

Hepburn

SHIRE COUNCIL

Future Hepburn

.....
Daylesford/Hepburn Township Structure Plan

▶ Welcome

- Presentation at 4pm
- Please have a look at the maps around the room, grab a coffee/tea and talk with Planner/Council Officer.

► Acknowledgement of Country



Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age-old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession, and it is a testament to their continuing culture and tradition, which is strong and thriving.

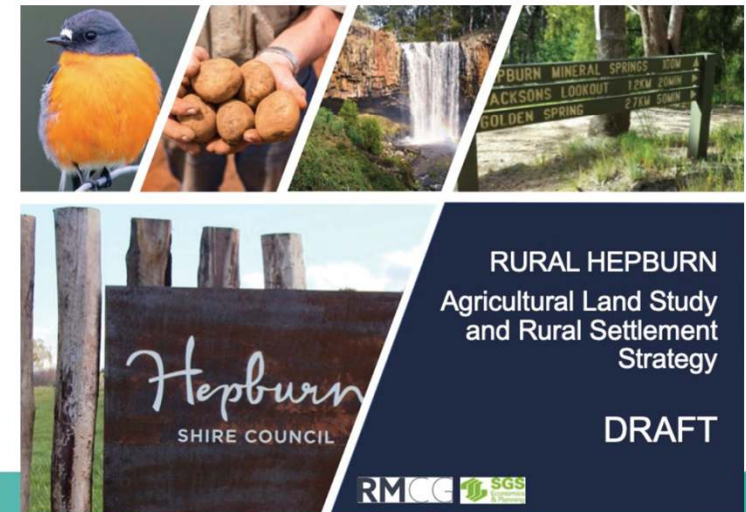
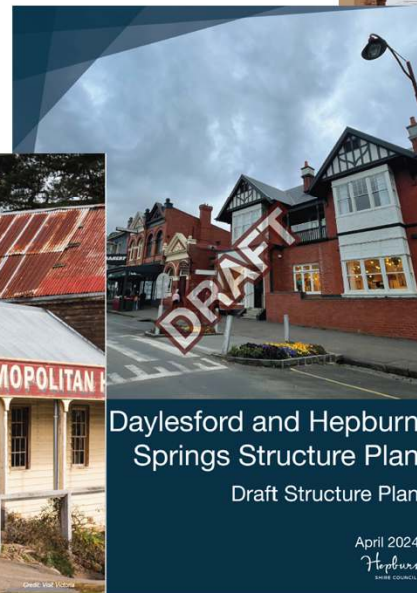
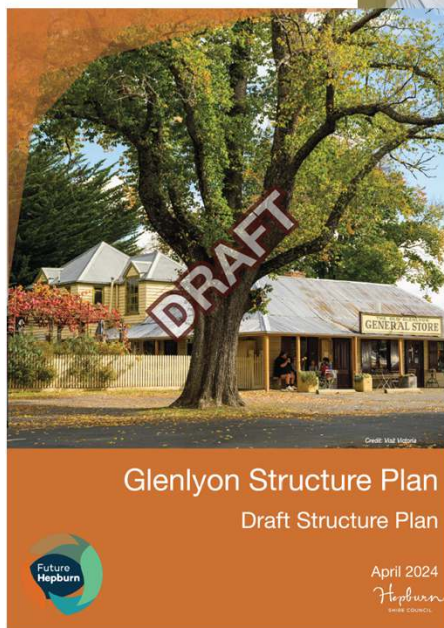
We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and the Wadawurrung to our South-West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region

Welcome - Future Hepburn



► Future Hepburn

- Structure plans
- Rural and land use and settlements strategy





SHIRE COUNCIL

What is a Township Structure Plan?

.....

Township Structure Plans will **describe the desired outlook for the future of each township**. They outline how to protect the character of the townships and ensure appropriate growth into the future.

► Project background – C80 Hep

Comprehensive settlement planning last occurred in the 1990's

Planning scheme review 'C80' recommended undertaking settlement planning for the decades ahead

Council took the decision to undertake this work as a priority

Hepburn Planning Scheme Audit and Review Report (Final)



Prepared for Hepburn Shire Council

12 February 2020

2. In Clause 74.02, review the list of future strategic work and prioritise this list according to a logical sequence. First order priorities should include a municipal wide settlement strategy and the resolution of land in restructure overlays. The settlement strategy would need to:
 - be underpinned by a land use supply and demand analysis
 - be grounded in a realistic assessment of the constraints affecting existing 'settlements'
 - address the threats to the highly valued unique elements of the Shire and protect important landscape and heritage elements
 - address the tensions and potential synergies between farming, tourism and rural residential development
 - make recommendations on specific zone changes and minimum lot sizes in zones.

► Policy environment

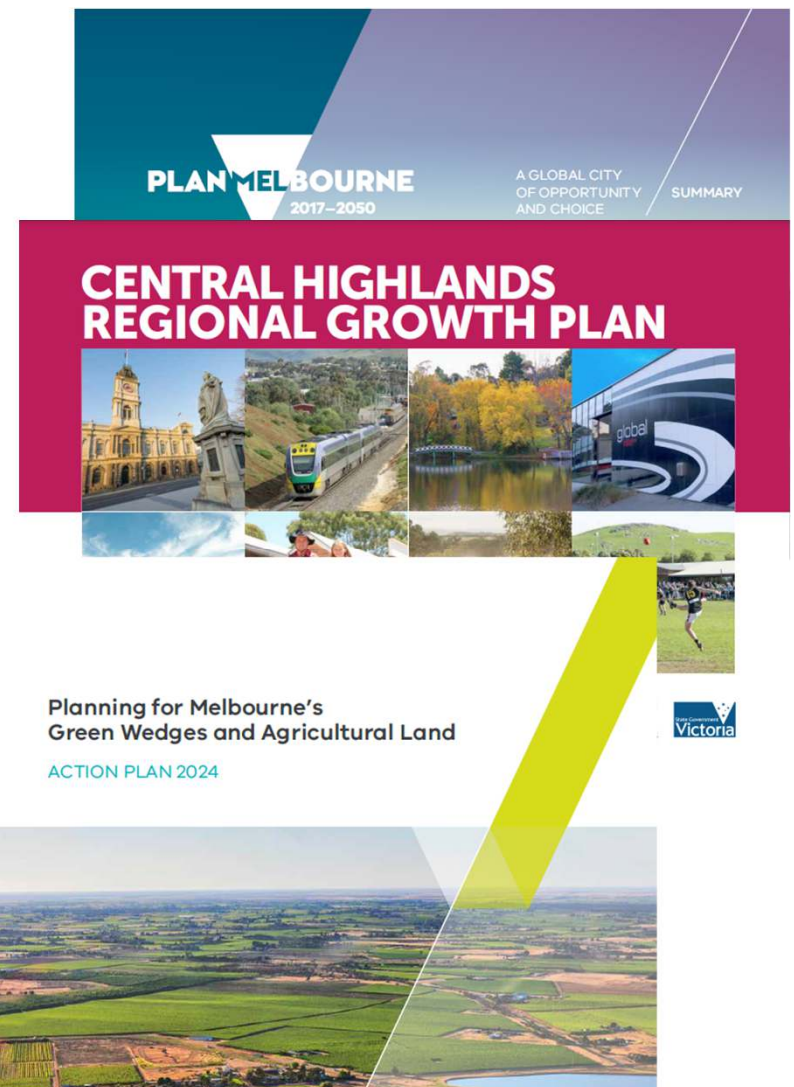
Plan Melbourne / Green Wedge & Agriculture Plan

