



Future Hepburn Project Update

Future Hepburn

A major once-in-a-generation project, Future Hepburn aims to protect and enhance the existing character of our townships and rural settlements.

Future Hepburn is made up of several projects including:

- Township Structure Plans for Clunes, Creswick, Daylesford-Hepburn Springs, Glenlyon and Trentham.
- Rural Hepburn: Agricultural Land & Rural Settlement Strategy.
- Integrated Transport Strategy.

Since Future Hepburn's launch in April 2023, Council has undertaken significant community engagement. We are now pleased to seek feedback the draft Township Structure Plans and Rural Hepburn Strategy. The Integrated Transport strategy is still under development with release due later this year, or early next year.



About the Township Structure Plans

A structure plan is a long-term vision for how a township will develop into the future. The structure plans' purpose is to plan for the future by protecting and enhancing the distinctive positive elements of each town and builds upon its opportunities. These include housing, infrastructure, heritage, environment and community facilities.

An integral part of the Future Hepburn project, the township structure plans have been developed to manage the growth and development into the future.

The structure plans have been informed by both the Rural Hepburn and the Integrated Transport Strategy, and numerous technical studies.

Township Structure Plan update

Building upon the initial engagement in early 2023, Council undertook deeper engagement, collaborating with five Township Community Panels. The Panels develop shared visions and objectives. The Township Community Panels' work, alongside the initial community engagement, research and technical studies, have shaped the structure plans' development.



Introducing the draft structure plans

Engagement period:
1 May 2024 - 12 June 2024

Key features of the township structure plans

Each structure plan contains the following elements:

Vision - Developed in collaboration with the Township Community Panels, made up of local residents, the Vision is a shared long-term horizon for the future, guiding the content and actions contained within the structure plan.

Objectives - The structure plans' objectives outline how we can realise the Vision. The structure plans contain an objective for each of the key themes. These were also developed by the Township Community Panels.

Strategies - Generally reviewed every ten to fifteen years, strategies break down the Objectives into a plan.

Actions - Each structure plan contains tasks that need to be completed to achieve the strategies. Many of the actions come from community input, current strategic documents, plans or strategies or in response to technical studies undertaken in preparation for the structure plans.

Scan the QR Code and click on the Township Structure Plans to find out more and have your say.



Will my property be affected?

To give greater certainty to the implementation of the community developed vision for each township, it is necessary that a number of key actions are included in the Hepburn Planning Scheme. The draft Structure Plans include those proposed actions.

Section 10.1 Statutory Planning, and the accompanying maps, outline the land proposed to be rezoned and new overlays to be applied. An accompanying list of properties that are affected by the proposed zoning changes, has been supplied on the Participate Hepburn project page.

If you are interested in what is planned for your town, or property visit us at one of our Community Information Sessions or contact the project team.

The Community Information Sessions will include a Structure Plan Information Session, general structure plan information, and an opportunity to directly chat with staff. Dates and times for the sessions are listed on Participate Hepburn and will be communicated to residents.





Introducing the draft Rural Hepburn strategy

**Engagement
period:
1 May 2024 - 12
June 2024**

About the Rural Hepburn strategy

Rural Hepburn: Agricultural Land Study and Rural Settlement Strategy investigates how we might develop a land use and management plan that supports and conserves agricultural industries, rural tourism, valued landscapes, biodiversity and sustainable and safe small rural settlements.

The Strategy seeks to:

- Limit the ongoing fragmentation and inappropriate use of our rural land.
- Identify and protect what the community values about our rural areas.
- Determine our future agricultural needs and requirements.
- Help us better understand the risks and challenges posed in our rural settlements.
- Develop a clear strategic vision for our rural areas.

Council engaged with the community beginning in early 2023, sharing a detailed Background Report, seeking to gather local knowledge and viewpoints on the identified key challenges and opportunities through individual interviews, workshops and a community survey. This feedback drove the development of the draft strategy.

**Scan the QR Code and
click on the Rural
Hepburn button to
find out more and
have your say.**



Key features of the Rural Hepburn strategy

The Rural Hepburn strategy is made up of:

- Vision and Principles
- Rural framework plan
- Objectives, strategies and actions for agriculture and agricultural land, rural tourism, biodiversity and water, landscape, rural living and rural settlements.
- Implementation.

Will my property be affected?

The draft strategy proposes two key methods to ensure that high value agricultural land can continue to be farmed productively:

- Limiting new non-farm housing in farming areas by setting out specific Rural Living areas.
- Raising subdivision limits in farming areas protecting our agricultural land against further fragmentation.

To determine if your property is affected read:

- Section 2 Strategic Framework designates two policy areas enabling the strategies to be tailored to those areas. See the maps to determine which Policy area applies to you.
- Chapter 12 Implementation lists the recommended updates to the Hepburn Planning Scheme.
- Appendix 5 details subdivision and dwelling requirements that apply to Farming and Rural Activity Zones.
- Appendix 6 outlines Farm Management Plan requirements.



Share your feedback with us

Engagement period:
1 May 2024 - 12 June 2024

Find out more

- **Visit a Community Information session:** Speak to a planner at one of the six sessions that will be held across the Shire. An Introduction Presentation will be given by a Strategic Planner outlining the key planning elements responses. No bookings are required.
- **Attend a webinar:** This will be recorded and made available.
- **Visit the Participate Hepburn project page:** Copies of the strategy, structure plans, submission forms and other supporting documents are available. Reading Guides have been provided to support your understanding of the draft structure plans and Rural Strategy.
- If you have limited access to the Internet you are welcome to contact the team and request a hard copy of the documents by contacting Council.



Next Steps

Your feedback on both the township structure plans and the Rural Hepburn Strategy will be collated and considered. Submissions are open from **1 May to 12 June 2024**.

An Engagement Summary Report will summarise the feedback and Council's response. Council will consider the final drafts and feedback at a Council meeting before deciding to adopt them.

A planning scheme amendment is required to give effect to the strategic directions within the structure plans and Rural Hepburn strategy. This process will involve an additional phase of community engagement and opportunities for submission.

Have your say

We invite you to submit comments and feedback on the township structure plan and the Rural Hepburn strategy.

- Complete a Submission form at the Future Hepburn Participate Hepburn page. Scan the QR code to find the appropriate form.
- Email the Strategic Planning team: strategicplanning@hepburn.vic.gov.au
- Contact us by telephone: (03) 5348 2306

Hepburn
SHIRE COUNCIL

Scan the QR Code and select the Future Hepburn project you wish to make a submission on.

