Daylesford and Hepburn Springs Structure Plan

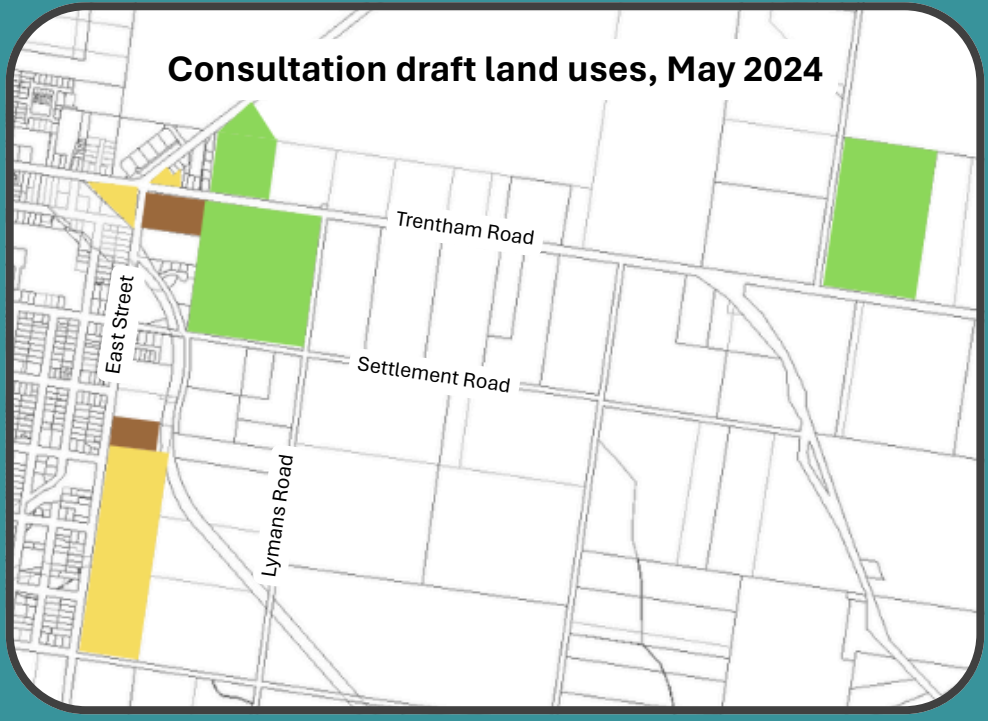
Consultation on adopted changes

1 Background

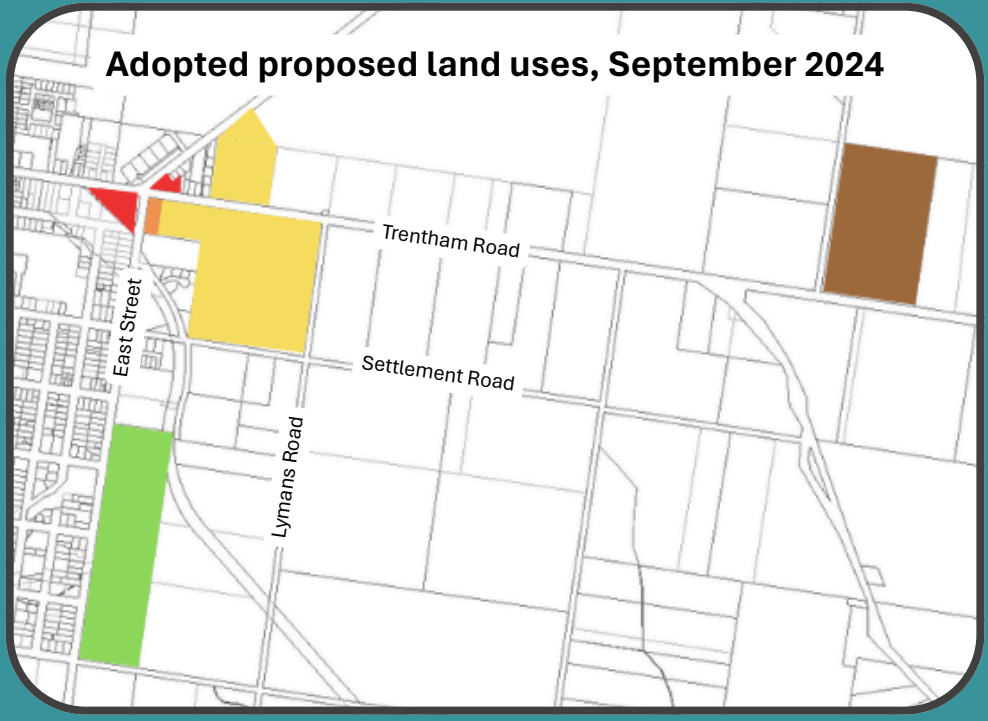
Future Hepburn is a settlement strategy for the whole of Hepburn Shire. It aims to protect and enhance the existing character and productivity of our farming areas, while growing our towns through planning strategies for land use and development across the Shire.