CH Regional Growth Plan

- Grow Creswick and Clunes
- Constrain Daylesford
- manage rural residential to protect agriculture
- tourism that protects environs

Artisan agriculture / landscapes

Township boundaries/ constraints





Step 1: **Strategy** – local level **direction setting**

2022-2024



Step 2: **Planning scheme amendment** – change zones, overlay and policies to **enable direction**

2024-2026



Step 3: **Planning permits** – implement the direction when assessing planning permits

2027 onwards

► Population context

Surrounding town/cities

395,000 in 2021

655,000 by 2036

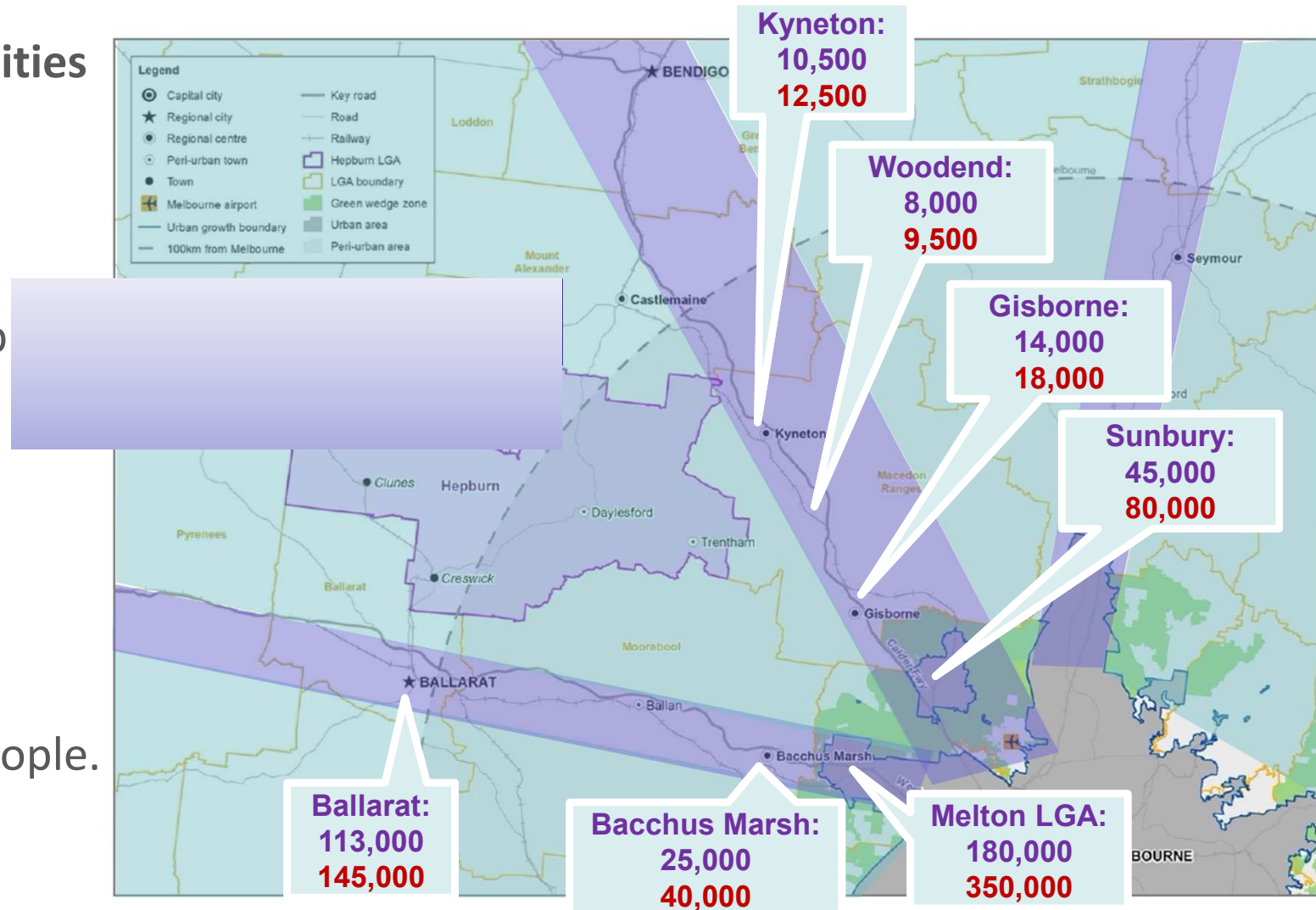
+260,000 additional people between Hep and Melbourne.

