

8 May 2024

Dear Community member,

Draft Township Structure Plans: Buffer Area Overlay Investigation Areas

Future Hepburn is a once-in-a-generation project which aims to protect and enhance the existing character of our towns and rural settlements through community-inclusive strategic planning controls on growth and development.

At Council's Special Meeting held on 30 April, Council resolved to release the draft plans (for Clunes, Creswick, Daylesford and Hepburn Springs, Glenlyon and Trentham) for community feedback for a period of 6 weeks, concluding 12 June 2024.

We are writing to you to let you know that your property is located within the Buffer Area Overlay Investigation (BAO) Area, share information about what this means for you and where you can source additional information, and how you can make a submission.

What is a Buffer Overlay Investigation Area?

There are currently no planning tools in place to manage the risk associated with the proximity of residences and other community uses to the waste transfer sites. This being the case, assessment reverts to the Environmental Protection Authority (EPA) guidelines and WorkSafe practices. Effectively a 500-metre threshold distance is applied as per EPA guidelines. To ensure transparency and a consistent approach is applied across all sites, the draft structure plans aim to formally acknowledge that these transfer station sites exist in the Planning Scheme.

The structure planning work aims to formalise existing processes and procedures to ensure safe development around our transfer station facilities in Daylesford, Creswick, and Trentham, and any former landfill sites. There are no zoning or formal changes proposed at this stage.

An investigation area is being established around these sites to address community concerns about developing near them and to provide assurance that any development is safe and appropriate. By identifying an investigation area, we are noting there is an area which we need to further investigate to determine the most appropriate buffer, not just applying a one-size-fits-all approach.

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► CRESWICK

68 Albert Street
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03 5345 8399

► CLUNES

The Warehouse
36 Fraser Street
Clunes
03 5345 3359

After the investigation concludes, which we anticipate may be over the coming years, Council will have a clearer idea of any necessary planning responses, which could include policies or controls. Any future proposed planning responses will involve extensive community and stakeholder consultation. In the meantime, the EPA will continue its monitoring role as usual.

The investigation areas would form part of future strategic planning work to be undertaken after the adoption of structure plans and incorporation into the Planning Scheme. Once that work is progressed, the impacted community members located within the investigation areas would be directly contacted.

What does this mean for me?

We appreciate that this may create uncertainty for you and your family. It is important to note that the BAO Investigation Area is a precautionary measure that some land within the area may need to undergo testing to ensure the new development may need to ensure it mitigates any potential effects from current or former landfill sites. The investigation area will not trigger any immediate additional planning permit requirements for landowners looking to build or renovate in residential zones.

How can I find out more?

You can access the five draft structure plans and other relevant information about the Future Hepburn project at <https://participate.hepburn.vic.gov.au/future-hepburn>.

You can discuss any concerns with our Strategic Planning team at one of the six Community Information Sessions that will be held across the Shire. An Introduction Presentation will be given by a Strategic Planner outlining the key planning responses within the structure plans and Rural Hepburn. Details of community engagement sessions in your township can be found at <https://participate.hepburn.vic.gov.au/future-hepburn>.

We will continue to share information on what we have heard during the upcoming six-week engagement phase and going forward.

For further information please:

- call 5321 6199
- go to Participate Hepburn at <https://participate.hepburn.vic.gov.au/future-hepburn>
- review the attached brochure

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- email us at strategicplanning@hepburn.vic.gov.au

How can I make a submission?

Submission forms for each of the Draft Township Structure Plans are available on the Participate Hepburn site. If you are unable to access this site, printed copies of the submission forms are available on request. We look forward to receiving your feedback by 12 June 2024.

Yours sincerely,



Cr Brian Hood
Mayor

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