

Hepburn

SHIRE COUNCIL

Future Hepburn

.....
Daylesford/Hepburn Township Structure Plan

► 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.

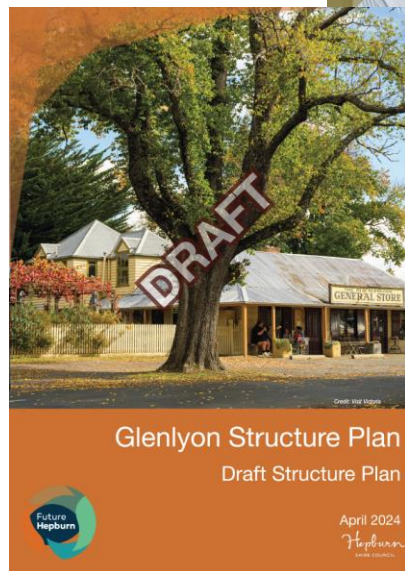
We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and the Wadawurrung to our South-West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region

Welcome - Future Hepburn



► Future Hepburn

Structure plans Rural and land use and settlements strategy





SHIRE COUNCIL

What is a Township Structure Plan?

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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

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

1. *Plan Melbourne / Green Wedge / Agriculture Plan*— peri-urban
2. *Regional Growth Plan* – grow Creswick and Clunes / constrain Daylesford / manage rural residential to protect agriculture / tourism growth that protects environs
3. Artisan agriculture / landscapes
4. Township boundaries



- Policy/Strategy sets high level guidance for planning schemes
- Zones (determines the purpose of the land)
- Overlays (heritage, vegetation etc., permit trigger)
- Development Guidelines (built form/landscaping guidance for new development)

▶ How the docs talk to each other

5 key townships

Rural strategy

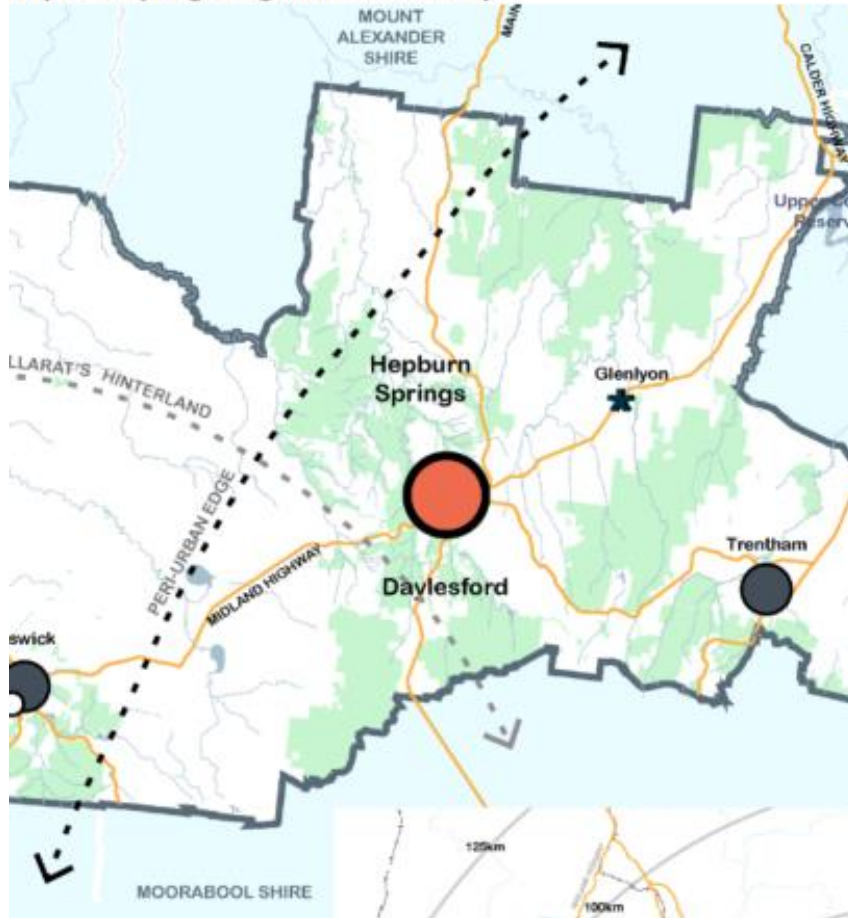
Primary focus – residential growth in our towns