Hepburn

16,600 in 2021

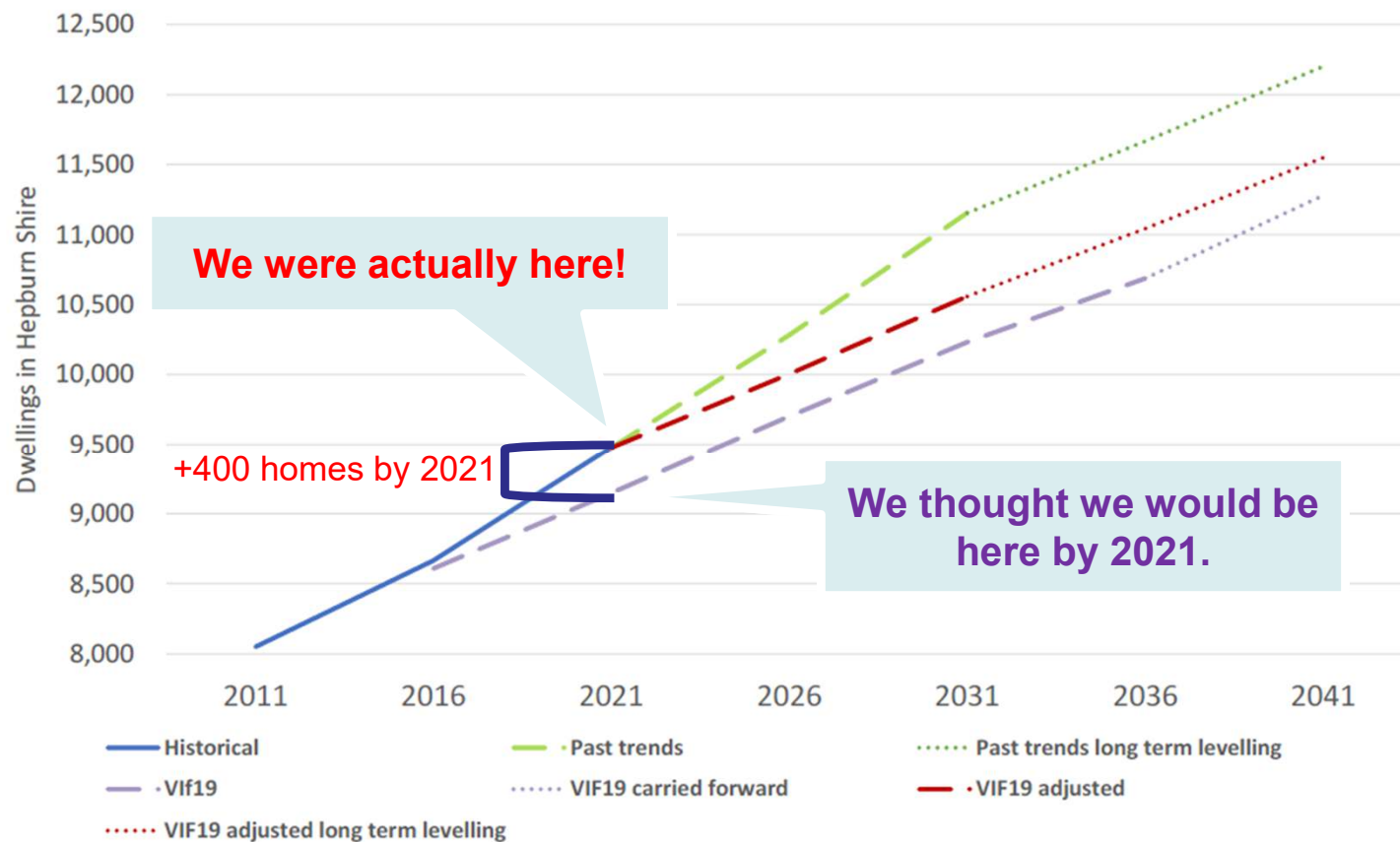
18,700 by 2036

+2,100 additional people.



► Why more homes?

The starting point has moved



Source: ABS Census (2016 and 2021); SGS Economics & Planning; Victoria in Future

► Why more homes?

Hepburn population: the last decade and forward

14,370 in 2011 --

16,600 in 2021 10 years +2,230

18,700 by 2036 15 years +2,100 people

The destination trap: more homes but less occupied by locals



77% of Hepburn homes occupied on census night 2021

89% is the Victorian average

= 9,480 homes with 2,180 empty, second homes or tourist stays



The luxury gap in Daylesford: we individually take up more space

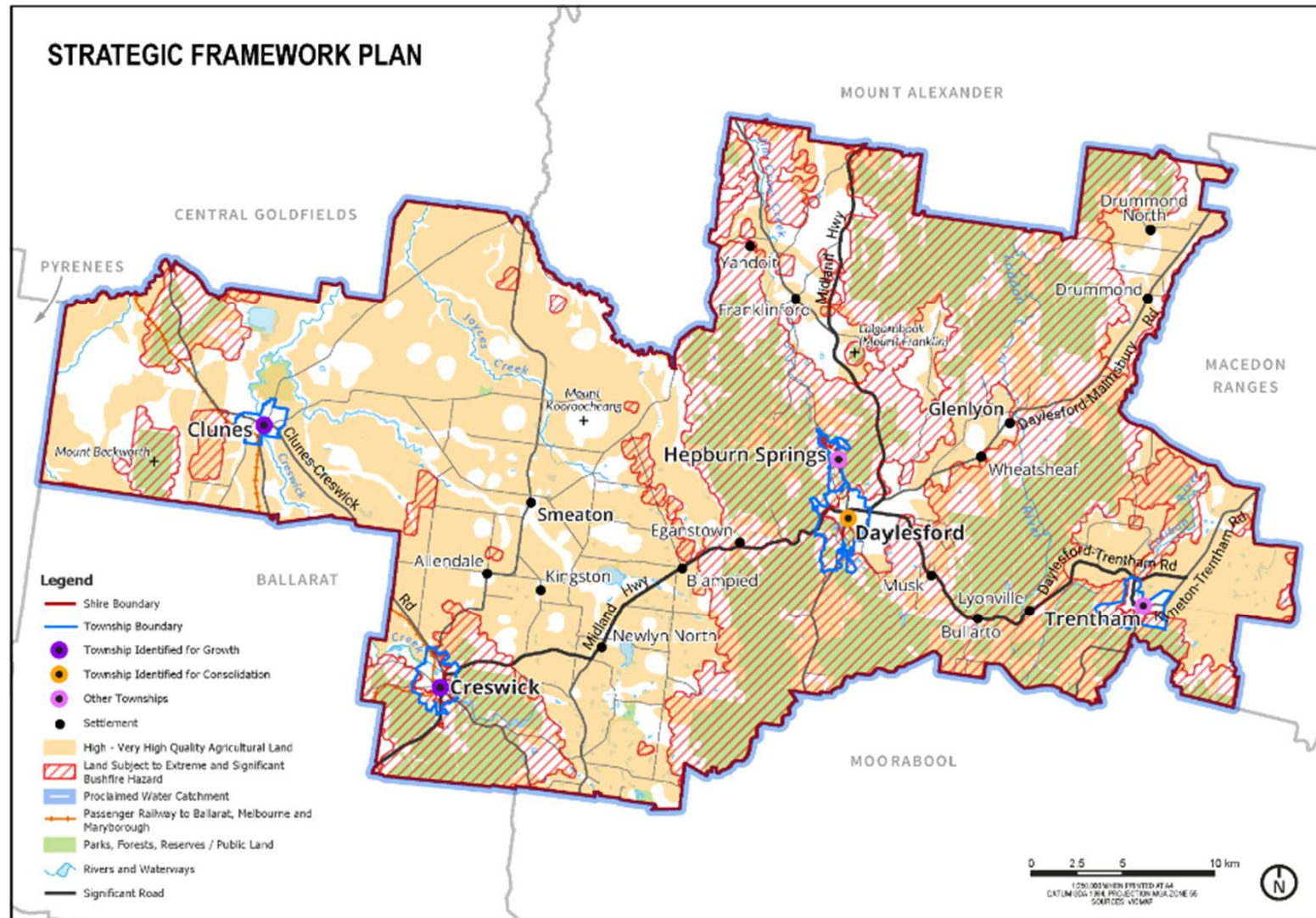
In 1981 Daylesford fitted 2.7 people to a home

In 2021 Daylesford fitted 1.7 people to a home



More homes required for to house population

The baseline land use scenario



► The rural areas: recent housing

Recent residential occupation of rural land

322 dwelling approvals in rural zones 2007-2021 (14 years)

