2010 Planning Scheme Review, including providing clearer direction for settlement priorities.

Planning Scheme Amendments, EESs and ACs

implementation in the
planning scheme.

Council adopted documents and regional plans

Document A.8-3 Horsham Planning Scheme

Horsham Council Plan 2021-2025 (Horsham Rural City Council, 2021)	Adopted by Council: 2021	HCP
Describes the community's 20 year aspirational vision for the municipality and outlines Councils' strategic objectives of Council for the next four years.		
Has the Council Plan been appropriately linked into the planning scheme? No	Appropriate links are not evident	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>"This Community Vision of "In 2041, Horsham region is a vibrant, liveable hub that thrives on strong economic growth and social connectedness. Empowering people to live, work and access opportunities for recreation and culture, now and into the future" will be foremost in our mind as we plan and deliver services, facilities and infrastructure to meet the community's needs".</i>	<p>Amend existing 02.02 (Vision) as follows:</p> <p>Horsham Rural City is a vibrant, liveable hub that thrives on strong economic growth and social connectedness. great place to live — vibrant, inclusive and welcoming</p> <p>Council seeks to manage land use and development in a manner that:</p> <ul style="list-style-type: none"> • Develops the municipality as a diverse, inclusive and vibrant community. • Creates a healthy and connected community, including through the provision of connected transport networks. • Facilitates the sustainable growth and development of the community and the economy. • Creates welcoming and accessible places which further develops the municipality as a great place to live, work, invest and explore. • Recognises our place and importance as a regional centre. • Recognises the significance of our agricultural community. 	02.02 Vision

Council adopted documents and regional plans

<p><i>"Theme 1 Community: Horsham Rural City Council will develop the municipality as a diverse, inclusive and vibrant community"</i></p> <p><i>"Theme 2 Liveability": Horsham Rural City Council will actively work to create a healthy and connected community that is a great place to live, work invest and explore for all ages, abilities and backgrounds"</i></p> <p><i>"Theme 3 Sustainability: Horsham Rural City Council will actively lead in sustainable growth and development of the community and the economy"</i></p> <p><i>"Theme 4 Accessibility: Horsham Rural City Council will meet community needs through connected transport networks and the provision of accessible and welcoming places and spaces"</i></p>	<ul style="list-style-type: none"> • Protects and promotes the municipality as a safe place to live. • Respects and protects our natural environment. • Considers the impact of climate change. • Provides accessible and quality services in a timely and efficient manner. • Values our local heritage and history. • Recognises the importance of economic growth and development. 	
<p><i>"Promote and support the municipality's key tourism, events and local and cultural offerings"</i></p>	<p>Amend existing 02.03-7 (Economic development – Tourism) as follows: Council's strategic directions for tourism are to:</p> <ul style="list-style-type: none"> • Support the municipality's key tourism drivers, including events and cultural attractions • Encourage use and development that will enable visitors to stay longer within Horsham. • Support the Grampians Peaks Trail, the Grampians Way and associated tourist development. • Encourage development in the Wartook Valley that protects the National Park and surrounding landscape, allows for greater tourism activity and protects farming land and other agricultural uses. • Support tourist services in Natimuk township, and limited, sustainably developed tourist facilities outside the township area 	<p>02.03-7</p>

Council adopted documents and regional plans

<p><i>"Promote opportunities for life long social interactions and enjoyment"</i></p> <p><i>"Create engaging spaces and places for social connection and wellbeing to build community resilience"</i></p> <p><i>"Encourage participation, diversity and growth in sports, events, arts and culture"</i></p> <p><i>"Respond to key community needs, ensuring our municipality is child and youth friendly and encourages positive aging"</i></p>	<p>Introduce a new strategy at Clause 15.01-1L (Urban design):</p> <p>Ensure that development contributes to community and cultural life by:</p> <ul style="list-style-type: none"> Promoting opportunities for life long social interaction. Creating engaging spaces for social connection and wellbeing. Building community resilience. Encouraging participation in sports, events, arts and culture. Being child and youth friendly. Encouraging positive aging. 	<p>15.01-1L Urban design</p>
<p><i>"Develop range of recreational opportunities with a focus on our natural environment and recreational waterways"</i></p> <p><i>"Promote recreational opportunities in our natural environment and recreational waterways to increase visitation"</i></p>	<p>Introduce a new 19.02-6L (Open space):</p> <p>Promote recreational opportunities associated with the municipality's natural environment and recreational waterways to increased visitation.</p>	<p>19.02-6L Open space</p>
<p><i>"Theme 3 Sustainability Horsham Rural City Council will actively lead in sustainable growth and development of the community and the economy"</i></p>	<p>Introduce new strategy at Clause 15.01-1L (Urban design – Horsham Rural City)</p> <p>Encourage sustainable land use and development that:</p> <ul style="list-style-type: none"> Balances economic, environmental and social considerations. Addresses the impacts of climate change. Is innovative and incorporates new technologies. Builds resilience. Reduces emissions. Sustains biodiversity and habitats. 	<p>15.02-1L Energy and resource efficiency</p>

Council adopted documents and regional plans

<i>"Advocate for mining in our region to meet world's best practice"</i>	Introduce a new Clause 14.03-1L (Resource exploration and extraction) Encourage exploration and extraction of natural resource activities to meet world's best practice.	14.03-1L Resource exploration and extraction
<i>Increase the utilisation of alternative water sources (reduced use of potable water)</i>	Introduce a new Clause 19.03-3L (Integrated water management) Support a reduction in the use of potable water through the increased utilisation of alternative water sources.	Clause 19.03-3L Integrated water management
<i>"Theme 4 Accessibility Horsham Rural City Council will meet community needs through connected transport networks and the provision of accessible and welcoming places and spaces".</i>	Introduce a new Clause 18.01-2L (Transport system) Plan the local transport system to: <ul style="list-style-type: none"> Provide improved and safe connections across movement networks, including active transport. Provide connections to key places and services. [18.01-2L Transport system
<i>"Increase the percentage of Tree canopy in Horsham urban area"</i>	Introduce a new strategy at Clause 15.01-1L (Urban design): Increase the extent of tree canopy in the Horsham urban area.	

Horsham Health and Wellbeing Plan 2017-2021 (Horsham Rural City Council, 2017)	Adopted by Council:	HHWP
Identifies health and wellbeing issues and needs of the Horsham community, based on a range of data sources. Sets out a plan of action in response to the identified needs, to be implemented over the next four years.		
Has the Community Health and Wellbeing Plan been appropriately linked into the planning scheme?	Appropriate links are not evident	

Council adopted documents and regional plans

No		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>"Finalise the Open Space Strategy for the municipality (Phase 1 being the implementation of the Wimmera River Corridor Masterplan)"</i>	Include at Clause 74.02 (Further strategic work) Finalise the Open Space Strategy for the municipality Implement the Wimmera River Corridor Masterplan	74.02 Further strategic work
<i>"Develop and maintain footpaths and walking and bike trails with particular focus on key precinct linkages to promote active living options and supporting infrastructure such as seats, signage, water, lighting and shade".</i>	Introduce a new Clause 18.01-3L (sustainable and safe transport) Plan the local transport system to promote active living by: <ul style="list-style-type: none"> Developing walking and cycling networks to provide key precinct linkages. Requiring the provision of supporting infrastructure such as seats, signage, water, lighting and shade. 	18.01-3L sustainable and safe transport
<i>"Implement HRCC Economic Development strategy and ensure health and wellbeing priorities are reflected"</i> <i>"Prepare a Healthy Design Local Planning Policy for inclusion into Clause 22 of the Horsham Planning Scheme; require new developments to meet healthy design guidelines".</i>	Include at Clause 74.02 (Further strategic work) Implement HRCC Economic Development strategy Prepare a Healthy Design Local Planning Policy for inclusion into of the Horsham Planning Scheme	74.02 Further strategic work
Greening Greater Horsham A Municipal Tree Strategy 2021- 2031 (Horsham Rural City Council, 2021)	Adopted by Council: 2021	GGH
Strategy sets out a range of actions to better identify and manage the municipality's tree assets.		

Council adopted documents and regional plans

Are there planning scheme implications? Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<p><i>“Explore the creation of a Significant Tree Register that seeks to protect trees of identified significance and consider the most appropriate regulatory protection mechanisms. Utilise tree inventory results to identify significant trees on public land”</i></p> <p><i>“Develop Council landscape/ subdivision guidelines that address subdivision design, trees on private land, street trees and vegetation, lineal paths, public open space and water sensitive urban design in new development in accordance with the Infrastructure Design Manual. Educate staff on its application”</i></p> <p><i>“Develop an appropriate policy to address the protection of significant and canopy trees on private land and explore appropriate regulatory mechanisms to enforce the policy”</i></p> <p><i>“Investigate as part of the Planning Scheme Review the shortfalls of the Planning Scheme in terms of tree provision and protection and undertake the strategic work to inform local planning policy and planning scheme requirements to ensure new developments protect existing large trees and where lacking establish new canopy</i></p>	<p>Include at Clause 74.02 (Further strategic work)</p> <p>Prepare a significant tree register, including mapping of culturally significant trees</p> <p>Prepare landscape and subdivision guidelines including tree removal guidelines</p> <p>Prepare a significant and canopy trees protection policy</p> <p>Prepare a canopy tree provision policy</p> <p>Identify planning mechanisms for the protection and retention of existing woodland trees in Haven</p>	<p>74.02 Further strategic work</p>

Council adopted documents and regional plans

<p><i>trees, strengthening the tree canopy provision in the private realm".</i></p> <p><i>"Consider planning mechanisms best suited for the protection and retention of existing woodland trees in Haven that contribute to the liveability and character of the area"</i></p> <p><i>"Seek to map culturally significant trees on Council owned land for planning and internal purposes. This work would need to be undertaken in consultation with BGLC ensuring cultural sensitivity is respected and maintained and to ensure greater protection and management practices are implemented in Horsham's Planning Scheme, where appropriate"</i></p> <p><i>"Develop clear guidelines for Tree Removal"</i></p>		
<p><i>"Utilise masterplans, streetscape plans, structure plans and/or urban design frameworks to ensure canopy trees are strategically planted to increase shade and amenity along walking routes and identified public spaces"</i></p> <p><i>"Ensure CAD revitalisation prioritises the planting of trees in high pedestrian areas and seeks to increase supplementary irrigation to newly planted trees in streets"</i></p>	<p>Introduce a new strategy at Clause 15.01-1L (Urban design – Horsham)</p> <p>Prioritise the planting of canopy trees to increase shade and amenity in high pedestrian areas, along walking routes and in public spaces</p>	15.01-1L Urban design – Horsham
<p><i>"Planners to ensure that adequate space is defined for new trees in developments by requiring adequate information to accompany permit applications"</i></p>	<p>Introduce new policy guidelines at Clauses 15.01-1L (Urban design)</p> <p>Consider as relevant:</p>	15.01-1L urban design

Council adopted documents and regional plans

(landscape plans that detail tree planting schedules)	<ul style="list-style-type: none"> Whether adequate space has been set aside for new trees. 	
"Encourage private landholders to protect existing trees and plant new ones on their land"	New strategy at Clause 12.01-1L (Protection of biodiversity – Horsham) Encourage the protection of existing trees and the planting of additional trees on private land.	12.01-1L Protection of biodiversity – Horsham
"Ensure Precinct Planning for Horsham North includes objectives for increased tree canopy cover, including around the Dudley Cornell reserve, identified walking and cycling routes, and public realm opportunities close to the rail corridor"	Introduce new strategy at Clause 11.01-1L (Settlement – Horsham Rural City – Strategies Horsham North) Increase tree canopy cover in Horsham north including around the Dudley Cornell Reserve, along walking and cycling routes and within the public realm close to the rail corridor.	Clause 11.01-1L Settlement – Horsham Rural City – Strategies Horsham North

Horsham Urban Transport Plan (Horsham Rural City Council, January 2022)	Adopted by Council: 2022	HUTP
Sets directions and priorities for developing the transport system in a way that supports the goals of our community, our economy and environment.		
Are there planning scheme implications? Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
"Upgrade connecting laneways between main roads to provide improved connectivity"	Introduce a new Clause 18.02-1L (Walking) Upgrade connecting laneways between main roads to provide improved pedestrian connectivity Ensure at grade "continuous footpaths" for pedestrians are installed at minor intersecting side roads and driveways Provide mid-block crossing facilities over wide roads throughout the Horsham CAD.	18.02-1L Walking

Council adopted documents and regional plans

<p><i>Install at grade "continuous footpaths" for pedestrians at minor intersecting side roads and driveways</i></p> <p><i>"Provide mid-block crossing facilities over wide roads throughout the CAD. At strategic crossing points consider the installation of raised pedestrian crossings (wombat) to give priority to pedestrians (refer Wimmera River and CAD Visioning Plan)"</i></p> <p><i>"Provide pedestrian / cycling path along the Western Highway south of Golf Course Road to Wimmera Lakes Caravan Resort (and ultimately Green Lake)"</i></p> <p><i>Provide sheltered areas with seating and water fountains at schools, civic amenities, and activation areas, throughout CAD and around the hospital</i></p> <p><i>Install DDA compliant seats with back and arm supports throughout the CAD and urban areas at regular intervals along identified pedestrian routes</i></p>	<p>Support the installation of raised pedestrian crossings at strategic crossing points to give priority to pedestrians.</p> <p>Provide a shared path along the Western Highway south of Golf Course Road to Wimmera Lakes Caravan Resort and ultimately to Green Lake.</p> <p>Improve pedestrian comfort by providing sheltered areas with seating and water fountains at schools, civic amenities, and activation areas, throughout CAD and around the hospital.</p> <p>Provide DDA compliant seats throughout the CAD and urban areas at regular intervals along identified pedestrian routes</p>	
<p><i>"Provide pedestrian / cycling path along the Western Highway south of Golf Course Road to Wimmera Lakes Caravan Resort (and ultimately Green Lake)"</i></p>	<p>Introduce a new Clause 18.02-2L (Cycling)</p> <p>Provide a shared path along the Western Highway south of Golf Course Road to Wimmera Lakes Caravan Resort and ultimately to Green Lake.</p>	<p>18.02-2L Cycling</p>
<p><i>"Consider the installation of medians as part of street upgrading works to reduce the crossing distances and to provide opportunity for landscaping and to calm the traffic on CAD streets and on major</i></p>	<p>Introduce a new Clause 18.02-4L (Roads)</p> <p>Support the installation of medians on CAD streets and on major roads to calm traffic, provide opportunities for landscaping and to reduce pedestrian crossing distances.</p>	<p>18.02-4L Roads</p>