Protect high quality agricultural land

Protect & enhance character of towns

▶ Key Findings

Hepburn Springs Regional Context Map



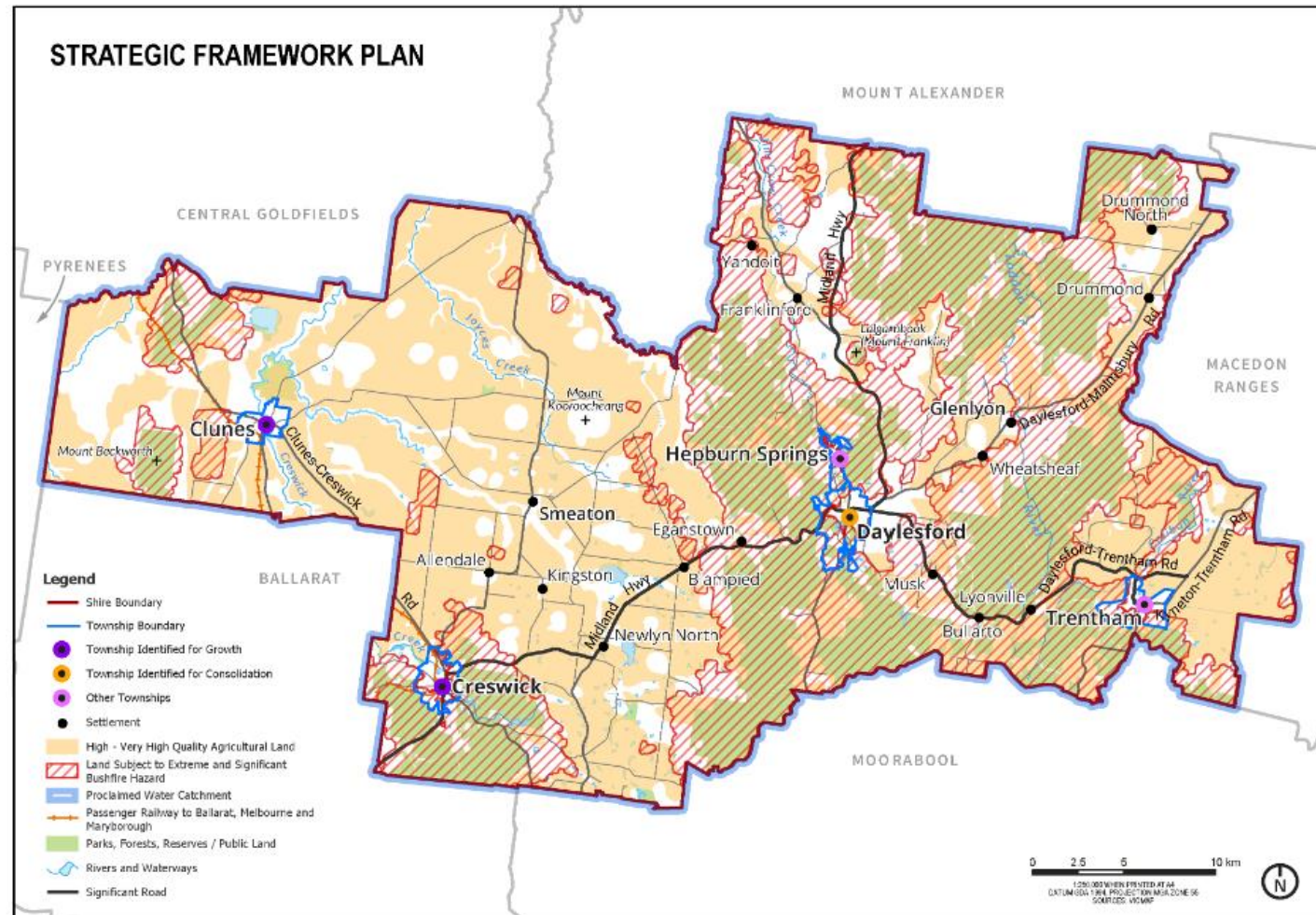
Keys stats as at 2021:

- Population: 16,604 / average age 52 yrs
- 28% aged 60+

Breakdown of Land areas

- **73%** rural/public use/Low Density Residential
- **21.5%** nat. parks, reserves, forests
- **5.5%** towns w/256ha of vacant land