8,200 lots in the Farming Zone hectares – **3,700 are under 4 hectares area**

Rural land with houses
in last 14 years

322 @ 4 ha = 1,288 hectares

322 @ 8 ha = 2,576 hectares

322 @ 20 ha = 6,440 hectares

322 @ 40 ha = 12,880 hectares

Planning Permits: Approved Dwellings in the Farming Zone

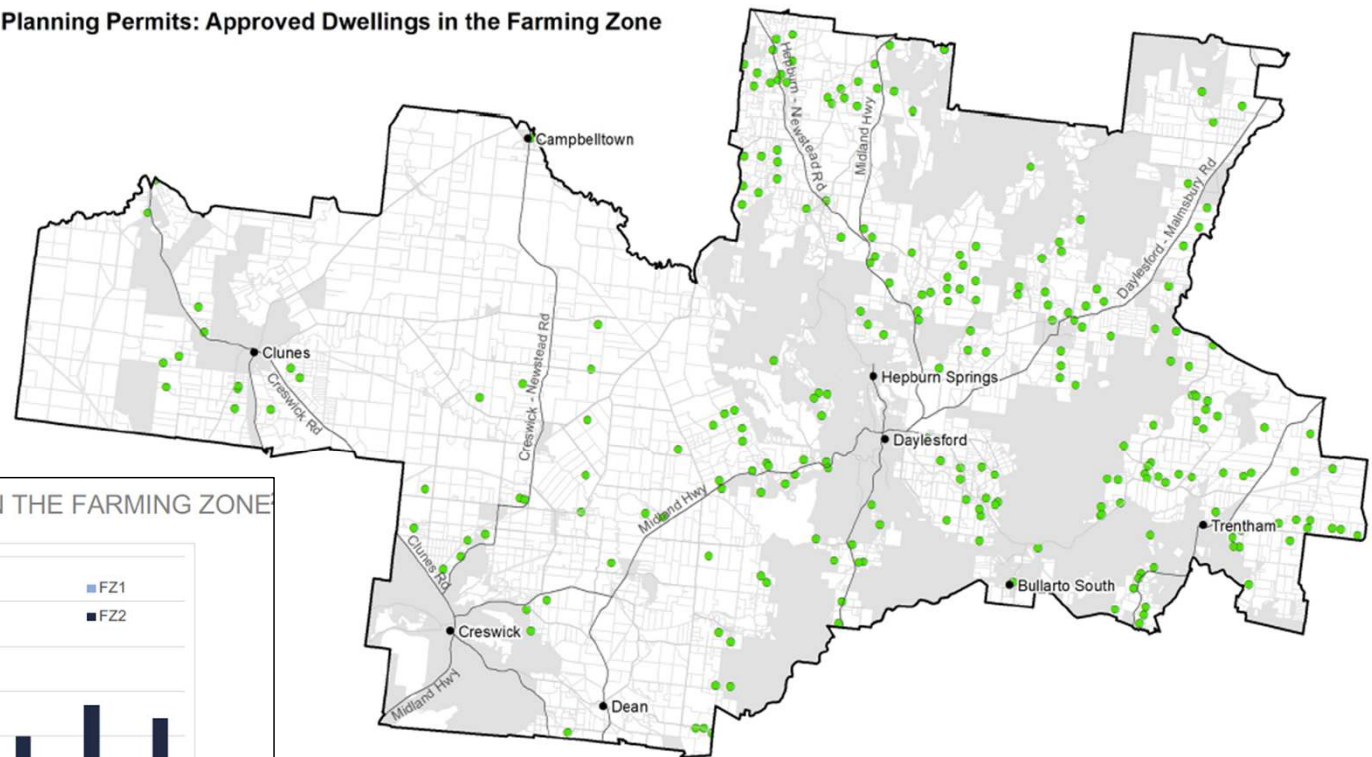
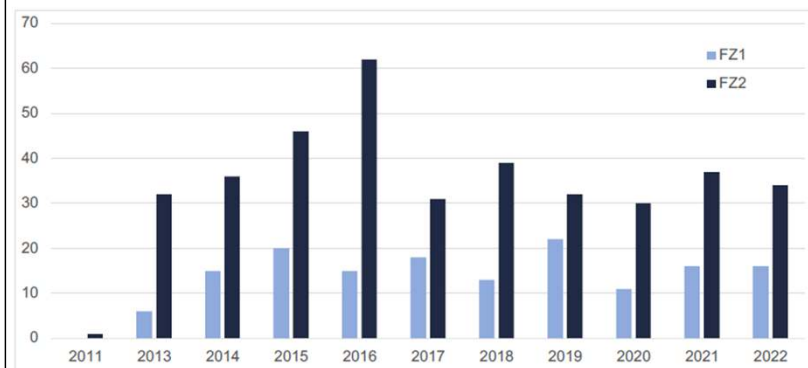


FIGURE 21: DWELLINGS PERMITS APPROVED IN THE FARMING ZONE



► Rural areas: farming or housing?

108,000 hectares of rural zoned land in the Shire

Residential occupation of rural land in past 14 years

~1,300 - ~13,000 hectares – 1.2% - 12% of rural land

Rural Land proposed for township growth currently in rural zones

73 hectares proposed for use as residential and industrial across our main towns.

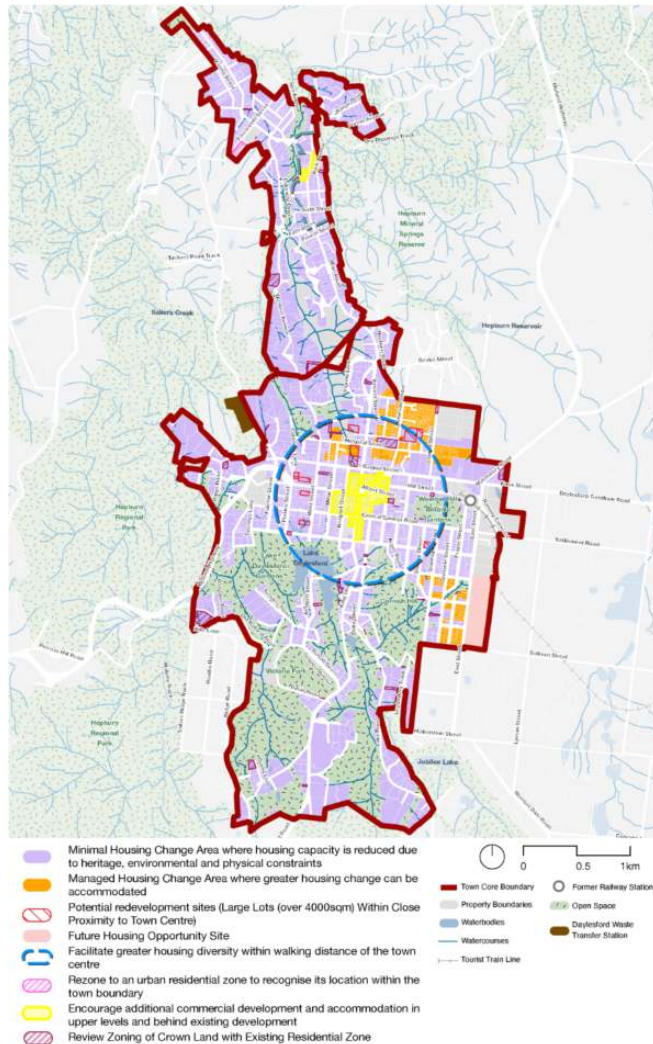
0.06% of our rural land proposed for town use over a 30 year period.

Daylesford- Hepburn Springs occupies **1,200 hectares – 1% area increase**

If we don't use our towns and their hinterlands we will loose our rural areas.