Council adopted documents and regional plans

roads including: Wilson Street / Wimmera Hwy / Natimuk Road • Baillie Street (Western Hwy) • Dimboola Rd (Western Hwy) • Dooen Rd (Wimmera Hwy) • Hamilton St • McPherson Street (Western Hwy) • Pynsent St • Roberts Ave • Urquhart St

Any changes to be done on a pilot basis to test community acceptance of these changes”

“Develop Firebrace Street to be a shared street including appropriate bicycle provisions between the Riverfront and O’Callaghans Parade”

Consider the trial installation of “parklets” as a quick win, to provide seating or outdoor dining areas by removing isolated on-street parking spaces (to be considered in the context of the City to River Project)

Develop Roberts Ave for increased place activation with a wide median to accommodate (for example) a secure and fenced play space and ad hoc events and increased traffic calming (to be considered in the context of the City to River Project)

Increase footpath widths to accommodate areas of landscaping, outdoor dining, sheltered seating areas and ad hoc events

Reduce the visual and actual width of streets by widening footpaths, installing medians, narrowing traffic lanes,

Develop Firebrace Street as a shared street including appropriate bicycle provisions between the Riverfront and O’Callaghans Parade

Support the increased activation of streets through:

- The removal of isolated on street parking spaces to create seating or outdoor dining areas on a trial basis
- The provision of increased footpath widths to accommodate landscaping, outdoor dining, sheltered seating areas and ad hoc events
- The provision of a secure and fenced play space, ad hoc events and increased traffic calming within Roberts Avenue


Support a reduction in vehicle speeds in the CAD and in urban areas through:

- The widening of footpaths
- The installation of medians
- The narrowing of traffic lanes
- The widening of bicycle lanes
- Street tree planting
- The installation of raised priority crossings at intersecting side roads

Council adopted documents and regional plans

<p>widening bicycle lanes and street tree planting</p> <p>Install raised priority crossings at intersecting side roads to slow vehicle turning speeds and to provide a continuous path of travel for pedestrians</p>		
<p>Continue to manage car parking in accordance with Council's endorsed parking strategy</p> <p>Undertake a specific review of the Horsham Cycling strategy with consideration to the options and ideas listed below</p> <p>Advocate to and collaborate with relevant State Government agencies and other stakeholders, including Barengi Gadjin Land Council, to determine the most appropriate route for removal from Horsham's CBD of through truck traffic from the Western, Wimmera and Henty Highways, including consideration of a possible south west link through Horsham's industrial area</p> <p>Investigate feasibility of realigning the freight rail line between Dooen and the Western Highway to remove freight rail from the residential precincts</p>	<p>Include at Clause 74.02 (Further strategic work)</p> <p>Implement Council's endorsed Parking Strategy</p> <p>Review and update the Horsham Cycling Strategy</p> <p>Investigate alternative truck route to removal through truck traffic from Horsham's CBD</p> <p>Investigate the realignment of the freight rail line between Dooen and the Western Highway to remove freight rail from residential precincts</p>	<p>74.02 Further strategic work</p>


Council adopted documents and regional plans

	Adopted by Council: 2019	OSP
Provides Council with strategic directions to determine priorities for the planning, provision and development of open space across the municipality.		
Are there planning scheme implications? Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>Improve connectivity and access to and within open space</i>	Introduce a new Clause 19.02-6L (Open space) Improve connectivity to and within the open space network by: <ul style="list-style-type: none"> • Creating pedestrian and cycle linkages within the existing public open space network. • Improving connectivity between Horsham CAD, existing and new residential developments, community services and key open spaces. • Developing cycling and walking trails outside the urban area of the municipality to provide a superior visitor experience and more recreational opportunities. • Supporting connections to identified tourism assets including Grampians National Park and Mt Arapiles. • Improving trails and connections from education centres to existing and future open space. • Developing a network of connected urban trails incorporating the river corridor. • Providing continuous public access for people of all abilities along both banks of the wider Wimmera River corridor and its tributaries. • Connecting public open space to the surrounding pedestrian and cycle network. • Providing better pedestrian and cycle connections across Wimmera River. • Establishing locations for improved facilities, universal access and associated infrastructure on both sides of the Wimmera River. 	19.02-6L Open space
"Undertake a pedestrian and cycle network analysis to determine gaps in	Include at Clause 74.02 (Further strategic work) Undertake a pedestrian and cycle network gap analysis.	74.02 Further strategic work

Council adopted documents and regional plans

<p>provision and quality to guide future improvements and connections"</p> <p>"Identify and strategically acquire land along the river corridor required for provision of off-road walking and cycling paths".</p>	<p>Identify and strategically acquire land along the river corridor for the provision of off-road walking and cycling paths.</p>	
<p>"Develop safe pedestrian and cycle linkages along arterial roads".</p> <p>"Improve existing pedestrian and cycle connections across the railway network to improve safety and accessibility"</p>	<p>Introduce a new Clause 18.02-1L (Walking)</p> <p>Develop safe pedestrian linkages along arterial roads.</p> <p>Improve existing pedestrian connections across the railway network to improve safety and accessibility.</p>	18.02-1L Walking
<p>"Develop safe pedestrian and cycle linkages along arterial roads".</p> <p>"Improve existing pedestrian and cycle connections across the railway network to improve safety and accessibility"</p>	<p>Introduce a new Clause 18.02-2L (Cycling)</p> <p>Develop safe cycle linkages along arterial roads.</p> <p>Improve existing cycle connections across the railway network to improve safety and accessibility.</p>	18.02-2L Cycling
<p>"Enhance the river environs to provide for opportunities for increased biodiversity and habitat restoration"</p> <p>"Ensure all open space development contributes to biodiversity, enhances and/or develops natural areas".</p>	<p>Include new Strategies at Clause 12.01-1L (Protection of biodiversity)</p> <p>Enhance the Wimmera River environs to provide increased biodiversity and habitat restoration.</p> <p>Ensure that all open space development contributes to biodiversity by enhancing existing and/or developing new natural areas.</p>	12.01-1L Protection of biodiversity
<p>"3. Improve open space"</p>	<p>Introduce a new Clause 19.02-6L (Open space)</p> <p>Establish a diverse and integrated network of public open space that meets the needs of the community by:</p> <ul style="list-style-type: none"> Ensuring open space provision addresses identified local, neighbourhood, municipal and regional gaps in each locality. Activating the Botanic Gardens to increase permeability and connectivity with its surrounds. Improving the quality of existing play spaces by ensuring that open space provision addresses identified gaps in provision, quality and variety to ensure the needs of all ages are met. 	19.02-6L (Open space)

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	<ul style="list-style-type: none"> • Facilitating the re-development of the Railway Corridor into a key community asset that connects the city. • Increasing public open space provision within the Horsham Central Activity District such as pocket parks, town squares, seasonal or temporary parks. • Incorporating streetscapes and linear landscapes into the open space network. • Incorporating a variety of landscaping into open spaces. 	
<p><i>“Develop a list of iconic assets and spaces that must be strongly enhanced – or partnered with for long-term reinvestment”</i></p> <p><i>“Undertake CPTED/safety audit for all existing open space”.</i></p> <p><i>“Prepare and/or update master plans for all existing and new neighbourhood, municipal and regional open spaces in the municipality to guide development. Priority open space include:•Sunnyside Park and Dudley Cornell Park”.</i></p> <p><i>“Identify gaps in facilities and amenities at all existing public open spaces to prioritise and guide upgrades to meet the open space principles in line with facilities required for each type/size of open space. These include, but not limited to, lighting, dog parks, play spaces, seating, safety issues and shade. Identified locations include:•Dudley Cornell Park, Sunnyside Park, May Park, Police Paddock, Langland’s Park, Charisma Park, Horsham City Wimmera River corridor, Green Lake/Dock Lake and the Horsham Racecourse”.</i></p>	<p>Include at Clause 74.02 (Further strategic work)</p> <p>Develop a list of iconic assets and spaces that must be strongly enhanced or partnered with for long-term reinvestment.</p> <p>Undertake CPTED/safety audit for all existing open space.</p> <p>Prepare and/or update master plans for all existing and new neighbourhood, municipal and regional open spaces in the municipality to guide development.</p> <p>Identify gaps in facilities and amenities at all existing public open spaces to prioritise and guide upgrades to meet the open space principles in line with facilities required for each type/size of open space.</p> <p>Strategically acquire the railway corridor for public open space.</p> <p>Implement Council’s Open Space Contribution Policy.</p> <p>Develop a municipal-wide Public Open Space Style Guide.</p> <p>Prepare a Climate Change Strategy.</p>	<p>74.02 Further strategic work</p>

Council adopted documents and regional plans

<p><i>"Work with VicTrack to strategically acquire the railway corridor land for public open space".</i></p> <p><i>"Implement changes to open space contributions into the planning scheme in line with the draft Open Space Contribution Policy".</i></p> <p><i>"Increase Open Space Developer Contributions in HRCC to 7-10% to elevate the city as a leader in Victoria".</i></p> <p><i>"Develop a municipal-wide Style Guide, which guides materials, colours, character and aesthetics for all public open space".</i></p> <p><i>"Prepare a Climate Change Strategy to assist future development in mitigating and adapting to climate change".</i></p>		
<p><i>"Enhance and protect natural areas which fall under Council's ownership/management and develop new natural/bush areas in line with biodiversity and environmental values".</i></p>	<p>Include new Strategies at Clause 12.01-1L (Protection of biodiversity)</p> <p>Enhance natural areas which fall under Council's ownership/management.</p> <p>Develop new natural/bush areas in line with biodiversity and environmental values.</p>	<p>12.01-1L Protection of biodiversity</p>

Electronic Gaming Machine Policy (Horsham Rural City, 2012)	Adopted by Council 16th April 2012	
Sets out Council's policy for the regulation of EGMs		
Are there planning scheme implications?		
Y		

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Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<p>HRCC will advocate for the maximum number of EGMs in the municipality to remain at 148.</p> <p>All future applications for operation of EGMs will be considered within the following Council Guidelines. Council's aim is to amend the Planning Scheme to include the following requirements.</p> <ol style="list-style-type: none"> 1. Gaming venues are prohibited from locating in shopping complexes or strip shopping. 2. Community clubs rather than hotels are the preferred venue for EGMs. 3. Gaming venues should not be located in areas: <ol style="list-style-type: none"> 1. of identified socio-economic disadvantage 2. within close proximity to uses associated with people's day to day activities such as convenience shops, medical centres, child care, schools and community centres etc. 4. It is more desirable for gaming venues to be located in areas: <ol style="list-style-type: none"> 1. where residents have a number of choices of entertainment and recreation facilities in the local area 2. where there are currently limited existing gaming opportunities for residents 3. where the redistribution of EGMs results in a net decrease in EGMs from an area of socio-economic disadvantage 4. of the Central Business District (CBD) and tourism precincts where they will be accessible to visitors to Horsham. 5. It is preferable for venues to: 	<p>Re-draft Schedule to Clause 52.28 to reflect Council's adopted policy.</p>	<p>52.28</p>

Council adopted documents and regional plans

1. restrict EGMs to less than 25% of usable floor space
2. provide other activities in-house that will allow a break from play
3. not make Automatic Teller Machines available in the venue.

Social and Economic Impact Assessment

HRCC will require all planning permit applications to be accompanied by a social and economic impact assessment, as contained at Appendix A, and available at

<http://www.socialimpactsofpokies.org.au/index.php/framework/downloads>

The Framework outlines social and economic indicators, priority populations and locational factors. Identifying which indicators are relevant and weighing them up is the point of the Social and Economic Impact Assessment, and must be done on a case-by-case basis. People using this Framework will need to use discretion to assess the risk and likelihood of each indicator, and the potential impact it will have on the community.

Locational factors and presence of any priority populations must be balanced to identify if a locations is appropriate or inappropriate for EGMs.

Once the relevant negative and positive impacts have been identified, they must then be balanced and weighed up. A logical conclusion must be drawn to assess the net impact on the community. (p 7 of 9)

Destination Horsham Investment Attraction Strategy & Implementation Plan (Horsham Rural City 2022)	Adopted by Council: 2022	DHIASIM
highlight the strengths of the Horsham region as an area to live, work and invest.		

Council adopted documents and regional plans

includes an implementation plan which outlines the actions that will be taken to assist developing outcomes for the key priority areas in the region.		
Are there planning scheme implications? Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<p><i>Prepare and implement the recommendations from the Aerodrome Masterplan (p57)</i></p> <p>3.1.3 <i>Develop and implement the Natimuk Social and Economic Plan (p59)</i></p> <p>1.3.5 & 1.3.6 <i>Develop and implement the Horsham North Local Area Plan (p61)</i></p> <p>1.5.3 <i>Identify and recognise areas and places of cultural and historical significance that maintain connection to places, land and culture and engage early. (p61)</i></p> <p>1.54 <i>Implement the Horsham Heritage Study to protect buildings and places of historic cultural heritage to reinforce a 'sense of place' and celebrate Horsham's character and distinctiveness (p61)</i></p> <p>1.6.6 <i>Prepare heritage controls and complete amendment to the HRCC Planning Scheme (p62)</i></p> <p>2.10.2 <i>Develop and implement a Housing Affordability and Diversity Strategy (p62)</i></p>	<p>Include at Clause 74.02 (Further strategic work):</p> <p>Prepare and implement the recommendations from the Aerodrome Masterplan.</p> <p>Develop and implement the Natimuk Social and Economic Plan</p> <p>Develop and implement the Horsham North Local Area Plan</p> <p>Implement the Horsham Heritage Study</p> <p>Develop and implement a Housing Affordability and Diversity Strategy</p> <p>Prepare and implement the Horsham South Structure Plan (Stage 2)</p> <p>Prepare and implement a Commercial & Industrial Land Use and Supply Strategy</p> <p>Prepare and implement a Rural Land Use and Small Settlements Strategy to plan for small towns and settlements and to ensure productive agricultural land is protected</p> <p>Peer review and implement the recommendations from the Wartook Valley Strategy</p>	