Issues and opportunities

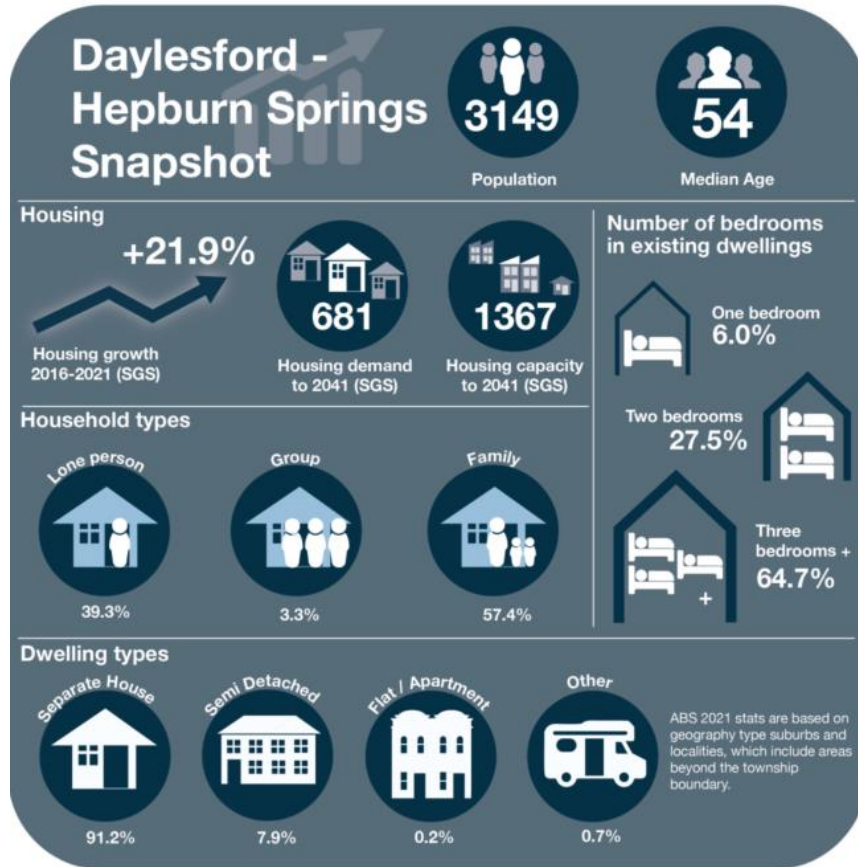


▶ Daylesford/Hepburn Structure Plan – why combined SP?

- Hepburn/Hepburn Springs focus
- Combined as Daylesford is Hepburn's primary service center.

Daylesford/Hepburn Springs

► Snapshot



- The proposed 14 hectare expansion of the Daylesford township boundary seeks to respond to the population growth of Daylesford-Hepburn Springs and its housing needs over the next few decades and beyond. Through a future rezoning process, this also represents an opportunity to codify more accessible, affordable, and appropriate housing for our future population. This forms the basis behind the proposed expansion.
- On the figures that are presented in the Draft Structure Plan, Council is obtaining further clarification from the expert consultants that prepared the technical reports.