▶ Key Themes of Structure Plans

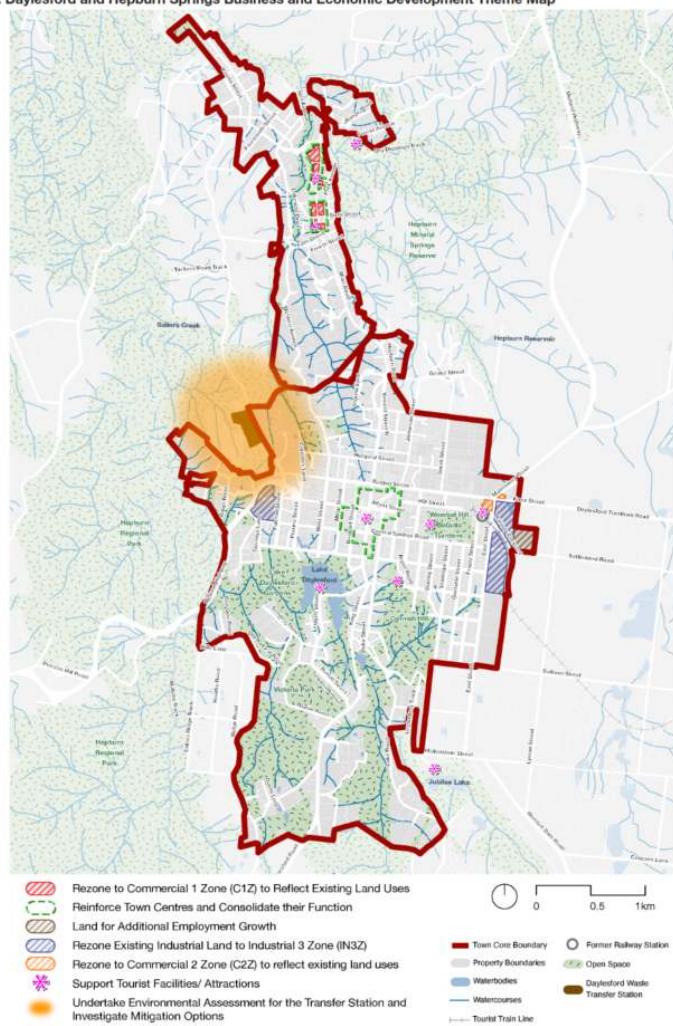
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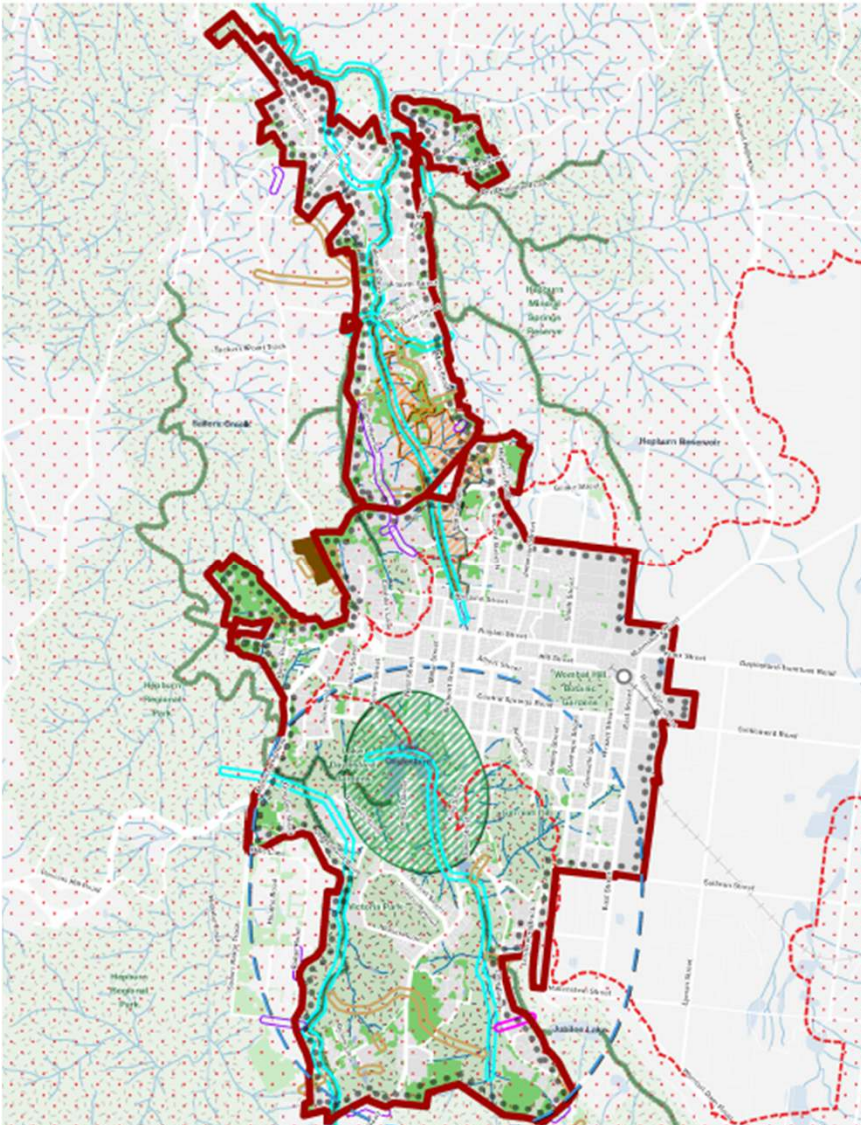
- Focus on encouraging new housing into Infill areas (orange & some purple)
- Support purpose-built visitor accommodation in the centre of town to reduce demand on housing

Business & Economy

1: Daylesford and Hepburn Springs Business and Economic Development Theme Map

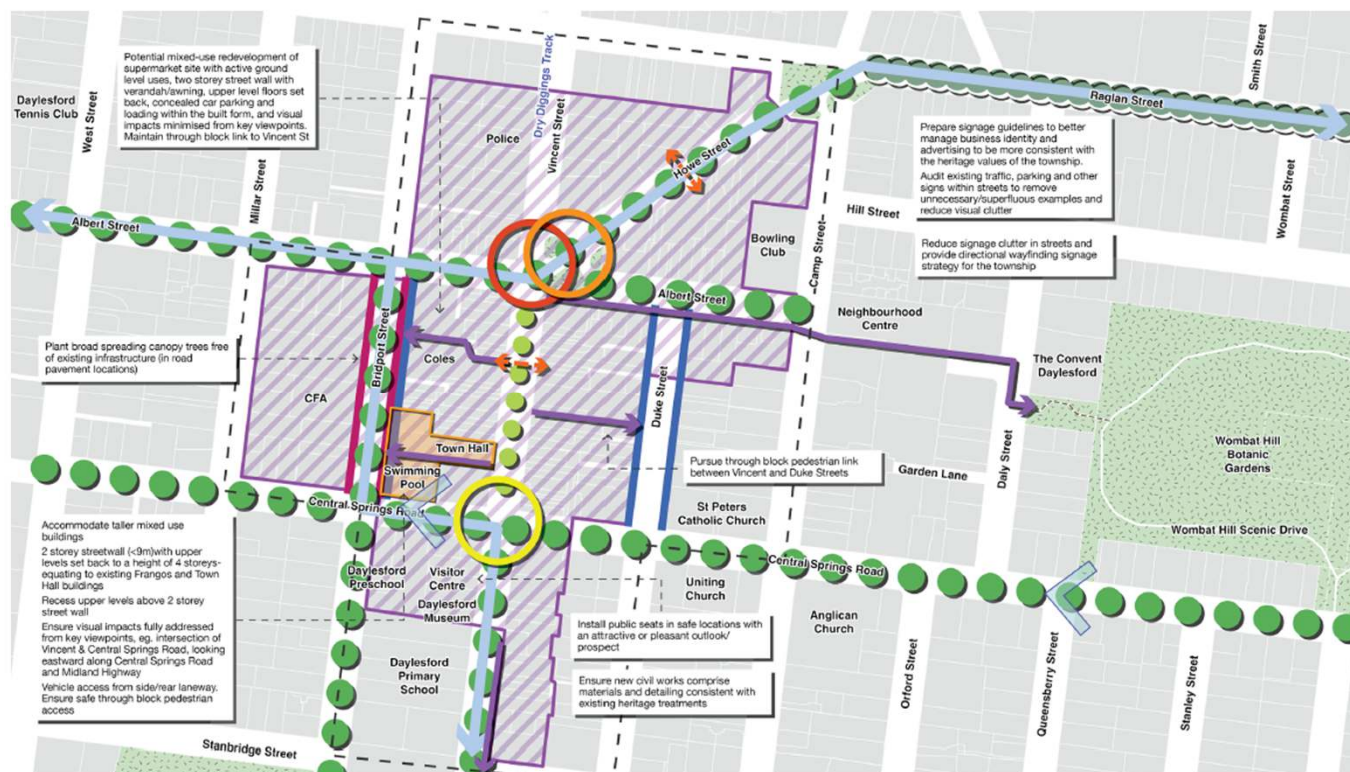


- Encourage redevelopment of commercial land for commercial purposes
- Improved links between Vincent, Duke and Bridport Streets
- Grow available industry land proportionate with population growth
- Support tourism growth