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<p>2.10.3 Prepare and implement the Horsham South Structure Plan (Stage 2) (p62)</p> <p>3.1.1 Prepare and implement a Commercial & Industrial Land Use and Supply Strategy (p62)</p> <p>Prepare and implement a Rural Land Use and Small Settlements Strategy to plan for small towns and settlements and to ensure productive agricultural land is protected (p62)</p> <p>3.1.2 Peer review and implement the recommendations from the Wartook Valley Strategy (p62)</p>		
<p>2.8.1 Support the Development of Mt Zero Resort (p57)</p> <p>2.8.1 Support the delivery of tourism opportunities on the Wimmera River, Mt Arapiles and lakes in our region (p59)</p>	<p>Include new strategic directions for tourism at 02.03-7:</p> <p>Support the development of the Mt Zero Resort.</p> <p>Support the delivery of tourism opportunities on the Wimmera River, at Mt Arapiles and at the regions' lakes. [NEW, DHIASIM, p59]</p>	02.03-7
<p>3.6 Widely promote the advantages of establishing solar and wind farms in the Horsham region</p> <p>Council support and advocate for renewable energy projects of all scales (p58)</p>	<p>Include new strategic direction for environmental risks and amenity at 02.03-3:</p> <p>Support renewable energy projects of all scales [NEW, DHIASIM, p58]</p>	02.03-3
<p>Wartook Valley Strategy (Horsham Rural City Council, 2017)</p>	<p>Adopted by Council September 2017</p>	<p>WVS</p>
<p>Identifies and articulates a vision for the area and provides direction to resolve</p>		

Council adopted documents and regional plans

potential land use conflicts and ensures the ongoing use and development of the area occurs in a way that does not detract from the local environmental and landscape values.		
Are there planning scheme implications? Y		
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>"Nestled at the western base of the Grampians National Park, the Wartook Valley will continue to provide some of Victoria's most spectacular, yet unheralded natural landscapes. Due to the environmental custodianship actions of past, present, and future landowners, the Wartook Valley contains spectacular environmental values, which enhance the overall value and experience of "The Valley". In future, the Wartook Valley will continue to represent the very best of the region, becoming a preferred tourism destination or lifestyle choice for people seeking natural beauty, wildlife, outdoor recreation and local primary production opportunities within a tranquil atmosphere and with easy access to the Grampians National Park and the Grampians Peaks trail." (p14)</i>	Introduce amended Strategic Direction for tourism at 02.03-7: § Encourage the development of the Wartook Valley area as a preferred tourism / lifestyle choice destination for people seeking natural beauty, wildlife, outdoor recreation and local primary production opportunities, while protecting the National Park and surrounding landscape, allowing for greater tourism activity and protecting farming land and other agricultural uses.	02.03-7
<i>It is recommended that updates are made to the Local Policy Framework to reflect the Wartook Valley Strategy. Include the Vision and Principles from the</i>	Include at Clause 74.02 (Further strategic work): Implement the adopted Wartook Valley Strategy by:	74.02

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Wartook Valley within the Local Planning Policy Framework of the Horsham Planning Scheme. (p39)

The Wartook Valley Strategy recommends introducing the Rural Conservation Zone, the Rural Activity Zone, and the Rural Living Zone to the area. These zones will replace the Farming Zone in certain areas (see the following implementation table for details). It should be noted that the Farming Zone will continue to operate in certain areas. (p43)

The Environmental Significance Overlay Schedule 1 should be extended to include all land within the Study Area and be consolidated with the existing Environmental Significance Overlays. (p54)

A new Significant Landscape Overlay should be drafted based on the Landscape work completed to date. It should acknowledge that there are valuable landscapes and views within the Wartook Valley. (p54)

Design Guidelines have been developed to inform future development and subdivision. It is envisaged that these will be incorporated into the Planning Scheme and referenced throughout the Local Planning Policy Framework and Significant Landscape Overlay. (p55)

Undertake Flood Study for land within the Wartook Valley (p55)

- Incorporating the Strategies' Vision and Principles into the Local Planning Policy Framework.
- Introducing the Rural Conservation Zone, the Rural Activity Zone, and the Rural Living Zone.
- Extended the extent of ESO1 and consolidating the existing ESO's that apply in the area.
- Introducing a new Significant Landscape Overlay.
- Introducing the Wartook Valley Strategy Design Guidelines as an Incorporated Document at Clause 72.04
- Undertaking a Flood Study for land within the Wartook Valley
- Undertaking a Strategy for land north of the Wartook Valley Strategy Study Area, for the land generally described as Laharum.

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Undertake Strategy for land north of the Wartook Valley Strategy Study Area, for the land generally described as Laharum. (p55)

Regional documents

Wimmera Regional Catchment Strategy 2021-2027 (Wimmera CMA, June 2021e)	Adopted by Wimmera CMA, 30 June 2021	WRCS
The RCS is the overarching strategy for integrated catchment management in the Wimmera Region.		
Are there planning scheme implications? N	The RCS contains a number of relevant, high level strategic directions which are generally supported by / reflected in the existing objectives and strategies of the Planning Scheme.	
Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
N/A		
Country Plan: Growing what is Good (Barengi Gadjin Land Council, 2017)	Adopted by Barengi Gadjin Land Council, 2017	
Sets out a strategy to build capacity and to meet the outcomes and priorities set by the Traditional Owners.		
Are there planning scheme implications?	Pending consultation with Traditional owners.	

Council adopted documents and regional plans

Recommended policy changes and the basis for this (link to document):	Proposed policy to be inserted into scheme.	Location of policy
<i>People have been living in the Wimmera for at least 40,000 years, in inter-connected local groups, each of which was associated with a particular tract of the Country</i>	Add new line to start of 2.01 Context: The Barengi Gadjin people are the traditional owners of the Horsham Rural City region.	
The strategy details how the Grampians region has been preparing for climate change and sets out priority areas for adaptation action.		
Are there planning scheme implications? Y	Include traditional owner acknowledgement in 02.01 context.	

Council adopted documents and regional plans

Most recent planning scheme review

Recommendations from last review	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Clause 74.02 (Yes or no)
1. Update the MSS with the most recent data to recognise all statistics, projections, land supply information and demographic trends.			
2. Update the MSS to highlight the ageing population and the need to facilitate development of aged care facilities, including affordable and accessible housing			
3. Include strategic policy provisions relating to attracting young families to the municipality, including the supply and construction of appropriate housing, community facilities such as education and child care, and a range of entertainment and recreation services and facilities			
4. Recognise the decline of the municipality's regional population and the corresponding growth of the Horsham urban centre, and highlight the change in demand for services.			
5. Ensure that an adequate supply of appropriately located land suitable for development across a range of uses is available.			
6. Update policy provisions to foreshadow potential shifts in agricultural practices as a result of changing climate conditions, farming practices and other macro influences.			
7. Update the MSS to recognise the potential for environmental and economic change within the municipality.			
8. Ensure that the diversification and growth of industry is facilitated through policy.			
9. Ensure that environmental risks and opportunities, including flooding and inundation, wildfire, and the protection of vegetation and biodiversity values are appropriately addressed through policy.			
10. Include priorities for community development as identified through the emerging <i>Community Wellbeing Plan</i> .			
11. Provide support for sustainable transport infrastructure within urban centres and new developments.			

Council adopted documents and regional plans

12. Facilitate economic development including opportunities to develop and enhance the tourism industry.			
13. Ensure that planning policy reflects the issues in relation to subdivision and land use in rural area, including interface issues and the conflict between 'right to farm' and lifestyle living			
14. Update policy provisions to foreshadow potential shifts in agricultural practices as a result of changing climate conditions, farming practices and other macro influences as highlighted through the Future Farming Strategy.			
15. Ensure that the MSS includes key policies and principles identified in the Regional Victoria Blueprint.			
16. Develop an overarching settlement hierarchy to identify townships suitable for growth and recognise existing constraints including servicing and access to community infrastructure.			
17. Update the MSS to recognise economic development opportunities arising from the Wimmera Mallee Pipeline, relocation of the saleyards, and integrated freight hub at Dooen.			
18. Ensure that remnant vegetation is appropriately protected through planning policy and specific overlay controls.			
19. Update relevant sections of the MSS to reflect the vision and objectives of the <i>Council Plan</i> .			
20. Ensure that ongoing amendments to the planning scheme are undertaken to reflect new and emerging Council priorities.			
21. Reflect the relevant actions, objectives and principles of the adopted Health and Wellbeing Plan within the MSS.			
22. Consider the scope for updating the MSS to reflect the strategic priorities outlined in the reviewed <i>Horsham 2040</i> .			
23. Undertake analysis of existing supply and demand for commercial, industrial and residential land within the regional city.			

Council adopted documents and regional plans

24. Undertake preparation of a Framework for Managing Growth for Horsham based on firm strategic directions.			
25. Undertake a detailed study of supply and demand in the Central Activities District.			
26. Prepare a Central Activities District Strategy, with reference to the wider city Framework for Managing Growth, to guide future development and growth and update the Urban Design Framework as appropriate.			
27. Work with Regional Development Victoria and surrounding municipalities to ensure the needs of the wider region are considered in planning decisions for the CAD.			
28. Expand on the existing community plan to prepare a land use and development strategy for Natimuk to determine areas for consolidation of commercial activity and residential growth.			
29. Review the application of the township boundary to bring it in line with growth needs and existing zoning controls and to recognise and appropriately deal with development constraints as a priority.			
30. Encourage additional economic development in the town.			
31. Encourage and reflect the town's desire for sustainable development within planning controls.			
32. A strategic assessment of supply and demand for rural living in the municipality should be undertaken and a growth strategy for rural living determined with reference to preferred size of lots and all available information regarding opportunities and constraints prior to further rezoning.			
33. Utilise settlement boundaries to reduce land use conflict and consolidate existing settlement and future growth.			
34. Undertake a settlement strategy for the rural areas.			
35. Consider the provisions of the planning practice note on Rural Residential Development and Ministerial Direction 6 when assessing applications.			

Council adopted documents and regional plans

36. Encourage growth of those settlements where development can be sustained and accommodated with the appropriate infrastructure provided.			
37. Undertake a settlement strategy for Horsham's townships to determine future growth opportunities for Horsham's areas. Such a study should take into account interface issues and how to address right to farm issues.			
38. Maintain the Farming Zone for the majority of Horsham's rural areas to ensure land is available for agricultural production and maintain a 60ha minimum subdivisions size within this zone.			
39. Within the zone apply clear policy direction resisting the establishment of dwellings in rural areas, unless in identified settlements or essential to the daily operation of the agricultural production or processing.			
40. Establish a Strategic Framework Plan in the MSS to identify agricultural land of Strategic Significance, as identified in the EnPlan report, and include policy to ensure that this land is not encroached upon.			
41. Update the MSS to include an objective to ensure that new development on the urban-rural fringe does not impact existing agricultural activities and that new settlements are protected from amenity impacts.			
42. Encourage rural settlement to locate in areas that have already been cleared to minimise further loss of vegetation.			
43. Restrict further growth from occurring at Clear Lake until a proper strategy is undertaken and to protect surrounding high quality agricultural land and include this recommendation in proposed settlement hierarchy at Clause 21.04.			
44. Draw a tight settlement boundary around the existing development at Clear Lake.			
45. Undertake discussions with land managers to determine if crown land in both the FZ and the PPRZ could be rezoned to the PPRZ only.			
46. Retain current zoning controls for the majority of land in Doon, amend the schedule to the FZ as per recommendations in the <i>Rural Zones Review</i> .			

Council adopted documents and regional plans

47. Undertake discussions with land managers to determine how land in two zones should be treated in Dooen.			
48. Place a relatively loose settlement boundary around the Dooen TZ area having regard to the future growth requirements which may arise from the development of the Freight Hub.			
49. Ensure future development of the freight hub is not impacted by or does not impact on residential growth.			
50. Rezone land within two zones at Jung with the intention of rezoning to FZ to protect high quality agricultural land.			
51. Encourage future township development in Jung and consolidation of allotments through the application of a relatively loose settlement boundary around revised Township Zone.			
52. Consider rezoning larger lots within the Township Zone to the northeast of Jung to Farming Zone until future development potential of Jung is identified through preparation of a settlement strategy.			
53. Retain the current Township Zone as a means of reflecting the existing subdivision pattern in Mitre.			
54. Restrict future growth pending the outcomes of a settlement strategy and place a tight settlement boundary around existing development in Mitre.			
55. Review the use of the Noradjuha RLZ area and consider the potential for rezoning to the FZ.			
56. Retain the existing TZ and apply a settlement boundary in line with the zoning control to encourage the consolidation of development in Noradjuha;			
57. Restrict further development of this area pending a settlement strategy due to environmental significance of the Noradjuha land.			
58. Review use of the zoning controls in this area and consider rezoning TZ properties to the PCRZ.			
59. Do not place a settlement boundary around development as Nurrabel acts more as a farming locality than a settlement.			

Council adopted documents and regional plans

60. Encourage consolidation of FZ lots at the edge of Pimpinio to reduce speculative development potential.			
61. Encourage future township development and consolidation of Pimpinio through application of a tight settlement boundary around the existing TZ and associated uses.			
62. Restrict further development of Wail pending a settlement strategy.			
63. Review lots within both FZ and TZ for rezoning potential in Wonwondah (see later recommendations in Section X).			
64. Draw a tight settlement boundary around existing development in Wail.			
65. Consider rezoning the TZ land to the RLZ and restrict further development at Wonwondah.			
66. Draw a tight settlement boundary around existing rural residential development around Wonwondah.			
67. Draw a tight settlement boundary around existing dwellings and community uses (along Brimpaen-Laharum Road).			
68. Rezone community facilities (including hall and tennis courts) from the PCRZ to other public zones.			
69. Ensure any future tourism development is appropriate and directed to specific locations and does not impact on land of high agricultural quality to the south.			
70. Restrict inappropriate expansion of Dadswells Bridge and consolidate future development within the existing areas of settlement.			
71. Provide policy directions to ensure future development is facilitated whilst not impacting on the environmental significance of the area including the Mt William Creek and biolink.			
72. Subject to review of the future growth and development of the settlement in consultation with the local community, consider rezoning some of the larger areas of RLZ to the FZ to reduce potential for subdivision and new development within the floodplain.			

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73. Place Haven/McKenzie Creek within an investigation area to specifically look at whether the area could be further developed pending infrastructure and servicing constraints and demand for greater intensity in the area;			
74. Restrict development from impacting on land of agricultural strategic significance (Horsham Plain Unit) to the south east of Haven.			
75. Place a tight settlement boundary around existing development in Kalkee and prevent further expansion of the settlement into surrounding high quality agricultural land.			
76. Review application of the PCRZ and rezone any community facilities in the area to the PUZ or PPRZ.			
77. Realign existing RLZ boundaries with lot boundaries where possible.			
78. Rezone parcels of land in Laharum to the PUZ/PPRZ to reflect their existing use as school, community and recreation uses.			
79. Consider applying the RLZ to land at Geue Town to the south of Laharum proper to reflect existing settlement patterns.			
80. Rezone the land presently zoned FZ and RLZ on Northern Grampians Road (utilised as a recreation reserve and sporting facility) to PPRZ or PUZ in line with existing use and settlement recommendations.			
81. Place a settlement boundary around existing development which also allows for future growth in line with the Laharum area's capacity.			
82. Encourage the consolidation of community and other infrastructure within Laharum proper.			
83. Recognise the importance of the college and field day site uses at Longerengong within the economic development strategies in the MSS and provide strategies to facilitate and support future development in connection with these uses.			
84. Apply a settlement boundary around the land identified in Map 1 of the Schedule to the Farming Zone.			