▶ Key Themes of Structure Plans

Housing

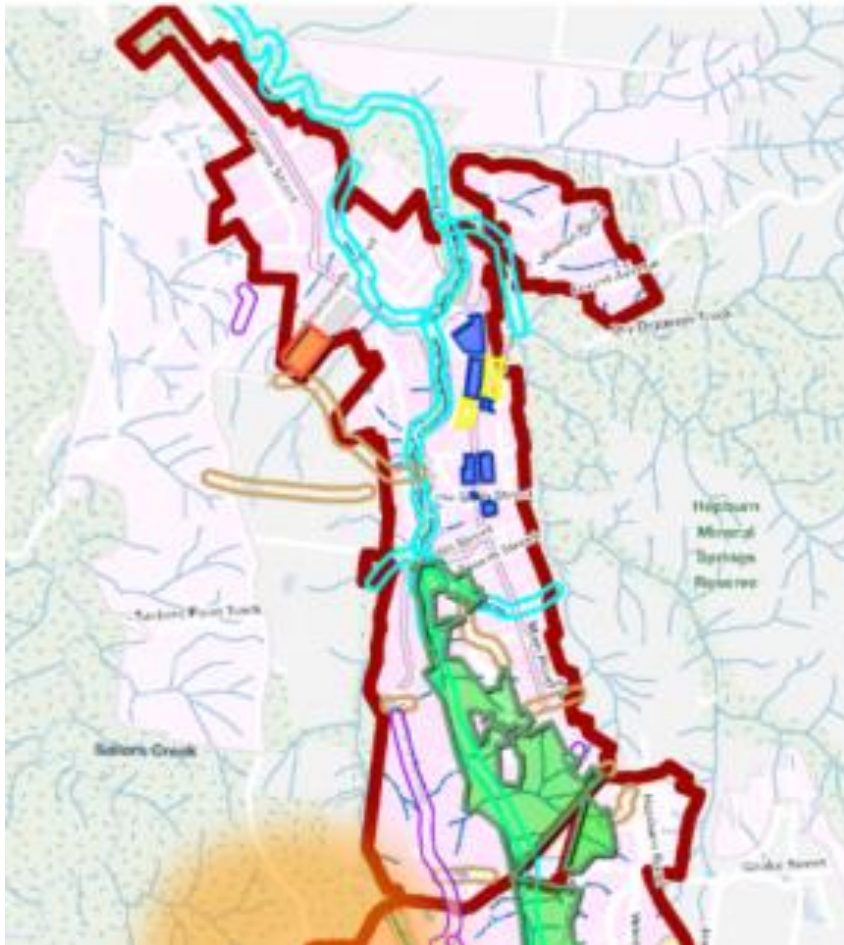
Movement
and Access

Urban
Design

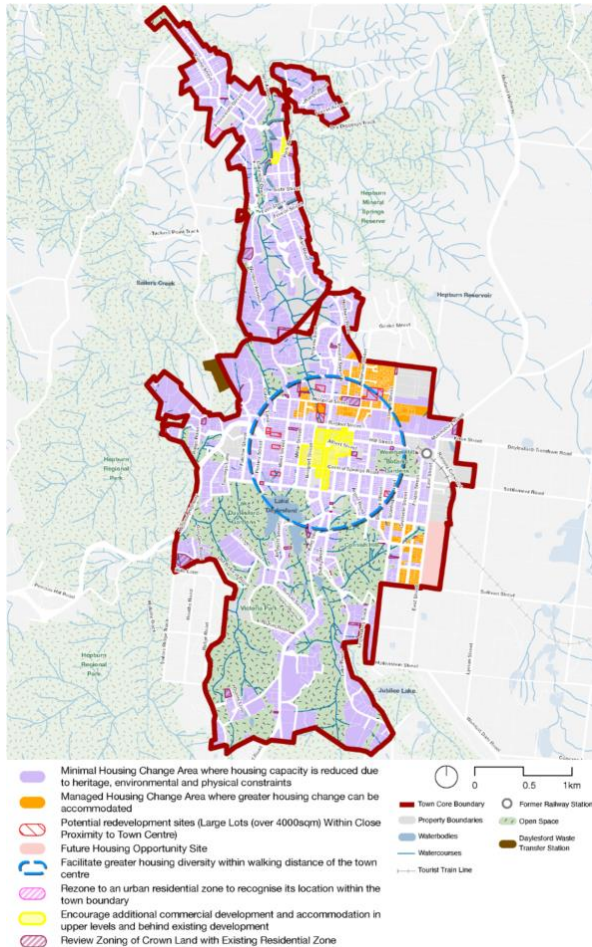
Business &
Economy

Environment
& Heritage

Community
& Cultural
Infrastructure

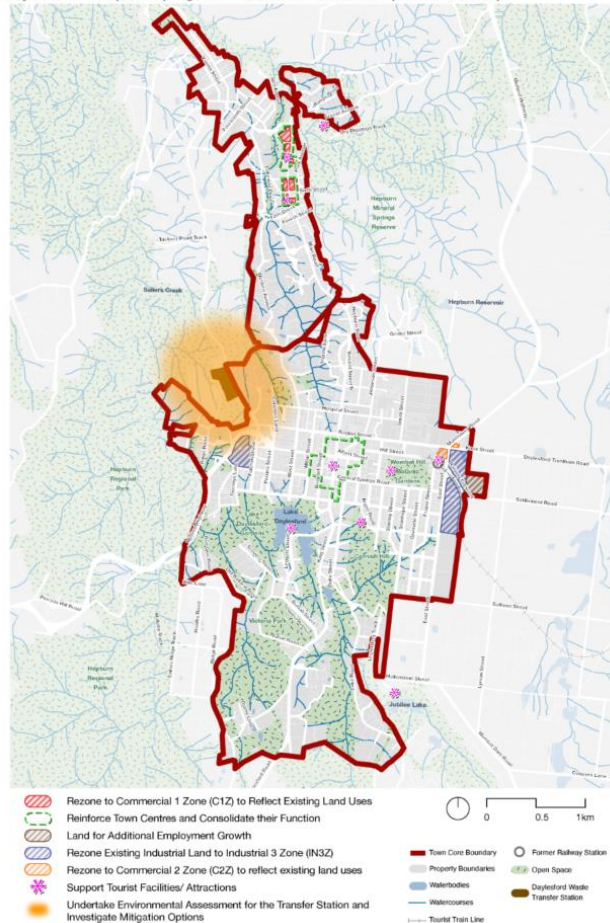


- Highly constrained due to topography, bushfire risk & biodiversity values.
- Strengthened commercial centre.
- Improved links to key natural spaces & to Daylesford town centre.