Council consulted the community on draft strategy and structure plans. On 3 September 2024, Council adopted the documents subject to further consultation on specific changes made to the Clunes, Trentham and Daylesford and Hepburn Springs structure plans.

Consultation draft land uses, May 2024



Adopted proposed land uses, September 2024



2 What has changed?

The town boundary has been modified to reflect a swap of farming and residential land uses. Additional changes update the plans to reflect existing land uses such as industrial on Trentham Road and mixed uses at the Farmers Arms intersection.

The properties subject to this revision include:

- 2, 4, 8, 10, 12 Raglan Street
- 1, 2, 26 Knox Street
- 5, 6, 7, 9 East Street
- 90, 98, 110 Lyman Street
- 50, 50A Railway Crescent
- 4738 Midland Highway
- 57 Leitches Creek Road.

- Industrial
- Residential
- Commercial
- Mixed Uses
- Farming

Daylesford and Hepburn Springs Structure Plan

Consultation on adopted changes

3 Why have these changes been made?

Council adopted these changes in response to community and landowner submissions. The submissions were assessed by Council Officers and reported on in the 3 September 2024 Council agenda.

4 Why am I being contacted?

In addition to adopting these proposed changes, Councillors resolved to further consult the community on the changes.

5 FAQs

Can I provide feedback on the changes?
Yes. Council has resolved to seek further community input ahead of the planning scheme amendment process. This recognises that not everyone was able to comment on these changes at the time they were made.

Is this my last opportunity to have my say?
No. After this consultation, Council must still go through the planning scheme amendment process, see below.

What is the planning scheme amendment process?
In Victoria, changes to a planning scheme follow a set process. Once a proposal is prepared (Future Hepburn), it is placed on public exhibition, giving the community a formal chance to review the proposed changes and provide written submissions. All submissions are considered before Council decides whether to proceed, make changes or abandon the amendment. Council is obliged to send unresolved submissions to an independent panel for review before final decision by Council and the Minister for Planning.

6 Further information and submissions

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strategicplanning@hepburn.vic.gov.au