Council adopted documents and regional plans

85. Remove the 10 hectare minimum subdivision provision in the Schedule to the Farming Zone.			
86. Consider the future of Lower Norton in the discussions around the Haven Growth Investigation Area.			
87. Draw a settlement boundary around the existing settlement areas.			
88. Square up the boundary of the RLZ and the DPO2 in Quantong to relate to lot boundaries and each other.			
89. Retain all RLZ land in Quantong and Vectis south and reiterate in policy the need to protect surrounding high quality agricultural land.			
90. Consider the rezoning of area south of Creasy Court in Vectis South if flooding issues do not limit future development for rural living.			
91. Retain large expanse of rural living zone land to the east of Cameron Road and amend schedule to ensure minimum lot size is larger than the standard to minimise further development.			
92. Apply an investigation area for rural residential development and pending review of flooding issues in the area, consider rezoning area of FZ to the west of Cameron Road to the RLZ.			
93. Consider the implications of greater intensity of rural residential development in the Burnt Creek area in the context of a review of Horsham's future growth needs and directions.			
94. Consider removing the RLZ from land to the east of the Toolondo Reservoir.			
95. Retain RLZ on land fronting Hamilton-Natimuk Road in Toolondo and expand to encompass existing dwelling and small lot development along Wonwondah-Toolondo Road.			
96. Undertake a rezoning of small land parcels along Rose Gap and Smiths Road to the RCZ in line with its environmental values and limited capacity for agriculture and investigate other areas where this may be appropriate.			

Council adopted documents and regional plans

97. Draw a settlement boundary around existing development with Wartook.			
98. Review the FZ and ESO1 for the Wartook Valley pending completion of strategic work on the future direction for this region and as the most effective means of protecting the national park.			
99. Provide greater policy direction for tourism and rural activity development in the planning scheme.			
100. Undertake development of a strategy for the area in consultation with authorities and the local community and consider the application of the rural zones in the area, further development potential and the use of the 16ha minimum subdivision size under the ESO1.			
101. Update the MSS to include reference to developing the alternative energy sector.			
102. Update the MSS to identify land to be set aside for specific commercial and industrial activities including the Wimmera Intermodal Freight Terminal and land surrounding the aerodrome, with reference to a supply and demand analysis.			
103. Update the MSS to reflect and foreshadow the potential diversification and intensification of agricultural activities.			
104. Update the MSS to reflect the opportunities associated with the Wimmera Mallee Pipeline.			
105. Include objectives and strategies in relation to encouraging small scale and appropriate economic development and tourism activities.			
106. Review the <i>Wartook/Grampians Area Tourism Planning Study</i> in conjunction with the relevant authorities to determine whether the recommendations are still valid and update associated policy in response.			
107. Consider application of the RAZ in specific locations based on a detailed review of tourism needs in the municipality. This should be strongly supported by policy			
108. In conjunction with GWM Water, investigate the potential for the water authority to have increased input into strategic planning for new development.			

Council adopted documents and regional plans

109. Include objectives and strategies in relation to the management of development in unserved areas			
110. Update the MSS to recognise the limitations of energy supply in Horsham and the impact on development.			
111. Update the MSS to incorporate principles of social planning and community development, including recognition of accessibility, social inclusion, and community wellbeing.			
112. Amend the MSS to incorporate key aspects of the adopted <i>Horsham Community Wellbeing Plan</i> once completed.			
113. Include an objective in the MSS to promote land use and transport integration which facilitates physical activity through the delivery of sustainable and walkable communities			
114. Update the MSS to identify the land required to support the operation of the Wimmera Intermodal Freight Terminal, including the provision of industrial sites, and undertake an amendment to rezone the relevant land.			
115. Update the MSS to foreshadow the likely location of the proposed Western Highway realignment to the north and east of Horsham and the need to protect land for this purpose.			
116. Apply the PAO to land to be set aside for the bypass in conjunction with VicRoads and the DoT (as necessary).			
117. Provide strategic support in the MSS to facilitate sustainable transport infrastructure within towns, including objectives and strategies in relation to the following:			
118. Achieve compact urban forms that utilise existing infrastructure.			
119. Provide infrastructure to support sustainable transport modes within towns, including public transport facilities, end of trip facilities and infrastructure to support cycling and walking.			
120. Encourage urban design outcomes that promote physical activity and accessibility to public open spaces.			

Council adopted documents and regional plans

121.Promote integrated planning that delivers community facilities, open space and recreational opportunities.			
122.Update the MSS to recognise that promoting healthy waterways is critical to maintaining agricultural productivity and the viability of tourism enterprises.			
123.Ensure that future strategic planning and directions for growth are informed by an understanding of floodplains and flood modelling.			
124.Ensure that the planning scheme is flexible and adaptive to the introduction of updated floodplain mapping data.			
125.Recognise and facilitate the opportunities arising from the Wimmera Mallee Pipeline for rural land and activities.			
126.Recognise in the planning scheme the significance of wetlands and watercourses.			
127.Review the application of the ESO in conjunction with the WCMA, DSE and DPI to ensure that all wetlands are identified and protected in the planning scheme as follows:			
128.Update the planning scheme to identify all wetlands in the municipality utilising information available through the Biodiversity Interactive Maps and Index of Wetland Condition.			
129.Extend the coverage of the ESO2, to recognise the significance of the Wimmera Salt Valley Linear Depression land unit and all wetlands. Amend the Statement of Environmental Significance and objectives as required.			
130.In conjunction with the WCMA create a new schedule to the ESO to apply to Wetland catchment areas for their protection.			
131.Update the relevant overlay(s) to include permit requirements for all buildings and works within wetland areas. Include application requirements to ensure that applications demonstrate that the proposed buildings and works will not adversely impact the botanical, archaeological, zoological or geological significance of wetlands.			
132.Update the MSS to recognise the economic and environmental impacts of salinity.			

Council adopted documents and regional plans

133. In conjunction with the WCMA and DPI, continue to monitor salinity affected land and its implications on the area.			
134. Update the MSS to promote a conservative and precautionary response in relation to the increased environmental risk of drought, bushfires and flooding.			
135. Ensure that bushfire risk is considered in the assessment of use and development in high risk areas.			
136. Undertake an amendment to update the extent of application of the FO and LSIO in conjunction with the WCMA. This should be actioned as a priority.			
137. Investigate the possible extension of the Urban Floodway Zone to areas subject to significant flooding and inundation in conjunction with the WCMA.			
138. Develop and implement an ESO for Horsham's wetlands, in conjunction with the DPI, DSE and WCMA			
139. Update Clause 21.04 to acknowledge the inter-municipal issue of drainage, and include a strategy which seeks to coordinate drainage activities with the WCMA and surrounding municipalities.			
140. Update the MSS to identify Horsham's biolinks and flagship areas as outlined in Securing Our Natural Future, and highlight their importance to the ongoing management of natural assets at both a regional and State level.			
141. Consider opportunities for the rationalisation and consolidation of settlement boundaries, with consideration given to areas of biological significance, to improve conservation values.			
142. Council should continue to coordinate with relevant authorities in relation to the management of native vegetation.			
143. Investigate the application of the VPO to protect significant native vegetation in conjunction with the DSE and WCMA.			

Council adopted documents and regional plans

144. Investigate amending the FZ Schedule in conjunction with the DSE and WCMA to ensure that buildings and works are setback at least 100 metres from boundaries to National Parks and PRRZ land.			
145. Update the MSS to include objectives to promote the retention and restoration of heritage assets within Horsham.			
146. Complete additional heritage investigations once funding is obtained, and implement any key findings via a planning scheme amendment.			
147. Update the MSS to recognise the Barengi Gadjin Land Council as the local Registered Aboriginal Party (RAP).			
148. Retain the current emphasis of the importance of agriculture for Horsham's economic and social development within the Planning Scheme.			
149. Update the production figures for agriculture within the Horsham MSS.			
150. Retain the Farming Zone in Horsham's rural areas unless there is strong strategic justification for alternative use.			
151. Utilise the provisions of Clause 17.05 when considering development of land in high quality agricultural areas.			
152. Encourage the diversification of agriculture including value adding industries.			
153. Provide policy direction on future intensive agriculture activities to guide their location and minimise amenity impacts.			
154. Review and restructure Horsham's MSS broadly in line with the final structure of the new SPPF			
155. Ensure that strategies are directly linked to and located under an objective in each clause			
156. Undertake to condense the length of Horsham's MSS where possible.			
157. Update all population and demographic data with the most recent census results.			

Council adopted documents and regional plans

158. Update the Municipal Profile to reflect Horsham's strong agriculture and primary industry sector, as well as its significance as a regional centre.			
159. Include a statement to reflect the importance of Horsham's environmental assets.			
160. Undertake to significantly reduce the length of Clause 21.02, including relocating content to other areas of the MSS where appropriate.			
161. Update the headings listed under Clause 21.02 to match the proposed new MSS clauses.			
162. Move the Strategic Framework Plans for the Horsham Rural City and Horsham Regional Centre to Clause 21.03.			
163. Ensure that all primary and emerging issues identified at Section 7.2.4 are reflected in the list of key influences.			
164. Replace Clause 21.03 with the vision statement contained in the 2009- 2013 Council Plan.			
165. Move the Strategic Framework Plans for the Horsham Rural City and Horsham Regional Centre from Clause 21.02 to Clause 21.03.			
166. Update the Horsham Rural City Strategic Framework Plan to reflect the municipality's primary physical characteristics and key strategic planning directions, and improve the overall design and layout.			
167. Update the Horsham Regional Centre Strategic Framework Plan to clearly identify areas designated for future growth.			
168. An overarching settlement hierarchy for the Horsham Rural City should be the central pillar of the Settlement policy framework.			
169. Include individual township/settlement policies within a new MSS clause to translate the settlement hierarchy into specific policy objectives and strategies. These policies should apply a consistent approach to layout and content, and provide each town/settlement with a vision, objectives and strategies, and map including a settlement boundary.			

Council adopted documents and regional plans

170. Provide policy direction to ensure future rural residential development is consolidated within settlement boundaries.			
171. Include provisions to identify how development in un-serviced areas is to be managed.			
172. Include an objective to ensure that development on the urban-rural fringe does not impact existing agricultural activities and that new settlements are protected from amenity impacts associated with agriculture. Relevant strategies could include: <ul style="list-style-type: none"> ○ Ensure that new estates are master planned and demonstrate an appropriate interface between urban and existing agricultural uses; ○ Avoid panel fencing as an interface treatment between agricultural land and new residential development; and ○ Promote roads or open space as interface treatments between agriculture and new residential development. 			
173. Support long term planning for infrastructure and ensure that infrastructure is appropriately provided before development commences.			
174. Support physical accessibility through provision of cycling and walking infrastructure.			
175. Provide support for sustainable transport infrastructure within urban centres and new developments.			
176. Include an objective to support ESD principles in new developments.			
177. Update the MSS with the most recent data to recognise all statistics, projections, land supply information and demographic trends.			
178. Provide an objective promoting health and well-being for the Horsham community and land use and development strategies to achieve this, including through the provision and location of appropriate community services and facilities. This objective should refer to the actions, principles and objectives of Council's adopted Health and Wellbeing Plan.			
179. Include provisions encouraging affordable and accessible housing.			
180. Support development planning for new growth.			

Council adopted documents and regional plans

181. Recognise the oversupply of some types of residential land.			
182. Strengthen the role and function of Horsham's CAD.			
183. Include an objective to support equitable land use outcomes for river frontages.			
184. Promote recreation opportunities along the river open space corridor.			
185. Provide for a 10-15 year land supply consistent with State Government planning requirements.			
186. Strategic policy provisions should be included in relation to attracting and retaining young people, including the supply and construction of appropriate housing, community facilities and a range of entertainment and recreation services and facilities.			
187. Undertake a structure planning process for Horsham City itself, including a review of the implementation and extent of the Urban Growth Boundary.			
188. Develop and implement an overarching settlement hierarchy strategy to assist the future development of Horsham and incorporate it into the planning scheme.			
189. Include an objective to clearly articulate Council policy in relation to development in areas prone to flooding and inundation.			
190. Provide support for the promotion, protection and enhancement of biodiversity.			
191. Identify Horsham's biolinks and wetlands.			
192. Include an objective to support the retention of cultural heritage assets and values.			
193. Support the integration of catchment management strategies with Council actions in managing Horsham's environment.			
194. Include policy to recognise the issue of drainage and promote the integrated management of drainage activities with the WCMA.			
195. Develop a policy objective seeking the sustainable management of land and resources.			
196. Develop a policy objective in relation to managing wildfire.			

Council adopted documents and regional plans

197. Recognise the value of the Wimmera River and the impact of development on the river and its waterways.			
198. Develop an objective to encourage active frontages in the Horsham CAD.			
199. Strategic policy revisions should be included to direct commercial development to appropriate and accessible locations and include design principles.			
200. Include an objective to focus tourism development to appropriate locations.			
201. Office development in bulky goods areas should be restricted.			
202. Include or update priorities for car parking as identified through the emerging Horsham CBD Parking Strategy.			
203. Emphasise the importance of and identify the location of strategically important agricultural land.			
204. Include a policy objective in relation to development of the alternative and renewable energy sector.			
205. Encourage the development of agriculture-based industries at the livestock exchange.			
206. Include an objective in relation to the opportunities provided by the Wimmera Mallee Pipeline and foreshadow the potential intensification of some agricultural activities.			
207. Recognise the growth in industry.			
208. Identify the location of the Wimmera Intermodal Freight Terminal and include policy to encourage the development of this facility and surrounding associated land.			
209. Recognise the likely location of the Western Highway realignment.			
210. Include an objective to flag the expansion of the Horsham Aerodrome.			
211. The MSS to include that the potential for the relocation of the rail line from Horsham be investigated as further strategic work.			