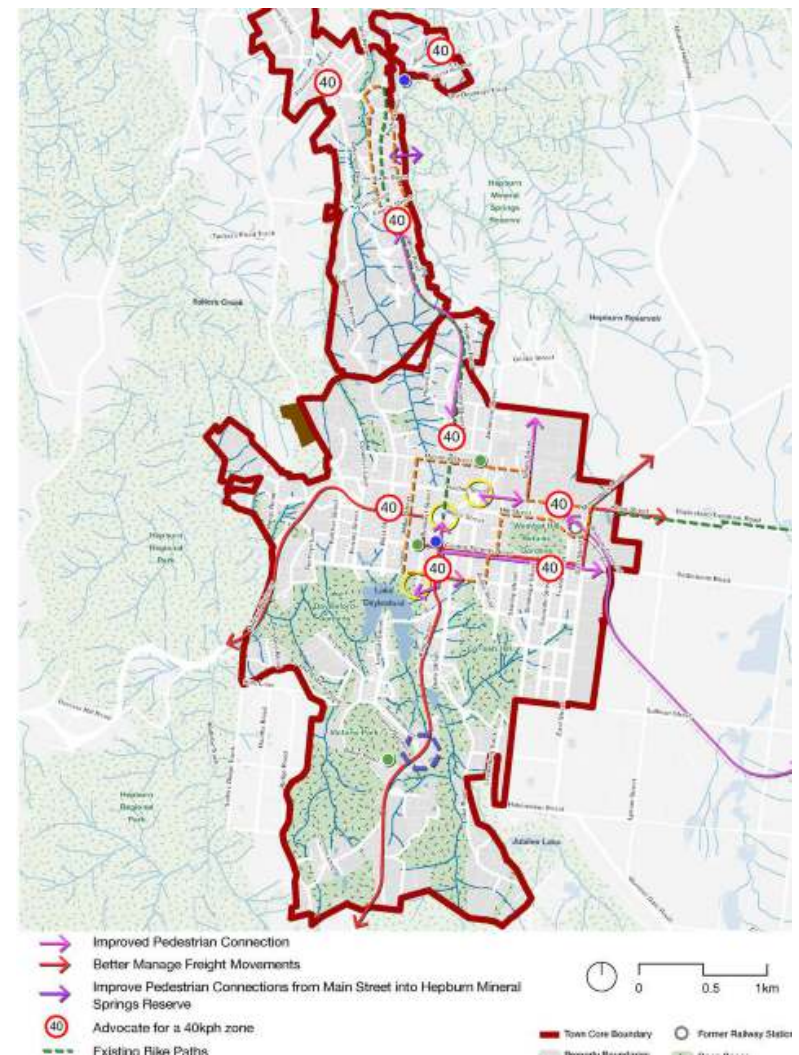
- Maintain boundaries to forest.
- Apply protective overlays to creek lines.
- Ensure new development around lakes manages water runoff on site.
- Establish bio-link corridors between forested areas.

- Burke and Wills Parks and intersection design review
- Walk throughs between Bridport and Duke Street
- Ensure new development is designed in heritage context



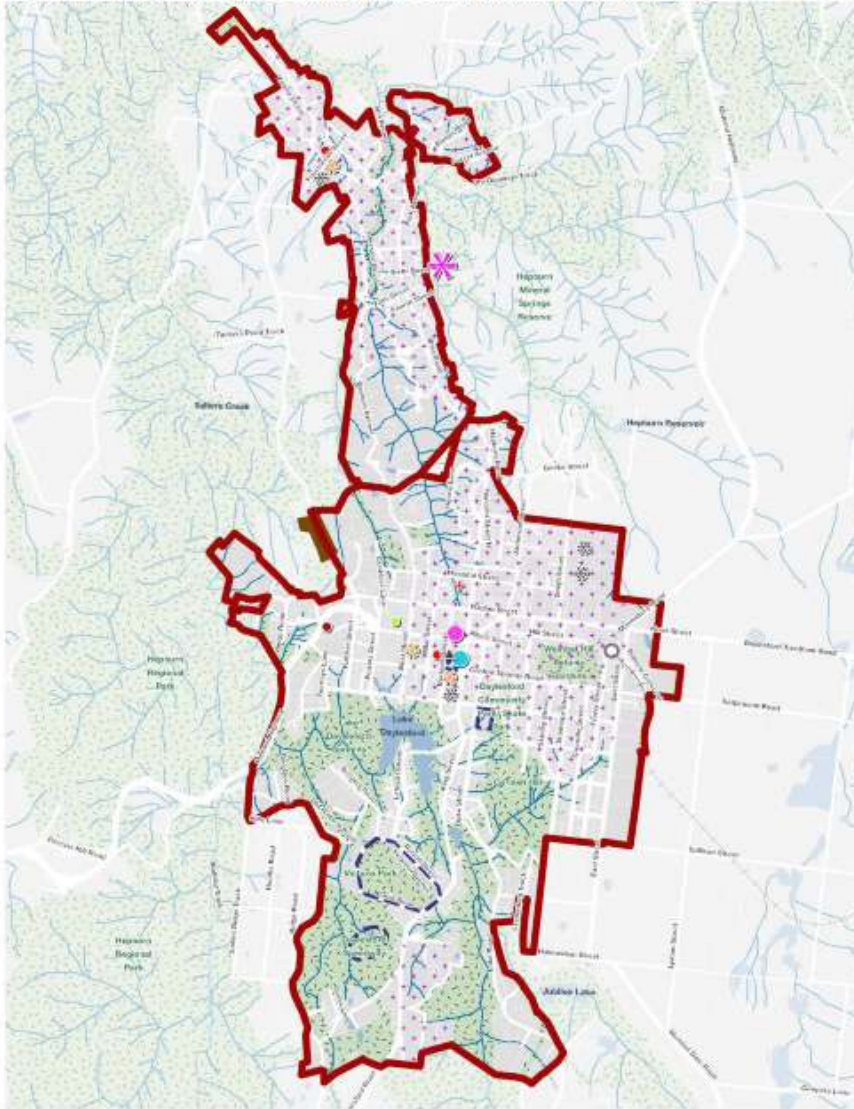
► Movement & Access

- Implement Integrated Transport Study.
- Ensure safe & connected footpaths between Hepburn Springs & Daylesford.
- Advocate for improved public transport services.
- Facilitate EV charging stations.