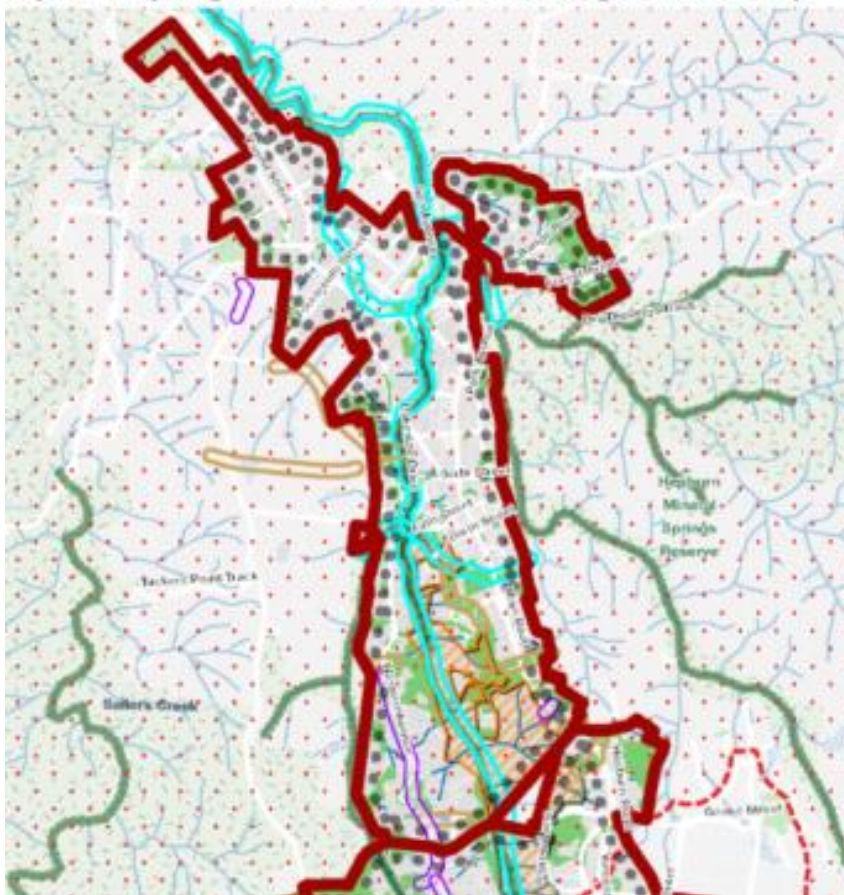
- Only recommending minimal housing areas in Hepburn.
- Focus on encouraging new housing into Infill areas (orange & some purple).

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



- Recommending to rezone land in Hepburn Springs currently used for Commercial but zoned Residential.
- Development needs to be pedestrian focused.
- Support adaptive re-use of heritage buildings.
- Encourage housing co-location with existing commercial premises.

Hepburn Springs Environment and Heritage Theme Map



- Identify updated Mineral Springs & Aquifer areas.
- Strengthen VPO.
- Advocate for heritage grants & apply Djarra CVA recommendations.
- Increase street tree planting.