Council adopted documents and regional plans

212. Include policy to clearly identify the responsibility for infrastructure provision and development contributions.			
213. Include priorities for the development of community infrastructure as identified through the emerging Horsham Community Wellbeing Plan.			
214. Ensure that the MSS is updated to recognise the Drainage Headworks Levy once adopted by Council.			
215. Delete Clause 21.05 and do not include a Monitoring and Review section in the Horsham MSS.			
216. Prepare and undertake an annual internal planning scheme monitoring program with established indicators and targets.			
217. Broaden the coverage of the policy (Clause 22.01) to apply to all commercial development in Horsham and provide more specific built form controls for individual areas.			
218. Undertake a study of commercial development needs to inform this policy.			
219. Remove the application of this policy to industrial zones and create a specific industrial areas strategy that directs the location and built form of industrial activities.			
220. Broaden the scope of the policy to include implementation of actions contained in the full range of adopted Council policies and strategies.			
221. Strengthen the MSS to include recognition of the value of protecting the area's natural resources and include the clause objective.			
222. Include a strategy in the MSS requiring an integrated management assessment approach for applications to ensure all relevant areas of Council and key agencies are involved in making decisions.			
223. Consider entering agreements with authorities regarding relevant referrals.			
224. Remove Clause 22.02 from the Horsham Planning Scheme.			
225. Ensure that the MSS reflects the objectives of Clause 22.03.			

Council adopted documents and regional plans

226.Delete the current Clause 22.03 and relocate the key provisions of this policy into a single Rural Areas Policy, and ensure that the provisions of this new Clause do not duplicate existing requirements.			
227.Revise Clause 22.04 to address the WCMA's concerns and remove unnecessary content relating to carrying out the works.			
228.Once a clear policy direction for tourism development in the Wartook Valley has been established in consultation with the community, include the provisions of Clause 22.05 (Wartook Tourist Area Policy) into a municipal wide Tourism Policy and provide a greater direction regarding appropriate tourism development within the area.			
229.Once a clear policy direction for tourism development in the Natimuk and Mt Arapiles area has been established in consultation with the community, include the provisions of Clause 22.05 Natimuk and Mt Arapiles Area Tourism Policy into a municipal wide Tourism Policy and provide greater direction regarding appropriate tourism development within the area.			
230.Review the provisions in reference to the Mt Arapiles Block Tourism Feasibility Study.			
231.Place key provisions within the settlement component of the MSS.			
232.Consider increasing the township boundary to allow for growth.			
233.Provide greater guidance for the direction of commercial development in Natimuk.			
234.Review the existing content in conjunction with GWM Water.			
235.Reflect the key objectives within the Settlement component of the MSS and expand these to include the Rural Living Zone and reference to the supply and sequencing of infrastructure and development and developer contributions.			
236.Remove clause 22.08 and detail its provision in a single Rural Areas Policy.			
237.Remove Clause 22.09 in its entirety from the Horsham Planning Scheme.			

Council adopted documents and regional plans

238. Amend Clause 22.10 Floodplain Management Policy to include the 2009 Wimmera River Flow Study as a reference document at the conclusion of the policy.			
239. Revise the structure of Clause 22 to contain the following policies: Clause 22.01 Commercial Development Policy Clause 22.02 Industrial Areas Policy Clause 22.03 Dam Policy Clause 22.04 Tourism Policy Clause 22.05 Rural Areas Policy Clause 22.06 Floodplain Management Policy			
240. No changes are recommended to the R2Z.			
241. Undertake a structure planning process to determine if other areas should be rezoned to the R2Z to facilitate more intensive development.			
242. Remove the reference to land shown as A in Map 1 to the RLZ.			
243. Consider reducing the subdivision size for land shown hatched on the maps, particularly land on the eastern part of Map 1.			
244. Undertake a review of existing supply and demand for Rural Living Zone development and rezone land in line with those findings.			
245. Seek to retain the minimum subdivision size of 60 hectares within the municipality where possible.			
246. Undertake a municipal wide Settlement Strategy to direct future rural settlement.			
247. Remove Map 3 and associated minimum subdivision sizes.			
248. Retain the minimum area for the freight terminal in the immediate term and consider removal once development is in place. Provide policy direction for the Wimmera Intermodal Freight Terminal area and prepare a structure plan for land around the facility to ensure it is used for new businesses and commercial operations that require direct access to the Freight Hub, The			

Council adopted documents and regional plans

Schedule should be removed once the Wimmera Intermodal Freight Terminal area is more established.			
249.Remove the 0.5 hectare subdivision minimum for specific uses.			
250.Remove Maps 1 and 2 and associated minimum subdivision sizes.			
251.Retain the minimum subdivision size of 16 hectares for land affected by the ESO1 – Wartook Tourist Area			
252.No changes are recommended to the PUZ.			
253.No changes are recommended to the SUZ1.			
254.Create a new Schedule to the SUZ and undertake an amendment to apply it to the quarry site currently affected by SUZ1.			
255.No changes are recommended to the SUZ2.			
256.No changes are recommended to the SUZ3.			
257.Update the Schedule to the LDRZ to ensure that decision making considers Council policy and encourages proposed subdivisions to have access to reticulated services. Further amend the Schedule to specify a minimum lot size of 0.4 hectares where serviced, and one hectare where servicing is not available.			
258.Council undertake investigations into the strategic direction for Wartook and the possible extension of the ESO1.			
259.Revise the provisions of the ESO1 to be more explicit regarding the key values to be protected.			
260.Consider also applying the VPO to protect vegetation in the area in conjunction with the WCMA.			
261.Consider extending coverage of the ESO2 to recognise the significance of the Wimmera Salt Valley Linear Depression land unit and all wetlands. Amend the Statement of Environmental Significance and objectives as required.			

Council adopted documents and regional plans

262. Update the relevant overlay(s) to include permit requirements for all buildings and works within wetland areas. Include application requirements to ensure that applications demonstrate that the proposed buildings and works will not adversely impact the botanical, archaeological, zoological or geological significance of wetlands.			
263. Undertake to make the WCMA a referral authority for the amended ESO2 and any new schedules development in relation to wetlands or catchment areas.			
264. In conjunction with the WCMA, consider the introduction of a new schedule to the ESO to apply to wetland catchment areas and watersheds, with reference to WCMA data.			
265. No changes are recommended for the ESO; however the extent of application of the ESO3 should be reviewed by the WCMA in conjunction with Council and DSE.			
266. The ESO4 should be retained in order to adequately protect existing proclaimed catchment areas.			
267. Retain the ESO6 in its current form.			
268. Retain Schedules 1, 2 and 3 to the SLO in their current form.			
269. Complete a further heritage study to comprehensively assess heritage places within Horsham.			
270. Undertake an amendment to the Heritage Overlay to ensure all identified places of heritage significance are recognised in the planning scheme.			
271. Retain the DDO1 to provide adequate protection of the Rifle Range and its activities.			
272. Retain the DDO2 and DDO3 and investigate whether alternative controls are appropriate.			
273. Ensure the overlays adequately cater for the future growth of the airport.			
274. Review the DDO4 in conjunction with the WCMA and recent flood mapping to ensure it is appropriate.			
275. Retain DDO5 and DDO6.			

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276. Review overlays in line with Heritage Study (once undertaken).			
277. Retain DDO8 in its current form.			
278. Retain the DDO9 in its current location to deal with drainage insufficiency.			
279. Review the application of this overlay or create an alternative overlay to control the impacts of untreated stormwater on the Wimmera River in conjunction with the WCMA and stormwater investigations.			
280. Retain the DDO10 in its current form.			
281. Investigate the appropriateness of applying a similar overlay for other commercial areas in Horsham.			
282. Retain the IPO in its present form.			
283. Retain DPO1 over specific areas of Low Density Residential Development.			
284. Retain DPO2 for specific areas of Rural Living Development.			
285. Retain DPO3 and revise the provisions to remove references to the abattoir.			
286. Consider rezoning the FZ area associated with the buffer and rezoning it to R1Z and applying the revised DPO3.			
287.			
288. Retain DPO4 while the mining operation is still active.			
289. Remove DPO4 once appropriate rehabilitation has occurred.			
290. Retain DPO5 while the mining operation is still active.			
291. Remove DPO5 once appropriate rehabilitation has occurred.			
292. In conjunction with the DPCD, consider removing DPO6 as it is an unnecessary duplication of existing local policy provisions.			

Council adopted documents and regional plans

293. In conjunction with the WCMA, undertake an amendment to update the extent of application of the FO and LSIO in line with current flood mapping data.			
294. The extent of the WMO should be regularly reviewed in conjunction with the WCMA and the CFA and updated as required.			
295. Apply the EAO to all sites where potential contamination has been identified			
296. VicRoads and the DoT to determine the extent of land required for the bypass, noting that this may be a long term project.			
297. Apply the PAO to land to be set aside for the Horsham Bypass in conjunction with VicRoads and the DoT (as necessary).			
298. Council should continue to coordinate with the WCMA, DSE and DPI in relation to the management of native vegetation.			
299. Investigate the application of the VPO to protect significant native vegetation in conjunction with the DSE, DPI and WCMA.			
300. Do not introduce the RO to consolidate inappropriate subdivisions.			
301. Continue to utilise the provisions of the FZ and develop an overall settlement strategy to guide the location of growth within the municipality.			
302. In conjunction with the WCMA and DPI continue to monitor salinity affected areas and periodically review the impacts of salinity and the potential for introduction of the SMO.			
303. Consider removing the exemptions associated with the Wimmera Mallee Pipeline Project detailed in the schedules to Clauses 52.03 and 52.17 once the project is officially completed.			
304. Amend the schedule to Clause 52.17 to exempt weeds from requiring a permit for removal.			
305. Retain the identification of Horsham Plaza in Clause 52.28-3.			
306. Consider identifying the extent of key strip shopping centres to further control the location of electronic gaming machines in the schedule to Clause 52.28-4.			

Council adopted documents and regional plans

307. Consider if particular growth areas of Horsham require greater POS contributions and the potential use of Clause 52.01 in a Structure Plan for the city.			
308. Utilise the Schedule to Clause 52.01 to ensure a minimum of 5% public open space or cash in lieu payment is made for new subdivision developments;			
309. Consider utilising a Parking Precinct Plan (identified in the schedule to Clause 52.06) for the Horsham CAD in the development of a Structure Plan for the city or Urban Design Framework for the area.			
310. Investigate areas where a native vegetation precinct plan could be utilised in conjunction with other areas of Council, DSE and the WCMA.			

Previous 12B / Clause 74.02 Further strategic work

Document A.11 Horsham Planning Scheme

Existing Clause 74.02 projects

1. Project listed in Clause 74.02	2. Work complete and incorporated in scheme.	3. Work not started or not complete but should remain.	4. Remove from 74.02 - work complete or no longer required.	5. Comments / explanations, especially for column 4.
Prepare detailed plans to guide redevelopment of strategic infill sites.				
Prepare a structure plan for Horsham South and Haven.				
Enhance the showgrounds as an additional community recreation area along the river.				
Revise controls affecting land within and adjacent to the Horsham CAD and:				
Relocate light industrial activity presently located adjacent to the Horsham CAD and redevelop area for medium density housing.				
Prepare an urban design framework for the Horsham CAD.				
Support redevelopment of Horsham North:				
Review and implement the <i>Horsham North Urban Design Framework</i> (SJB Urban, 2013).				

Previous 12B / Clause 74.02 Further strategic work

1. Project listed in Clause 74.02	2. Work complete and incorporated in scheme.	3. Work not started or not complete but should remain.	4. Remove from 74.02 - work complete or no longer required.	5. Comments / explanations, especially for column 4.
Rezone land identified for residential development.				
Support redevelopment of Horsham Rail Corridor:				
Prepare a master plan.				
Apply the Environmental Audit Overlay to land with a known history of potentially contaminating activities.				
Prepare framework plans for small towns and settlements.				
Undertake further investigation of the Wimmera River floodplain in Quantong to provide direction to future development.				
Support protection of biodiversity and water catchments through the development of environment and land management provisions.				
Complete flood investigations and develop provisions to protect areas from flood hazards and support floodplain function as recommended in:				
<i>East Horsham Drainage Recommendation Report (2013).</i>				
<i>East Horsham Flood Intelligence Report (2013).</i>				
<i>Horsham Flood Study (Wimmera Catchment Management Authority, 2003).</i>				
<i>Natimuk Flood Investigation (Water Technology, 2013).</i>				

Previous 12B / Clause 74.02 Further strategic work

1. Project listed in Clause 74.02	2. Work complete and incorporated in scheme.	3. Work not started or not complete but should remain.	4. Remove from 74.02 - work complete or no longer required.	5. Comments / explanations, especially for column 4.
Mount William Creek Flood Investigation (Water Technology, 2014).				
Wimmera Floodplain Management Strategy (Wimmera Catchment Management Authority, 2012).				
Identify the full extent of areas where overland flooding and stormwater management issues occur to inform application of the Special Building Overlay.				
Prepare a Rural Strategy for the municipality.				
Develop an Open Space Strategy for the municipality that provides for passive and active sports and recreation opportunities.				
Implement recommendations from the <i>Horsham Heritage Study Stage 2</i> (Brieve Gillet, 2014).				
Develop a Housing Strategy for the municipality that considers housing diversity, affordability and accessibility.				
Prepare an Industrial Strategy for the municipality which considers infrastructure requirements and resolves interface issues with residential areas.				
Implement the recommendations from the Wartook Valley Strategy.				
Prepare a transport plan that identifies priorities for development of transport corridors compatible with new				

Previous 12B / Clause 74.02 Further strategic work

1. Project listed in Clause 74.02	2. Work complete and incorporated in scheme.	3. Work not started or not complete but should remain.	4. Remove from 74.02 - work complete or no longer required.	5. Comments / explanations, especially for column 4.
developments, and ensure appropriate links between relevant areas of the municipality.				

Further work identified in most recent planning scheme review

Date of last review: December 2010.

Recommendations from last review	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Clause 74.02 (Yes or no)
Undertake a strategic assessment of supply and demand for rural living.			
Utilise settlement boundaries to reduce land use conflict and consolidate existing settlement and future growth.			
Consider the provisions of the planning practice note on Rural Residential Development and Ministerial Direction 6 when assessing applications.			
Encourage growth of those settlements where development can be sustained and accommodated with the appropriate infrastructure provided.			
A settlement strategy should be undertaken and should review the future growth potential of existing key settlements, provide a detailed settlement hierarchy and provide direction for future development.			
The structure of the MSS should be reviewed in line with the final structure of the new SPPF, with the addition of a separate section for township-specific policies and combining housing and settlement, transport and infrastructure, and resource and economic activity policies.			
The MSS also requires a substantial structural review, including the creation of a number of additional new clauses and deletion of several existing clauses. This will involve reorganising and 'tidying up'			

Previous 12B / Clause 74.02 Further strategic work

Recommendations from last review	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Clause 74.02 (Yes or no)
content presently located across a number of clauses, and consolidating related objectives and strategies based on key thematic groupings.			
Clause 22.01 (Commercial Development Policy) be expanded to apply to all commercial development, and a new Industrial Areas Policy created to apply to industrial zoned land.			
Clause 22.02 (Resource Protection Policy) be deleted and the relevant objectives be merged into the MSS.			
Clause 22.03 (Small Lot Subdivision in the Farming Zone Policy) be deleted, and a new Rural Areas Policy be created. The relevant objectives of this new policy should be reflected in the MSS.			
Clause 22.04 (Dam Policy) be further refined to address the concerns of the WCMA.			
Clauses 22.05 (Wartook Tourist Area Policy) and 22.06 (Natimuk and Mt Arapiles Area Tourism Policy) be deleted, and the provisions of these included within a new Tourism Policy.			
Clause 22.07 (Natimuk Township Policy) be deleted, and the provisions of this policy located within the new Townships clause of the MSS.			
Clause 22.08 (Controlling Low Density and Rural Living Development) be deleted, and the provisions of this policy located within a new Rural Areas Policy.			
Clause 22.09 (Grampians Region Water Authority Policy) be deleted entirely from the planning scheme.			
Clause 21.10 (Floodplain Management Policy) be retained but updated to reflect new data and mapping.			
Correct zoning anomalies identified in this review;			
Implement the findings of the Rural Zones Review once adopted by Council;			
Update the coverage or provisions of the following zones (discussed in detail within this report): RLZ, FZ, SUZ (create a new schedule to the SUZ to apply to quarry site), and LDRZ.			