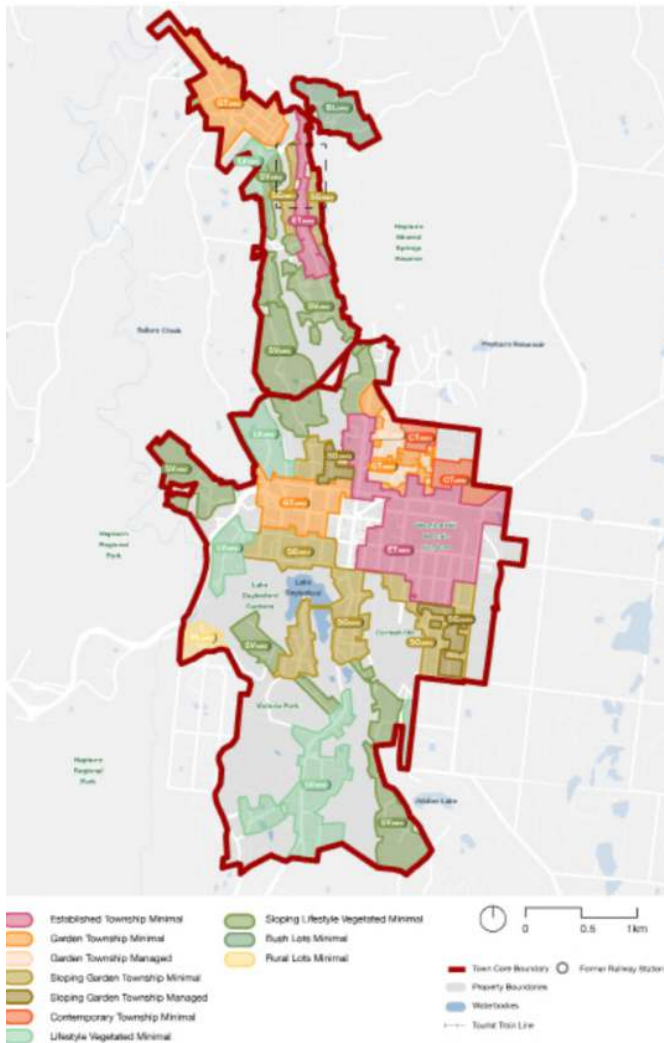
Community & Cultural Infrastructure

Figure 15: Daylesford and Hepburn Springs Community and Cultural Infrastructure Theme Map



- Put the hospital in a zone that allows for it to expand services.
- Encourage take up of spaces in line with Arts & Culture Strategy.
- Prepare a master plan for key community buildings.
- Develop & implement a kindergarten plan.

Character Precincts



- Focused on protecting and improving design in commercial, residential & industrial areas.
- Ensure heritage adjacent properties are designed in sympathy with listed heritage places
- Investigate work to strengthen significant tree protection

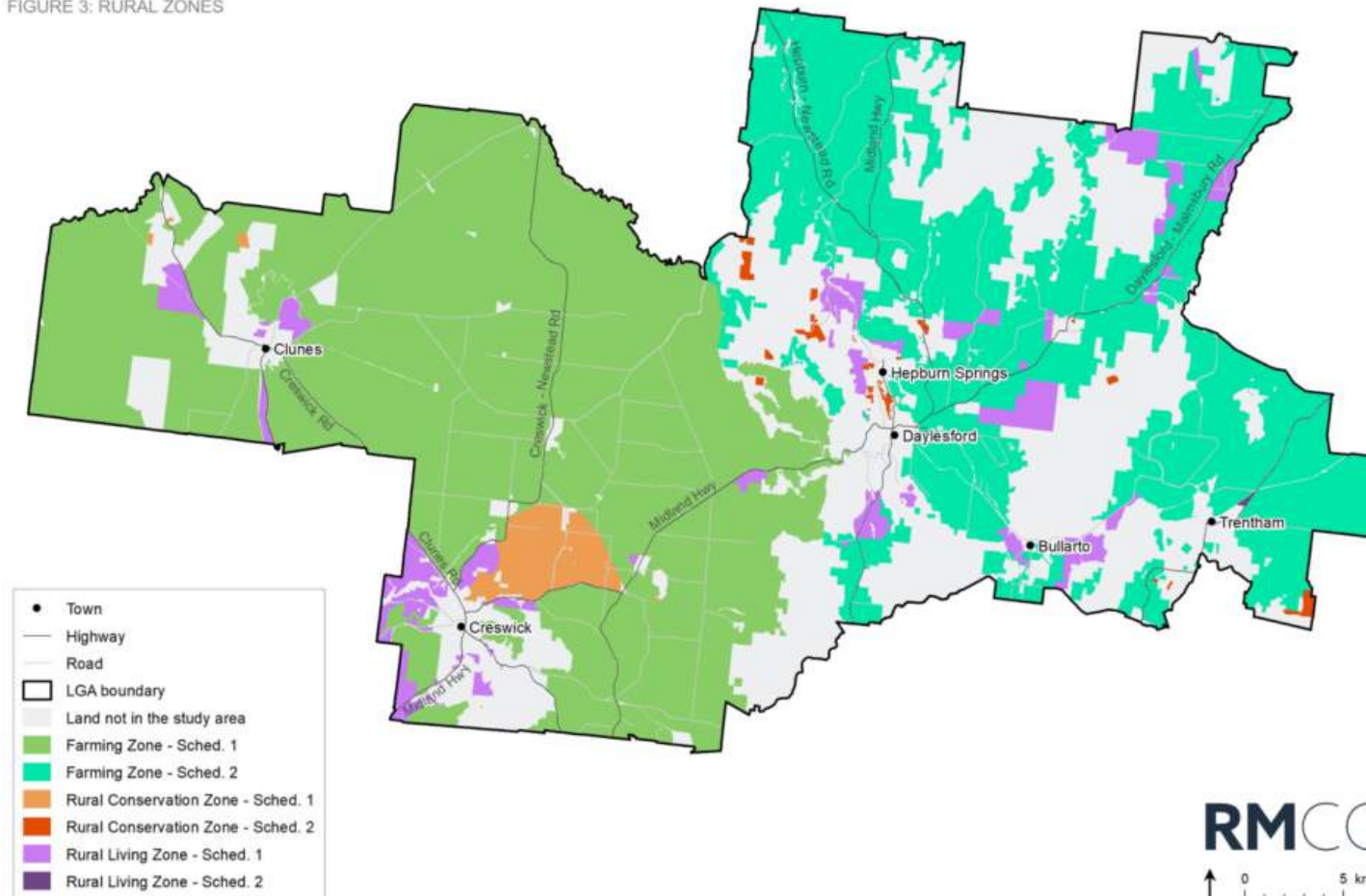
The Strategy is a long term plan for future use and development of rural land in Hepburn. It comprises a strategic framework and planning policy recommendations that aims to safeguard the Shire's agricultural industry and biodiversity, protect important cultural heritage, landscape and natural values, provide for safe and sustainable rural living and small settlements to 2043.

Generally, the Strategy:

- Outlines a vision for the rural areas and the land use and development outcomes to be achieved.
- Sets out objectives and strategies for land use and development.
- Sets out actions to implement the Strategy.
- Will be used by Council to guide future decision making by Council.