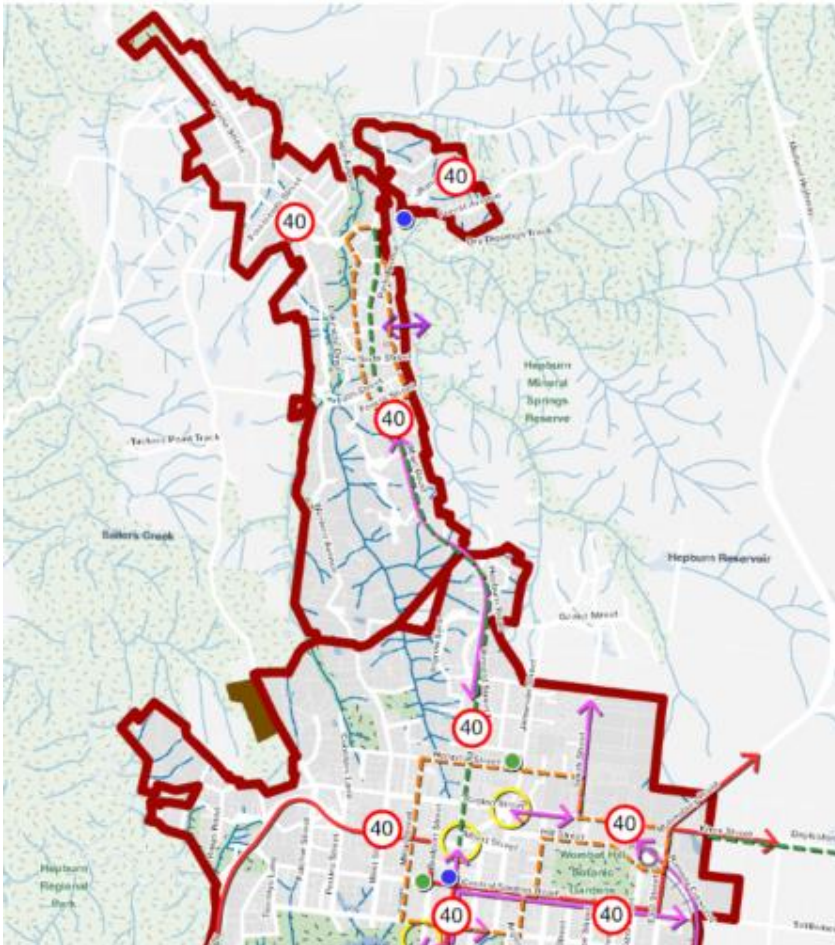
Urban Design

- Purple hatched is Special Character Area (identifies key qualities we value).
- Implement Neighbourhood design guidelines & signage policy.
- Utilise findings from the draft Rural Strategy.
- Upgrade road intersection on Ninth Street.
- Increase street tree & understory planting.