Previous 12B / Clause 74.02 Further strategic work

Recommendations from last review	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Clause 74.02 (Yes or no)
Revise a number of Environmental Significance Overlays (ESO1, ESO2, ESO5);			
Review the coverage and application of the Heritage Overlay (HO) after the completion of a further heritage study, and ensure that all places of heritage significance are identified;			
Revise several Design and Development Overlays (DDO4 and DDO9);			
Update the extent of application of the Floodway Overlay (FO/RFO) and Land Subject to Inundation Overlay (LSIO);			
Apply the Environmental Audit Overlay (EAO) to all sites where potential contamination has been identified;			
Apply the Public Acquisition Overlay (PAO) to land to be set aside for the Horsham bypass of the Western Highway;			
Consider applying the Salinity Management Overlay (SMO) to land affected by salinity.			
Remove the exemptions associated with the Wimmera Mallee Pipeline Project in the schedules to Clauses 52.03 and 52.17 after completion of the project.			
Identify the extent of strip shopping centres in the schedule to Clause 52.28- 4.			
Consider applying schedule to Clause 52.01, 52.06 and 52.16.			
Further Strategic Work An overall settlement hierarchy and associated settlement strategy, and development of individual township/settlement policies; Detailed heritage analysis of all early European and Aboriginal heritage assets worthy of protection in the planning scheme; Horsham CBD strategy;			

Previous 12B / Clause 74.02 Further strategic work

Recommendations from last review	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Clause 74.02 (Yes or no)
Structure planning process for Horsham and Natimuk; Policy development for tourism areas, and potential application of the RAZ; Supply and demand analysis of rural residential land (RLZ and LDRZ); Economic development strategy; and Investigating the extent, risk and need to manage salinity in the planning scheme.			

Proposed Clause 74.02 projects

New projects for inclusion in Clause 74.02. Provide enough detail to assist in understanding what changes it might make to the planning scheme. (For example, introduce built form controls..., prepare a housing strategy to support more diverse housing choices..., apply appropriate flood management tools).	Why the inclusion of this project is warranted (include any Council resolutions, adopted strategic work etc).	Is there a commitment to funding this project in the next four years yet?

Council Survey Results

Document A.12-1 Horsham Planning Scheme

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
Q1: What are the most common types of applications received?	Multi-unit development	Permit data shows that sheds & outbuildings are the most common application type.		
	Subdivision	Permit data shows that sheds & outbuildings are the most common application type.		
	Sheds	Permit data shows that sheds & outbuildings are the most common application type.		
Q2: What is the most common planning permit trigger for applications you deal with?	Native vegetation removal	No		
	Land subject to inundation	No		
	DDO9 stormwater management area	No		
	ESO4	No		
Q3: Are there any planning permit triggers that do not appear to	DDO 9 storm water management area - is blanket trigger across large urban	No		

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
serve a useful purpose? What are they?	area, Current flood amendment is seeking refine mapping from recent modelling and reduce permit triggers by 80%.			Remove redundant permit triggers in rural-residential and rural zones (e.g. sheds and outbuildings).
	ESO4 Declared water catchment picks up building and works for sheds, native vegetation and subdivision as schedule does not exclude them.	Yes – permit data shows that sheds & outbuildings are the most common application type.		
Q4: Is there any type of applications you consider have no or very limited planning consequences? What are they?	DD09 many areas do not have floor level implications. Sheds in farming and rural living zones are typically more than 100m2 and are often located on large lots.	No		
Q5: Are there any planning permit triggers that cause unnecessary delays to decision making?	TRZ2 require referral to DOT and responses are rarely received within the 28 day referral period if at all.	No		

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	Declared catchment under ES04 is referral to GWMwater but response are often late or not provided (referral in schedule and 66)	No		
Q6: What planning applications take the longest time to determine? Please explain why you think this is.	Multi-unit development due to poor application standards	No		
	large subdivisions due limited pre application meetings	No		
	Applications with more than one objection due to limited delegation - internal process can mean months.	No		Outside scope – consider revising delegations. One objection is a very low trigger.
Q7: Are there any specific planning permit triggers appearing regularly before VCAT? Can be multiple triggers.	Multi-unit development	Not really represented in the data.		
Q8: Would any planning permit triggers be better as VicSmart applications?	N/A			

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
Q9: What planning applications are the easiest to process? Please explain why you think this is.	Applications not requiring notification			
Q10: What are the three most common counter, email or phone queries you receive from the public?	<ul style="list-style-type: none"> • Subdivision • Potential multi unit development • Pre purchase queries • Sheds and outbuildings 			

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
Q11: Which local policies or schedules you rely on the most? If you could change the current drafting of these, what would you change?	<ul style="list-style-type: none"> MPS to provide context to areas of municipality including Wartook, Qunatong, Natimuk and Horsham's 11.01-1R Wimmera Southern Mallee to provide context of Horsham as a Regional Centre 11.01-1L - Settlement Horsham City - gives limited direction beyond framework for growth and infill development. No strategic infill development sites are identified and broader definition is required to encourage around CAD, Employment areas or Community Facilities. Strategy specifically targeting Horsham North 	Analysis has identified the need for Council to address the most urgent of the recommendations from the 2010 Planning Scheme Review, including the provision of clearer direction for settlement priorities.		

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes
	<p>is over represented as limited development occurs in area. Horsham South and Haven is where significant development is occurring and strategic directions report completed should be recognized and policy regarding need to manage growth of low density residential, coordinate infrastructure provision included and recognized Haven community precinct</p> <ul style="list-style-type: none"> I refer to the Horsham Regional City Framework Plan (although its old and not in the detail we would like it to be, it isn't irrelevant and still highlights future growth areas, preferred direction for growth). 			<p>20(4) in PSR amend</p> <p>Full amendment PSR advertise</p> <p>Further strategic work (future amendment) in PSR improve</p>

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	<ul style="list-style-type: none"> • I also refer to the SD (Settlement) on facilitating development in a integrated / coordinated for Haven. • SD (Settlement) on protecting our unique character, not sure what our unique character is and where. No background work available to support this. I tend to use this SD more internally as a key consideration for rezoning requests and the importance in doing a Housing Strategy. WDA is also advocating for demolition of old housing stock and rebuilding new 'quality' housing. I have cautioned them on this and pointed to this SD. 			

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	<ul style="list-style-type: none"> SD (Housing): diversity of housing, capitalising off existing infra. Strategies for Horsham Regional City (11.01-1L - Settlement). Great to support the argument for housing diversity and promoting infill. We constantly get told there isn't enough greenfield land / resi land supply shortage and we push back with this. But would be good to have a firm urban growth boundary / settlement limits and evidence showing the demand for different household sizes. Strategies for Horsham North (11.01-1L - Settlement). We are using this to support our Horsham North Local Area Plan and 			

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	<p>potential zoning changes to improve land use conflict, amenity and inappropriately located industrial land.</p> <ul style="list-style-type: none"> SD (Environmental risks and amenity) - I used this to argue for stronger actions in our Municipal Tree Strategy. But I think it is time Horsham does something on ESD and WSUD - provisions in the scheme, for example, that require subdivision / new development to achieve best practice in enviro sustainability. 			
Q12: Which local policies or schedules are poorly drafted, not useful for decision making or redundant?	<p>Managing growth: need more local content / policy.</p> <p>We do not have strong enough direction for infill / med density areas, nothing on preferred lot size, where</p>	<p>Analysis has identified the need for Council to address the most urgent of the recommendations from the 2010 Planning Scheme Review, including the provision of clearer direction for settlement priorities.</p>		

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	<p>we should retain and protect areas with character.</p> <p>We don't have precise strategic infill sites to target. City to River identified a few and so has the Horsham North Local Area Plan - but it is piecemeal.</p> <p>Small settlements / rural land use - There is a SD (Settlement) for Natimuk and other small settlements to encourage residential development and other land uses - we do not have any strategic work to support this. A hollow statement.</p> <p>- LDRZ: SD (settlement) Direct low density residential and rural living developments to locations adjoining existing settlements. We have an over provision of LDRZ in Haven. Avoid sprawl / pressure on local infra e.g.</p>			

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	sewer, roads, community facilities. - DPOs: not so useful. Outdated and not really providing guidance on the development outcomes we want. - Strategies for Natimuk (11.01-1L - Settlement) - no background work to support tourism in this area and no framework plan work to support continued development.			
Q13: Are there any local policies or schedules in the scheme that conflict with State policy, regional policy or other local policy? Please provide clause numbers and the reason why they conflict.	Farming schedule for 10ha and small lot subdivision for specific uses appears contrary to state policy	No – lesser lot size is supportable if it has been strategically justified.		

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes
Q14: What local policies and schedules should be added to the scheme to make your decision making easier?	<ul style="list-style-type: none"> SLO- Council has three SLO and none are mentioned in the LP sections. They should be recognized and the unique landscape of mountains and Wimmera plains should be acknowledge. The south west landscape assessment should may provide some guidance. Open Space - support the inclusion of policy from open space strategy as discussed. Would like to include policy that picks up on need across all urban areas including Low Density Residential Heritage - Horsham Heritage Study was completed some time ago and identifies precincts in Horsham and Natimuk 	Yes		<p>20(4) in PSR amend</p> <p>Full amendment PSR advertise</p> <p>Further strategic work (future amendment) in PSR improve</p> <p>Further strategic work to introduce Local Policy addressing landscape protection.</p> <p>Further strategic work to implement Horsham Heritage Study.</p> <p>Further strategic work (heritage gap studies)</p> <p>Implement any relevant tourism policy directions from adopted Eco Dev strategy.</p> <p>Further strategic work to implement land use and development directions for the Wartook Valley.</p> <p>Implement Council's Open Space Contribution Policy.</p> <p>Further strategic work to define a settlement boundary for Horsham(?).</p> <p>Further strategic work to identify and protect mineral sand, solar and wind power generation resources.</p> <p>Further strategic work to identify demand for industrial and commercial land</p> <p>Further. Strategic work to identify trees on private land worthy of protection.</p> <p>Further strategic work to identify neighbourhood character precincts in Horsham.</p>

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes
	<p>and there should be general recognition of these areas in policy.</p> <ul style="list-style-type: none"> • Tourism - Tourism should capture Grampians, Arapiles, Wimmera Silo Art Trail and Horsham City and is outlined in the recently approved Economic Development Strategy but also the following strategies • Heritage: an absence of local policy that addresses heritage precincts, the commercial heritage precinct, conservation, additions and new works, infill, removal of features, painting, use etc. Also we need gap studies - rural and mid century modern heritage for example. We have a time and typology gap. 			<p>20(4) in PSR amend</p> <p>Full amendment PSR advertise</p> <p>Further strategic work (future amendment) in PSR improve</p> <p>Further strategic work to identify growth and development directions for small settlements.</p> <p>Further strategic work to develop climate change / ESD policies.</p>

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes
	<ul style="list-style-type: none"> • Tourism: current policy and controls conflict with aspirations for Wartook. We need policy on land use in Wartook Valley. Protecting the Gramps, applying more conservation focused planning controls, allowing for greater tourism activity associated with the area and protecting and retaining farm land and other agri uses in the area. • Open space contributions and policy • Protection of the Farming Zone from residential encroachment. Ideally a settlement boundary. <p>Emerging industries such as mineral sands, solar and wind power generation. Economic potential through mineral</p>			<p>20(4) in PSR amend</p> <p>Full amendment PSR advertise</p> <p>Further strategic work (future amendment) in PSR improve</p>

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	<p>sands, solar and wind power generation.</p> <ul style="list-style-type: none"> • Future management of water in a sustainable manner • Protection of trees on private land, provision of new trees on private land / new subdivisions • Outcomes of the Urban Transport Plan need to be incorporated • Industrial and commercial land use: further analysis is required to understand the level of demand for industrial and commercial land in order to safeguard the land for future purposes. 			

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	<ul style="list-style-type: none"> • Residential zones (currently all GRZ), neighbourhood character • Acknowledgement and protection of significant landscapes - local policy (e.g. Mt Arapiles, Wimmera River, Gramps) - and the link to biodiversity, vegetation and heritage. Protection of these values for tourism - recognition that they are intrinsically linked. • Rural land use / small settlements • Vegetation and habitat protection - retention and enhancement, trees and canopy cover (VPO?), remnant veg (mapping) 			

Council Survey Results

1. Survey Question	2. Summary of raw data (from A12-2). One line per issue.	3. Is it supported by data or linked to issues identified in broader local content analysis?	4. Discussion at planners workshop	5. Recommended changes 20(4) in PSR amend Full amendment PSR advertise Further strategic work (future amendment) in PSR improve
	<ul style="list-style-type: none"> • ESD / Climate change mitigation / SWUS • Recognition of traditional owners - cultural landscapes, culturally modified trees • Infra - over reliance on private vehicles, strong guidance on transport requirements in new developments 			
Q15: Is there anything that we missed? Anything that you feel needs to be recorded?	N/A			

Date of meeting:

26th April 2022. 10:00am-12:00pm via Teams

Who is at this meeting:

Council: Steph Harder, Evan Burnam, Nicholas Carey, Kirsten Miller, Fiona Gormann, Joel Hastings.
Cazz Redding (RedInk), Bonnie Crowe (DELWP), Sarah Collie (DELWP), Elke Cummings (RedInk).