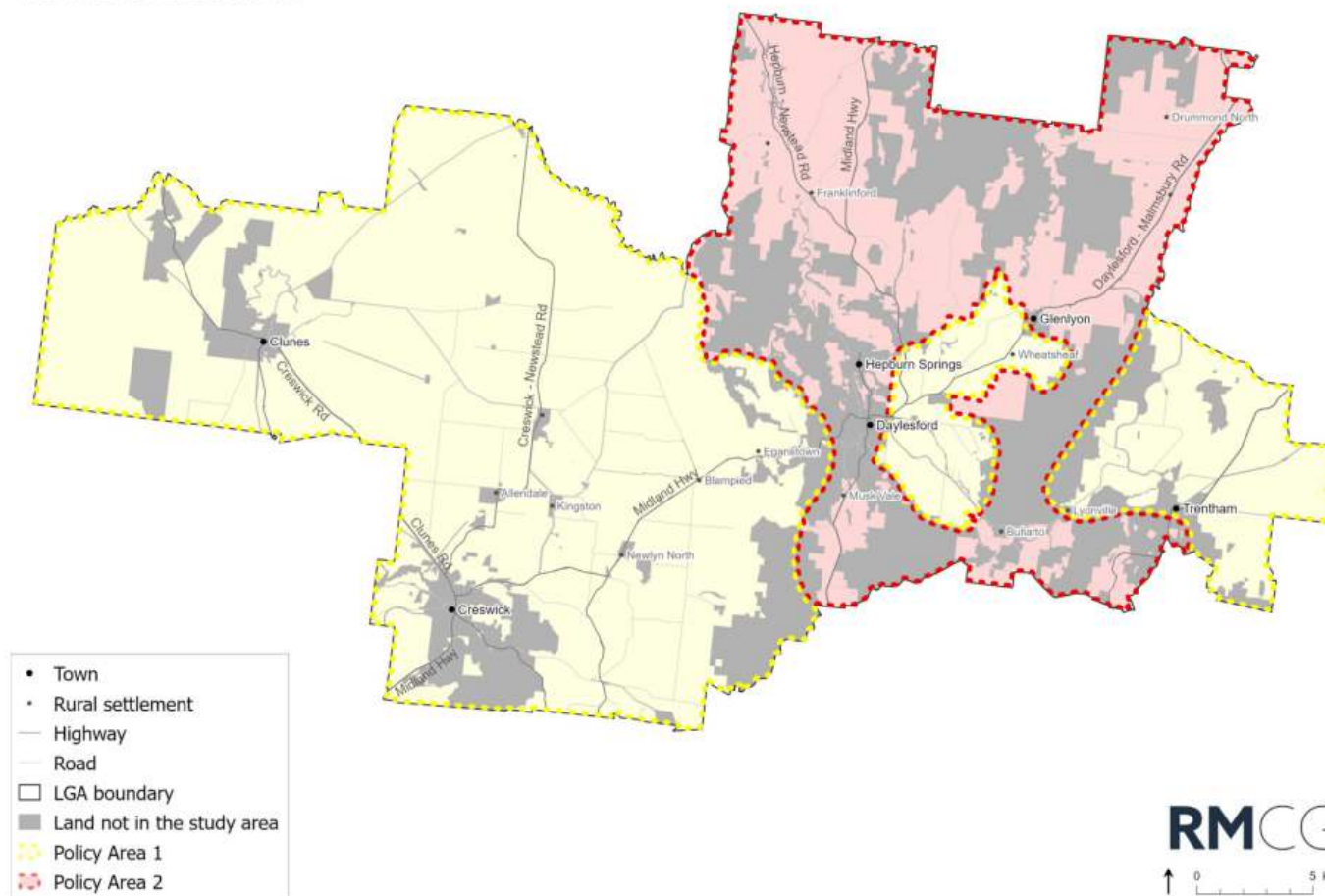
Current Rural Zones in HSC

FIGURE 3: RURAL ZONES



Proposed policy setting for Rural Hepburn

FIGURE 9: RURAL POLICY AREAS



RURAL HEPBURN | DRAFT STRATEGY

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Key Recommendations in summary

- **Policy Area 1:** The Shire's Engine Room – Protection of Ag first & foremost
 - Proposal to require a planning permit to establish a dwelling on a Farming Zone lot below 80ha
 - Proposed *Rural Conservation Zone* on heavily forested land
- **Policy Area 2:** Agriculture with a mix of supporting ancillary uses
 - Proposed new *Rural Activity Zone* (mixed farming and tourism) in areas south and north of Daylesford with a 40ha minimum subdivision size
 - Proposed ability to subdivide down to 2ha in selected existing *Rural Residential Zones* at Creswick and Clunes
 - Investigation of the introduction of the Rural Activity Zone (RAZ)
 - Investigation into potential areas of Rural Living Zones around Clunes & Creswick.

Why do we need to do this work? I am happy with the way my town is...

The importance of strategic planning is just that, we love our towns and want to ensure that appropriate growth and development is managed into the future. Without a forward plan Hepburn Planning Scheme decisions are made on an individual application basis which does not take into account community impact as a whole.

How do I know if my property is recommended for a rezoning?

Refer to Section 10.1 in the Structure Plan that is relevant to your township. Alternatively we have a list of streets that may be impacted by proposed rezonings on our Participate Hepburn page.

What is a Buffer Area Overlay Investigation Area?

These are nominated 500m investigation areas surrounding our current transfer stations and past landfill sites. Residents who live around these sites can find more out more information about this proposal by accessing the '*Investigation Areas - Buffer Area Overlay letter to residents 08 May 2024*' and the '*Separation Distances Assessments*' for their individual townships provided in the background reports available on our Participate Hepburn page.

Questions & Answers

▶ continued...

Why are some of the township boundaries proposed for change?

There have been some minor inclusions and exclusions of some of our township boundaries in response to either needing more land to accommodate predicted growth or reducing the township boundary to discourage growth in highly constrained areas due to environmental factors etc.

How long will this process take?

These plans are designed for the next 20-30 years. However, the process of imbedding them into the scheme from is still a couple of years away.

What is infill vs Green field land?

Infill is land in existing settlement areas (townships etc) that has access to existing infrastructure, servicing etc. Greenfield land is any kind of land that isn't currently developed & in the Planning reference may be identified to be developed for future purposes.

Who is involved in the process of developing these documents?

Council Planners, specialist consultants (bushfire, biodiversity, land contamination, land economists, Urban Design & Character specialists etc) state authorities, Traditional Owner groups, stakeholders throughout Council, Co-Design community members

▶ Next steps

- **May-August 2024:** Engagement on five drafts, processing of submissions into final draft for Council adoption decisions.
- **August onwards:** Draft planning scheme amendments with State Government and obtain authorisation for Council to proceed to formal amendment process.
- **Q2/Q3 2025:** Return to Council for decision to exhibit amendments and start formal amendment process under *Planning and Environment Act*.

State Gov (Department of Transport & Planning) on form of amendments including options:

- a) Multiple amendments: Structure plans as background documents first / rezonings and overlays later by town.
- b) One amendment: Structure plans, rezoning and overlays together – towns can be split off to different paths during process if needed.

DTP – “overarching settlement strategy should guide planning” (HSC - SGS/RMGC work.)

Planning Panels Victoria – open to Panel process in most suitable and efficient way – guided by Council and nature of submissions

► How do I find out more?

For further information visit Council's engagement site: Participate Hepburn
– <https://participate.Hepburn.vic.gov.au>

Email: strategicplanning@hepburn.vic.gov.au