Figure 18: Hepburn Springs Urban Design Framework

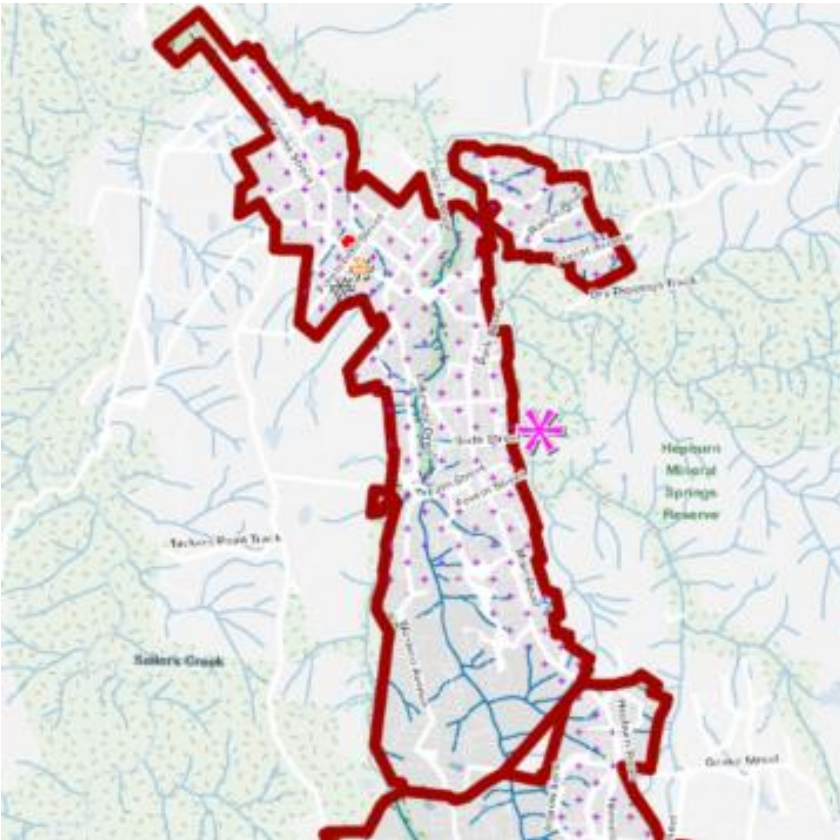


► Movement & Access



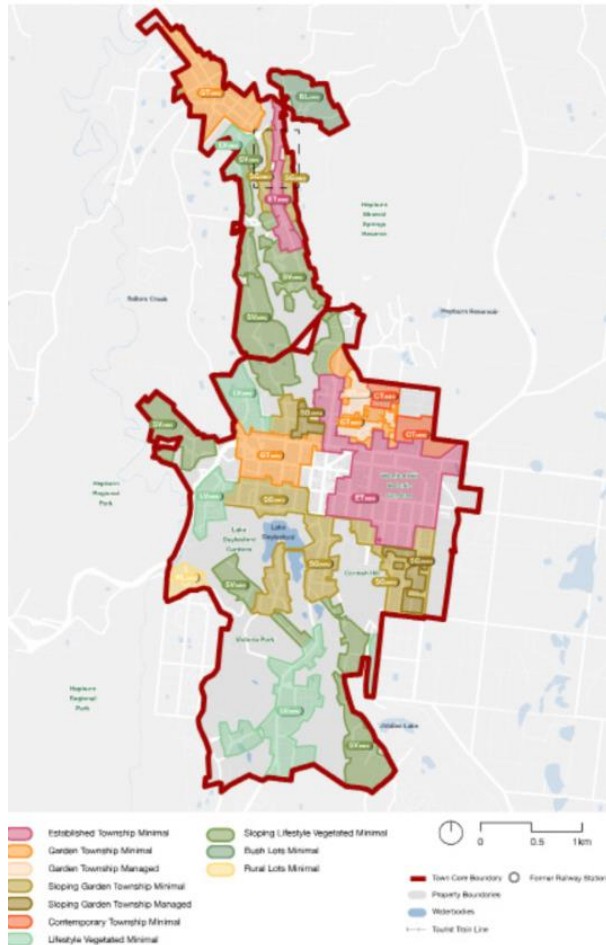
- Implement Integrated Transport Study.
- Ensure safe & connected footpaths between Hepburn Springs & Daylesford.
- Advocate for improved public transport services.
- Facilitate EV charging stations.

Community & Cultural ► Infrastructure



- Investigate options to improve facilities of Hepburn Natural Pool (purple star).
- Encourage environmentally sustainable development.
- Develop & implement a kindergarten plan.

Character Precincts



- Focused on protecting and improving commercial, residential & industrial zoned areas.
- Supported by future design guidelines.
- Supports heritage areas without listings.

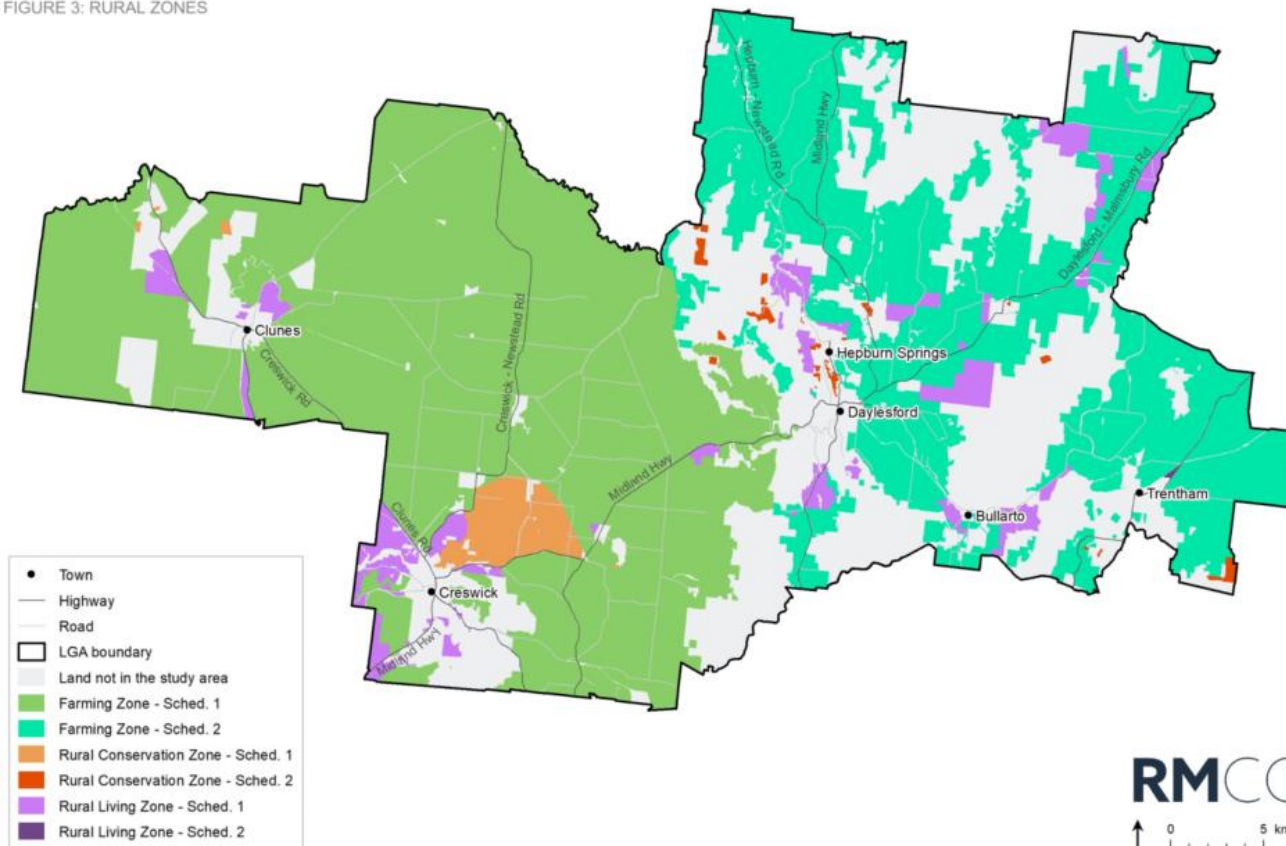
The Strategy is a long term plan for future use and development of rural land in Hepburn. It comprises a strategic framework and planning policy recommendations that aims to safeguard the Shire's agricultural industry and biodiversity, protect important cultural heritage, landscape and natural values,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