Agenda items

1. Introductions
2. Analysis methodology
3. Summary of analysis phase findings
 - a. Global / thematic matters (e.g. lack of settlement strategy, contradictory built form outcomes between PPF and DDOs, lack of Plain English drafting in schedules).
 - b. Administrative improvements (e.g. delegations should be reviewed for number of objections)
 - c. Clause related matters.
4. Discussion planner survey and permit data
5. Discussion of council feedback on operational provision analysis and further strategic work
6. Implementation pathway options
7. Next steps: consultation phase – Councillor workshop / Council staff workshop
8. Next steps: reporting phase – preparation of Analysis Phase Final Report

Item 3a and b: Global / thematic and administrative matters

Issue	Suggested change	Source	Council / workshop notes	Actions
Identification of broader thematic or global matters				
Drafting of Zone, Overlay, and Particular Provisions Local Schedules	Many Local Schedules do not comply with MD drafting requirements.	<ul style="list-style-type: none"> • Zone analysis • Overlay analysis • Particular Provisions analysis 		
Sheds / outbuildings	Permit triggers for sheds should be reviewed to determine if any can be removed.	<ul style="list-style-type: none"> • Analysis of Planning Permit Data 	<p>Council agree.</p> <p>Advocacy action – shed trigger of 100sqm is too small and should be an option to make it larger. Advocacy issue. Permit triggers for sheds in FZ.</p> <p>Also ESO (4 and 5) that is a catchment area. Picks up sheds. Is that the intent of the ESO? Needs to be discussed with the CMA</p> <p>Farming Zone needs to be split into 5 schedules.</p> <p>10ha schedule in the FZ difficult (basically a quasi RLZ) – Review minimum size and whether this should be changed to another zone.</p> <p>16ha as well – being addressed through other process. Site to be reviewed for intent and what might need to be done.</p>	

Council planner workshop

Issue	Suggested change	Source	Council / workshop notes	Actions
Implementation of previous 12B Review	Extent to which Council has addressed the most urgent of the recommendations from the 2010 Planning Scheme Review.	<ul style="list-style-type: none"> Amendment analysis 		
Small settlements			Small settlements – priority for council. Laharum tourism policy. 2.03-1 more in smaller towns. Laharum / Wartook – tourist area. Quantong needs prominence.	
Administrative improvements				
Restrictive covenants		Council feedback	Advocacy: State control to review the covenants and interaction with the planning scheme.	

Item 3c: Summary of analysis phase findings

Clause	Suggested change	Source	Council / workshop notes	Actions
MPS				
02.03-3 Environmental risks and amenity	Introduce new policy at Clause 13.01-1L to give effect to strategic direction “ <i>Adapt to the impacts of climate change</i> ”. <i>For example add something along lines of the red text ‘Adapt to the impacts of climate change to withstand hotter, drier conditions and severe weather’</i>	<ul style="list-style-type: none"> MPS analysis 	Support this change.	
02.04 Strategic Framework Plans	Amend Framework Plans to better articulate strategic directions	<ul style="list-style-type: none"> MPS analysis 	Might be doing a full housing strategy which could pick this work up. GIS layer recommendation.	

Clause	Suggested change	Source	Council / workshop notes	Actions
			All to be done via Housing Strategy.	
PPF				
14.01-2L Intensive agriculture – Horsham	Amend first strategy (below) so this Clause provide clear direction for the preferred locations for intensive agricultural activities. <i>“Provide direction on appropriate locations for the establishment of intensive agricultural activities”</i>	<ul style="list-style-type: none"> PPF analysis 	Larger land holdings. Keeping it away from the people.	Steph to circulate the PPF translation notes.
15.01-1L Urban design	Include strategies that articulate existing & preferred neighbourhood character outcomes in Horsham.	<ul style="list-style-type: none"> VCAT analysis 	Urban design gaps being considered through heritage work and Horsham Revitalisation (currently underway) and future housing strategy.	
15.02-1L Energy and resource efficiency	<p>Introduce a new Clause 15.02-1L (Energy and resource efficiency)</p> <p>Strategies</p> <p>Encourage sustainable land use and development that:</p> <ul style="list-style-type: none"> Balances economic, environmental and social considerations. [HCP, p27] Addresses the impacts of climate change. [HCP, p27] Is innovative and incorporates new technologies. [HCP, p27] Builds resilience. [HCP, p27] Reduces emissions. [HCP, p27] Sustains biodiversity and habitats. [HCP, p27] 	<ul style="list-style-type: none"> Horsham Council Plan 2021-2025 (Horsham Rural City Council, 2021) 	<p>New policy. Exhibition. Wouldn't be considered under a 20(4).</p> <p>Economic Development Strategy is a more strongly worded policy – for consideration. Possibly not an amendment but good to have a look.</p>	Chris to review the Economic Development Strategy. Probably an advocacy doc.


Council planner workshop

Clause	Suggested change	Source	Council / workshop notes	Actions
18.02-4L Roads	<p>Introduce a new Clause 18.02-4L (Roads)</p> <p>Strategies</p> <p>Develop Firebrace Street as a shared street including appropriate bicycle provisions between the Riverfront and O'Callaghans Parade [HUTP, p9]</p> <p>Support the increased activation of streets through:</p> <ul style="list-style-type: none"> The removal of isolated on street parking spaces to create seating or outdoor dining areas on a trial basis [HUTP, p11] The provision of increased footpath widths to accommodate landscaping, outdoor dining, sheltered seating areas and ad hoc events [HUTP, p11] The provision of a secure and fenced play space, ad hoc events and increased traffic calming within Roberts Avenue [HUTP, p11] <p>Support a reduction in vehicle speeds in the CAD and in urban areas through:</p> <ul style="list-style-type: none"> The widening of footpaths [HUTP, p11] The installation of medians [HUTP, p11] The narrowing of traffic lanes [HUTP, p11] The widening of bicycle lanes [HUTP, p11] Street tree planting [HUTP, p11] The installation of raised priority crossings at intersecting side roads [HUTP, p11] 	<ul style="list-style-type: none"> <i>Horsham Urban Transport Plan</i> (Horsham Rural City Council, January 2022) 	<p>Not policy neutral but strong policy.</p> <p>Consider a bypass for Horsham – needs to be reflected in the scheme somewhere.</p>	<p>Review transport plan, council plan, include policy about bypass if not already there.</p>
19.02-6L Open space	<p>Introduce a new Clause 19.02-6L (Open space)</p>	<ul style="list-style-type: none"> <i>Open Space Strategy – Final Report</i> (Horsham Rural City Council, 2019) 	<p>Place based policy. Not policy neutral.</p>	

Clause	Suggested change	Source	Council / workshop notes	Actions
	<p>Establish a diverse and integrated network of public open space that meets the needs of the community by:</p> <ul style="list-style-type: none"> Ensuring open space provision addresses identified local, neighbourhood, municipal and regional gaps in each locality. [OSP, p78] Activating the Botanic Gardens to increase permeability and connectivity with its surrounds. [OSP, p78] Improving the quality of existing play spaces by ensuring that open space provision addresses identified gaps in provision, quality and variety to ensure the needs of all ages are met. [OSP, p78] Facilitating the re-development of the Railway Corridor into a key community asset that connects the city. [OSP, p78] Increasing public open space provision within the Horsham Central Activity District such as pocket parks, town squares, seasonal or temporary parks. [OSP, p78] [OSP, p81] Incorporating streetscapes and linear landscapes into the open space network. [OSP, p78] Incorporating a variety of landscaping into open spaces. [OSP, p81] 		<p>Further strategic work required:</p> <p>Further work for POS contributions.</p> <p>Quality of existing open space.</p> <p>Contribution rate.</p>	
Zones				
37.01s3 Schedule 3 - SUZ3	Table of uses is incorrectly constructed and needs to be redrafted in accordance with MD requirements (location of 'any other use')	<ul style="list-style-type: none"> Zone Analysis 		
37.01s6 Schedule 6 - SUZ6	Table of uses is incorrectly constructed and needs to be redrafted in accordance with MD requirements (location of 'any other use')	<ul style="list-style-type: none"> Zone Analysis 		

Council planner workshop

Clause	Suggested change	Source	Council / workshop notes	Actions
37.01s9 Schedule 9 - SUZ9	Table of uses is incorrectly constructed and needs to be redrafted in accordance with MD requirements (location of 'any other use')	<ul style="list-style-type: none"> Zone Analysis 		
37.01s8 SUZ8 Artist in residence.		<ul style="list-style-type: none"> 	Transfer part of land to BGLC. Can't happen under FZ but can under SUZ. Has happened?	Council to confirm status.
Overlays				
42.01s6 - Schedule 6 to ESO (ESO6)	<p>ESO not the correct planning tool to achieved specified objectives:</p> <ul style="list-style-type: none"> <i>To ensure that the establishment of a sensitive use within proximity to the wastewater treatment plant will not have a detrimental impact on the ongoing operation of the plant.</i> <i>To ensure that notice of an application which may have an impact on the ongoing operation of the wastewater treatment plant is given to the relevant agency.</i> <p>Consider application of the BAO.</p>	<ul style="list-style-type: none"> Overlay analysis 	Can control use through a BAO. Regional Waste Group have done some of this work. Have proposed BAO – for the landfill. Work in the background.	Council to send buffer work across.
ESO4		<ul style="list-style-type: none"> Council feedback 	Native veg triggers. Any veg removal triggers a permit. For review.	
42.01s7 - Schedule 7 to ESO (ESO7)	<p>ESO not the correct planning tool to achieved specified objectives:</p> <ul style="list-style-type: none"> <i>To prevent new child care centres, pre-school centres or primary schools, and particularly dwellings, locating within the buffer area and protect the development and operation of Sub-precinct 4; Large Manufacturing for uses with adverse amenity potential.</i> 	<ul style="list-style-type: none"> Overlay analysis 		



Clause	Suggested change	Source	Council / workshop notes	Actions
	Consider application of the BAO.			
Particular Provisions				
N/A				
General Provisions				
TBC				
Operational Provisions				
TBC				

Appendix Two

Comprehensive list of further strategic work

The following list of work is a comprehensive list of all the further strategic work that has been identified through this planning scheme review.

The highest priorities have been identified and included in both Chapter 11 of the report and Clause 72.04 – Further Strategic Work. The remaining projects on this list need to be prioritised by Council and provide further detail on specifics for further strategic work.

Further Strategic Work	Source	Future Strategic Planning project to address
Prepare a structure plan for Horsham South and Haven and undertake a planning scheme amendment to implement the recommendations.	s74.02 (underway)	Horsham South Structure Plan
Complete and implement the recommendations of the Horsham City Urban Renewal Plan.	S74.02 (underway)	Horsham City Urban Renewal Planning Scheme Amendment
Complete a Heritage Study Review and undertake a planning scheme amendment to implement recommendations from the <i>Horsham Heritage Study Stage 2</i> (Grieve Gillett, 2014).	S74.02 (underway)	Heritage Planning Scheme Amendment
Prepare an Industrial and Commercial Strategy for the municipality which considers infrastructure requirements and resolves interface issues with residential areas.	S74.02 and City to River project	Commercial and Industrial Land Use Strategy
Review and prepare a planning scheme amendment to incorporate the recommendations of the Wartook Valley Strategy (HRCC, 2017).	S74.02	Rural settlement and land use strategy
Prepare a Housing Diversity and affordability strategy for the municipality that: <ul style="list-style-type: none"> Establishes a settlement hierarchy for the municipality. Prepares high level neighbourhood character statements for Horsham and Natimuk, with a view of including these in the schedule to the residential zones. Identifies opportunities for infill development in Horsham and Natimuk to support a supply of affordable housing and increase the diversity of housing availability. Identifies urban and rural areas where residential, industrial, and commercial expansion will be directed. Develops a sequencing plan for land that has been identified for growth in Horsham City, to ensure that infrastructure services can be provided in a timely and efficient manner. 	Current PS Audit (Finding Y)	Horsham and Natimuk Housing Diversity and Affordability Strategy
Complete a review of the Open Space Strategy (SBP, 2019) and introduce an Open Space Contribution Rate at Clause 53.01 (Subdivision and open space contributions).	Open Space Strategy 2019	Horsham and Natimuk Housing Diversity and Affordability Strategy
Prepare a Rural Settlement and Land Use Strategy for the municipality to: <ul style="list-style-type: none"> Include and update rural settlements in a settlement hierarchy for the municipality. Prepare high level character statements for all rural settlements for inclusion in the Municipal Planning Strategy. 	s74.02	Rural settlement and land use strategy

Appendix Three

Comprehensive list of changes for implementation

18.02-5L Wimmera Agriculture and Logistics Hub (WAL Hub) – Horsham	<ul style="list-style-type: none"> New Clause moved from Clause 17 as this is Freight policy. Clause name to be changed to meet MD and align with Council strategies.
18.02-7L Horsham Airport – Horsham	<ul style="list-style-type: none"> Name of clause changed to meet MD (- Horsham added at end of clause).
19.02-2L Education Facilities – Horsham	<ul style="list-style-type: none"> Name of clause changed to meet MD. Name of policy document changed to match Clause 72.08 (Horsham & District Early Years Plan (Horsham Rural City Council, 2019-2023)).
19.02-6L Open Space – Horsham	<ul style="list-style-type: none"> New Clause introduced with strategies and objective from Open Space Strategy.
19.03-3L Integrated Water Management - Horsham	<ul style="list-style-type: none"> New clause introduced through Council Plan.
35.03s Rural Living Zone	<ul style="list-style-type: none"> Create three (3) Rural Living Zone Schedules (one for each minimum subdivision area 4ha, 2ha and 1ha) to comply with the Ministerial Direction. Schedule 1 – Rural Living Zone (RLZ1) Map attached as (RLZ1 Map Polygon Zip File) Schedule 2 – Rural Living Zone (RLZ2) Map attached as (RLZ2 Map Polygon Zip File) Schedule 3 – Rural Living Zone (RLZ3) Map attached as (RLZ3 Map Polygon Zip File)
35.07s Farming Zone	<ul style="list-style-type: none"> Create 3 Farming Zone Schedules (one for each minimum subdivision area 10ha, 16ha and 60ha) to comply with the Ministerial Direction. Schedule 1 – Farming Zone (FZ1) Map files are attached as (FZ1 Map Polygon.zip). Schedule 2 – Farming Zone (FZ2) Map files are attached as (FZ2 Map Polygon.zip). Schedule 3 – Farming Zone (FZ3) Map should be all other remaining properties in the FZ.
36.01s Public Use Zone	<ul style="list-style-type: none"> Amend sign requirements from 'All land' to 'None Specified'.
37.01s Special Use Zone 3	<ul style="list-style-type: none"> Change name of schedule to "WIMMERA AGRICULTURE AND LOGISTICS HUB (WAL HUB) Remove reference to the MPS and PPF in decision guidelines as it is duplication. Delete "the extent to which the application is consistent with the purpose of the zone" decision guideline as it is duplication of other scheme requirements. Delete comma and question mark in subdivision application requirements. Sign requirements to be changed to align with MD.
37.01s Special Use Zone 4	<ul style="list-style-type: none"> Amend section 3.0 "subdivision" to include application requirements sub-heading to comply with MD. Update the sign requirements to comply with MD.
37.01s Special Use Zone 5 – Wimmera Events Centre	<ul style="list-style-type: none"> MD only allows for 5 purposes, 1 purpose moved elsewhere in scheme. Amend section 3.0 "subdivision" to include application requirements sub-heading to comply with MD.
37.01s Special Use Zone 6 – Earth and Energy Resources Industry	<ul style="list-style-type: none"> Amend section 4.0 to comply with MD. "No permit is required to construct or carry out works for the following:"
37.01s Special Use Zone 8 – Horsham Artists in Residence	<ul style="list-style-type: none"> MD only allows for 5 purposes, 2 purposes incorporated into first purpose. Amend Section 4.0 to include building and works requirement to comply with MD.
37.01s Special Use Zone 9 – Wimmera Intermodal Freight Terminal Precinct	<ul style="list-style-type: none"> Change name of schedule? Amend 4.0 to remove reference to Maintenance and statement about buildings and works to be maintained to satisfaction of responsible authority.
Clause 42.01 Environment Significance Overlay Schedule 1.	<ul style="list-style-type: none"> Amend objectives and put them into 1 objective to comply with MD. Remove 6.0 Referral as it duplicates BMO requirements
Clause 42.01 Environment Significance Overlay Schedule 2	<ul style="list-style-type: none"> Reduce objectives to 1 as per MD.
Clause 42.01 Environment Significance Overlay Schedule 3	<ul style="list-style-type: none"> 6.0 referral to be deleted from schedule.

Clause 42.01 Environment Significance Overlay Schedule 4	<ul style="list-style-type: none"> Remove 6.0 referral section from schedule as it replicates clause 66.04.
Clause 42.01 Environment Significance Overlay Schedule 5	<ul style="list-style-type: none"> Reduce objectives from 2 to 1. Remove 6.0 Notification from schedule.
Clause 42.01 Environment Significance Overlay Schedule 6	<ul style="list-style-type: none"> Reduce objectives from 2 to 1. Remove notice requirements under 3.0 Permit requirement. Include introduction sentence in Decision Guidelines.
Clause 42.01 Environment Significance Overlay Schedule 7	<ul style="list-style-type: none"> Fix spelling mistake in 2.0 (pre-school not schol)
Clause 42.03 Significant Landscape Overlay Schedule 3	<ul style="list-style-type: none"> Change “consider” to “define” within 2.0 landscape character objectives.
Clause 43.02 Design and Development Overlay Schedule 2	<ul style="list-style-type: none"> Amend 2.0 buildings and works and Amend 3.0 subdivision to comply with MD. Decision guidelines amended to comply with MD. Remove Vegetation and notification aspects of schedule.
Clause 43.02 Design and Development Overlay Schedule 10	<ul style="list-style-type: none"> Move everything down from subheading “Site Design” to “Application requirements”
Clause 43.02 Design and Development Overlay Schedule 11 – Wimmera Intermodal Freight Terminal Precinct	<ul style="list-style-type: none"> Amend design objectives from 7 to 5.
Clause 43.03 Incorporated Plan Overlay – Schedule 1	<ul style="list-style-type: none"> Amend requirement before a permit is granted to say “None specified” as this is duplication from the original Clause.
Clause 43.04 Development Plan Overlay – Schedule 4	<ul style="list-style-type: none"> Move requirements from 4.0 “requirements for development plan” to 3.0 – ‘conditions and requirements for permits.’
Clause 43.04 Development Plan Overlay – Schedule 6	<ul style="list-style-type: none"> Delete 3.0 conditions and requirements for permits as it references a non-existent clause.
Clause 43.04 Development Plan Overlay – Schedule 7	<ul style="list-style-type: none"> Move development plan requirement from 2.0 to 4.0 to comply with MD. Change 2.0 to None specified.
Clause 43.04 Development Plan Overlay – Schedule 8	<ul style="list-style-type: none"> Move development plan requirement from 2.0 to 4.0 to comply with MD. Change 2.0 to None specified.
Clause 43.04 Development Plan Overlay – Schedule 9	<ul style="list-style-type: none"> Change name of schedule to Wimmera Agriculture and Logistics Hub (WAL Hub) Precinct
Clause 52.28 - Gaming	<ul style="list-style-type: none"> Add policy for 4.0 locations for gaming machines Add policy for 6.0 application requirements Add decision guidelines
Clause 66.04 – Referral of permit applications under local provisions	<ul style="list-style-type: none"> Delete CFA referral to ESO1 Rewrite each to refer to schedule rather than to clause in overlay.
Clause 66.06 – Notice of permit applications under local provisions	<ul style="list-style-type: none"> Rewrite each to refer to schedule rather than to clause in overlay.
Clause 72.08 – Background Documents	<ul style="list-style-type: none"> Add in new strategies into background documents with amendment number.
Clause 74.02 – Further Strategic Work	<ul style="list-style-type: none"> Replace Clause with text written in Appendix 2.

Appendix Four

State and regional planning scheme amendments and planning practice notes issued since last planning scheme review.

VC (Victorian) and GC (group of council) amendments.

Since the last planning scheme review in 2010, several VC and GC amendments have introduced new policy into the Horsham Planning Scheme and are directly relevant to this review:

- VC083: Introduced a raft of changes to bushfire policy and provisions to implement the recommendations of the 2009 Victorian Bushfires Royal Commission.
- VC103: Introduced the reformed rural zones.
- VC105: Implemented reforms to Victoria's native vegetation and biodiversity provisions.
- VC134: Introduced the Municipal Planning Strategy (MPS).
- VC138: Updates to the Native Vegetation Framework
- VC140: Provisions for the Planning Policy Framework transition
- VC142: Update to the Ministerial Direction on Form and Content and clean-up of permit triggers.
- VC144: Introduced VicSmart provisions.
- VC147: Enabled the online publishing of planning schemes through the DTP Amendment Tracking System (ATS).
- VC148: Planning Policy Framework introduction
- VC150: Implemented actions outlined in the Victorian Government's Planning for Sustainable Animal Industries Report.
- VC154: Implemented of the integrated water management reforms.
- VC169: Updated State policy to direct balanced outcomes for housing growth and built form, while also clarifying and consolidating housing policy.
- VC175: Buffer Area Overlay introduction
- VC200, VC 204 and VC205: Transport planning reforms
- VC203: Introduced the new environment protection framework into the Victoria Planning Provisions
- VC216: Changed the Planning Policy Framework (PPF) to support Environmentally Sustainable Development (ESD).

New Planning Practice Notes

Since the last planning scheme review in 2010, Several Planning Practice Notes (PPNs) have been introduced which may impact on the future development of the Horsham Planning Scheme.

- PPN03 - Applying the Special Use Zone
- PPN23 - Applying the Incorporate Plan and Development Plan Overlays
- PPN24 - Shipping Container Storage
- PPN30 - Potentially Contaminated Land
- PPN58 - Structure Planning for Activity Centres
- PPN59 - The Role of Mandatory Provisions in Planning Schemes
- PPN60 - Height and Setback Controls for Activity Centres
- PPN61 - Licensed Premises – Assessing Cumulative Impact
- PPN63 - Applying for a Planning Permit to Farm Chickens
- PPN74 - Making Planning Documents Available to the Public
- PPN81 - Live Music and Entertainment Noise
- PPN84 - Applying the Minimum Garden Area Requirement


- PPN85 - Applying the Commercial 3 Zone
- PPN86 - Applying for a Planning Permit for a Pig Farm
- PPN87 - Preparing a Planning Permit Application for Animal Production
- PPN88 - Planning for Domestic Rooftop Solar Energy Systems
- PPN89 - Extractive Industry and Resources
- PPN90 - Planning for Housing
- PPN91 - Using the Residential Zones
- PPN92 - Managing Buffers and Land Use Compatibility
- PPN94 - Land Use and Transport Integration
- PPN95 - Local Heritage Protection Provisions
- PPN96 – Glint and reflectivity

Appendix Five

Response from the Country Fire Authority (referral authority)

Peak Planning Services - Christopher Mason - NIE: Y8190238K Ma...Horsham Planning Scheme Review | Att: Stojanka Todorovic, CFA

20/6/2022, 9:50 am



Christopher Mason <chris@peakplanning.org>

OFFICIAL: Horsham Planning Scheme Review | Att: Stojanka Todorovic, CFA

Luci Johnston <Luci.Johnston@cfa.vic.gov.au>
To: Regional Planning Hub <regional.planning.hub@delwp.vic.gov.au>
Cc: "chris@peakplanning.org" <chris@peakplanning.org>

9 June 2022 at 06:57

Hi Suzy

Sorry for our delay in getting comments back to you.

I have reviewed Clause 6.0 of Schedule 1 to Clause 42.01 (ESO) and can offer the following comments:

- This Clause seeks applications for accommodation purposes including dwellings and any subdivision which create a vacant lot to be referred in accordance with Section 55 of the Act to the referral authority specified in 66.04 or a schedule to that clause.
- I was unable to determine the origin of this control, however it is likely that it was developed as the Bushfire Management Overlay was not in place at the time.
- The Wartook Tourist Area is currently located within the Bushfire Management Overlay (BMO). The BMO seeks referral of applications under Section 55 of the Act to the referral authority in Clause 66.03.
- With our current practice, CFA wouldn't typically seek to be a referral authority under an ESO.

It does appear that the ESO1 and BMO duplicate requirements for referrals to CFA. Should ESO1 be amended to remove referral requirements to CFA at Section 6.0, CFA would offer no objection in doing that. Having said that, should further information be provided to CFA that provides clarification to the origin of this ordinance we would be happy to provide further input.

In the meantime, if you have any further questions or follow up work in relation to the review of the Horsham Planning Scheme, please contact me directly.

Regards

Luci



Luci Johnston Land Use Planning Coordinator

Fire Risk, Research & Community Preparedness

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Protecting lives and property



cfa.vic.gov.au

Appendix Six

Existing mapping anomalies currently within the Horsham Planning Scheme that need correcting.

Property Address	Property Number & Link to Mapping	Current Zone or anomaly	Comments
48 Jory Street, Natimuk	10337	TZ & PPRZ	Has been discussed to be included in a Special Use Zone and the draft SUZ schedule was completed by the Flying Squad. The showgrounds committee were consulted on the change but never occurred.
Jung Tip Road, Jung	8354	TZ & FZ	Land in two zones.
2-6 Natimuk East Road, Natimuk	10475	TZ & FZ	Land in two zones. To be resolved through Housing Strategy.
17 Florence Street, Horsham	6550	LDRZ & GRZ1	Harvest Church within LDRZ with accessway in GRZ1.
Dimboola Road, Horsham	1360	FZ & GRZ1	Subject site has both the GRZ1 and FZ applied.
47-53 Kalkee Road, Horsham	5627	PUZ1 & GRZ1	Subject site has both PUZ1 and GRZ1 applied.
Cecil Street, Horsham	NCPR	GRZ1 & PPRZ	Council Owned public land reserve with 2 zones applied.
2 Baillie Street, Horsham	362	GRZ1, RLZ & PPRZ	Land in Three Zones. Is not within the Horsham South Structure Plan boundary so should be addressed through Housing Strategy.
325 Cameron Road, Horsham	847	FZ & PPRZ	Land in Two Zones. Is not within the Horsham South

Clause no. and name	Change
02.01 to 02.04	Changes as required to the strategic framework maps.
11.01-1L Settlement – Horsham	<ul style="list-style-type: none"> Remove strategy about supporting home-based businesses in Natimuk as PS already has policy support for this and provision is redundant. Was also in the wrong location as it referred to Natimuk. Include a new policy to increase tree canopy cover. Amend strategies to start with an approved verb. Move Policy documents to the bottom of the clause and delete Horsham North
11.03-1L Horsham Central Activity District (CAD)	<ul style="list-style-type: none"> Amended strategies to start with an approved verb Add strategy about improving amenity of the CAD (from City to River Masterplan)
12.01-1L Protection of biodiversity – Horsham	<ul style="list-style-type: none"> Include new strategies from Open Space and Greening Greater Horsham strategy
14.01-2L-01 Sustainable agricultural land use – Horsham	<ul style="list-style-type: none"> New clause introduced New strategies from the Wimmera Southern Mallee Regional Growth Plan. Encouraging land use and development strategy moved from MPS.
14.01-2L-02 Intensive agriculture – Horsham	<ul style="list-style-type: none"> Existing clause to be moved to 14.01-2L-02 and first strategy removed. Further strategies added from the Wimmera Southern Mallee Regional Growth Plan.
14.03-1L Resource exploration and extraction – Horsham	<ul style="list-style-type: none"> New clause introduced with strategy from Council Plan.
15.01-1L Urban Design – Horsham	<ul style="list-style-type: none"> General strategy from Greening Greater Horsham added. First strategy moved to 18.02-1L. Strategy from Council Plan added. Clause name to be amended from “Horsham Rural City” to “Horsham” to comply with MD.
17.01.2L Innovation and research in agriculture – Horsham	<ul style="list-style-type: none"> Rename current clause to comply with MD (needs to include - Horsham at the end).
17.03-2L Sustainable Industry – Horsham	<ul style="list-style-type: none"> Rename current clause to comply with MD (needs to include – Horsham at the end). Strategy to commence with an approved verb.
17.04-1L Natimuk and Mount Arapiles Area Tourism – Horsham	<ul style="list-style-type: none"> Rename current clause to comply with MD (needs to include – Horsham at the end). Delete Policy Guideline.
18.01-2L Transport system – Horsham	<ul style="list-style-type: none"> New clause from content of current Clause 18.01-3L (cycling and pedestrian networks – Horsham). New strategies introduced from Council Plan and Transport Plan.
18.01-3L Sustainable and safe transport – Horsham	<ul style="list-style-type: none"> Change name of current clause. New strategies from the health and wellbeing plan introduced.
18.02-1L Walking – Horsham	<ul style="list-style-type: none"> New Clause introduced with existing strategies from current Clause 18.01-3L (cycling and pedestrian networks – Horsham). Transport Plan and Horsham Open Space Strategy added as policy documents
18.02-2L Cycling – Horsham	<ul style="list-style-type: none"> New clause introduced with existing strategies from current Clause 18.01-3L (cycling and pedestrian networks – Horsham). Open space strategy and Urban Transport plan added to Policy documents.