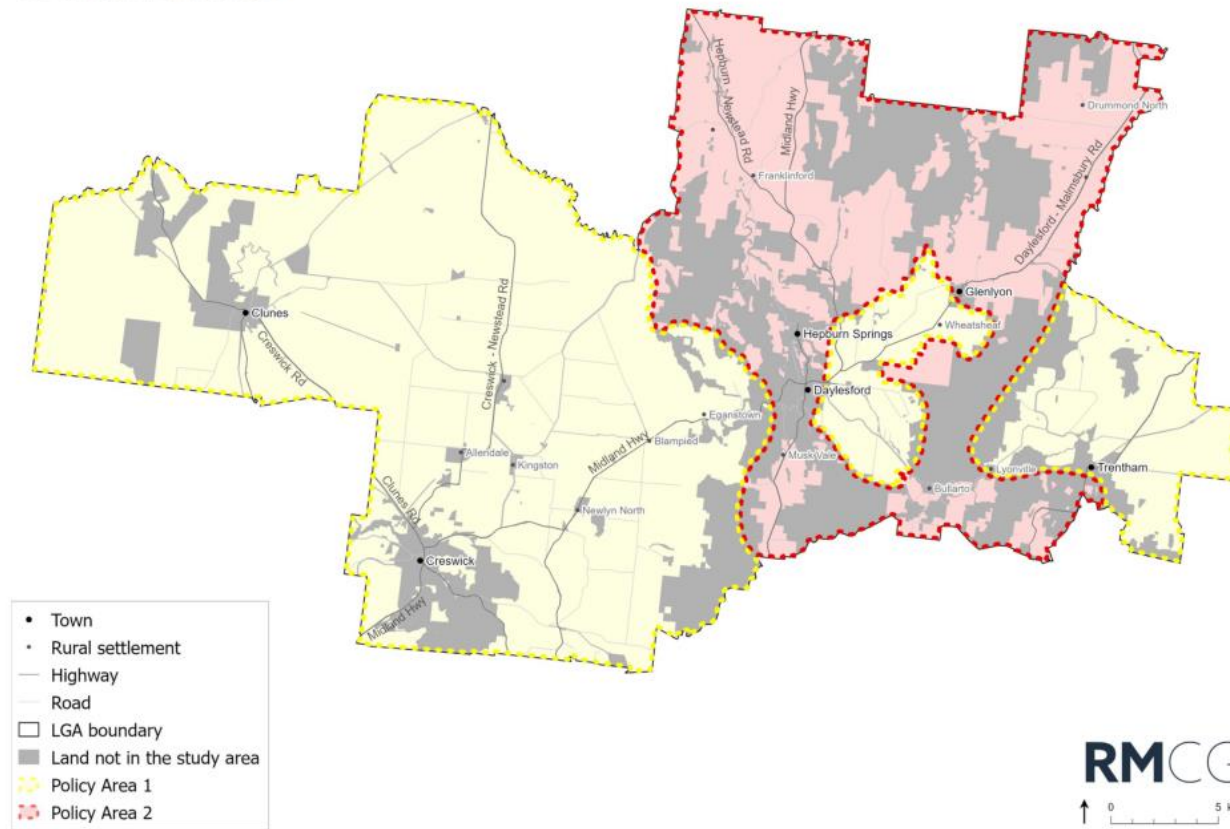
Current Rural Zones in HSC

FIGURE 3: RURAL ZONES



Proposed policy setting for Rural Hepburn

FIGURE 9: RURAL POLICY AREAS



Key Recommendations in summary

- **Policy Area 1:** The Shire's Engine Room – Protection of Agriculture 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 and 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 - [Future Hepburn | Participate Hepburn](#)

Email: strategicplanning@hepburn.vic.gov.au

Future Hepburn

Planning for a prosperous future together.