Hepburn SHIRE COUNCIL

Clunes Structure Plan
Consultation on adopted changes

1 Background

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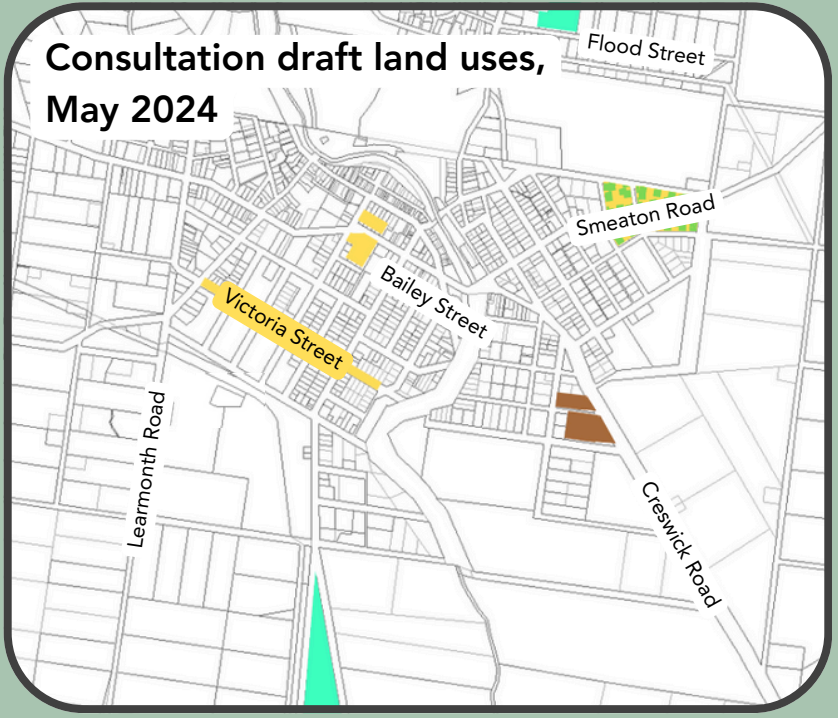
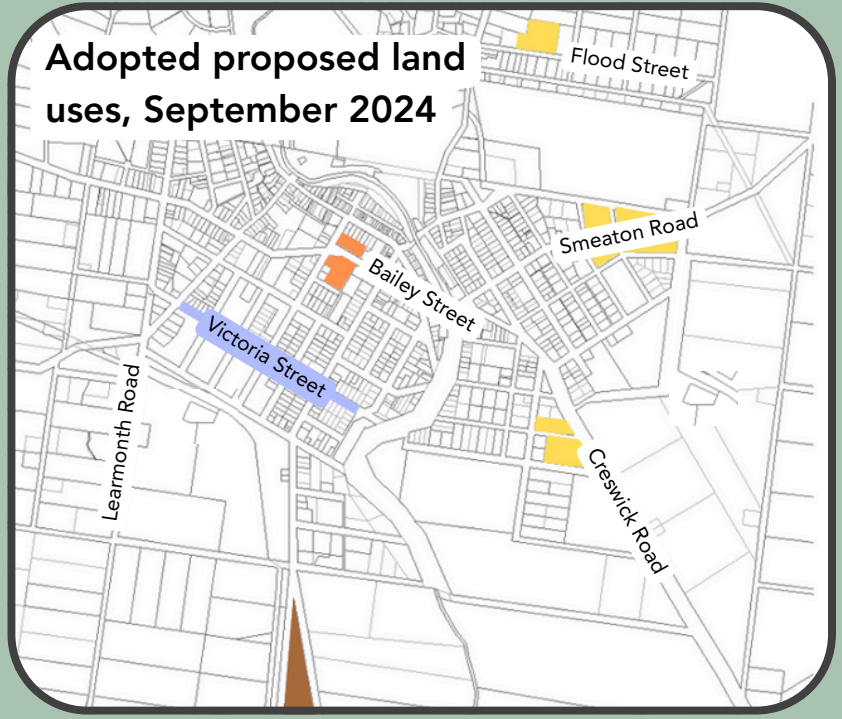


Adopted proposed land uses, September 2024



2 What has changed?

Industrial land uses previously proposed along Creswick Road have been moved to the Ballarat-Maryborough Road.

Low density residential on Smeaton Road is now identified for residential use.

A transport zone is recommended to identify Victoria Street's through traffic function, this also allows limited non-residential uses on adjacent land by permit.

Properties on Bailey Street are proposed for commercial zoning to allow for contemporary business needs relieving pressure from Fraser Street's historic buildings.

Affected properties:

- 36 & 44 Creswick Road
- 3225 Ballarat-Maryborough Road
- Bailey Street (multiple)
- Learmonth Road (multiple)
- Victoria Street
- 9 Flood Street
- Smeaton Road (multiple).

Proposed land uses

- Industrial
- Residential
- Low density residential
- Rural living
- Transport
- Commercial

Clunes Structure Plan
Consultation on adopted changes

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Hepburn SHIRE COUNCIL

Trentham Structure Plan

Consultation on adopted changes

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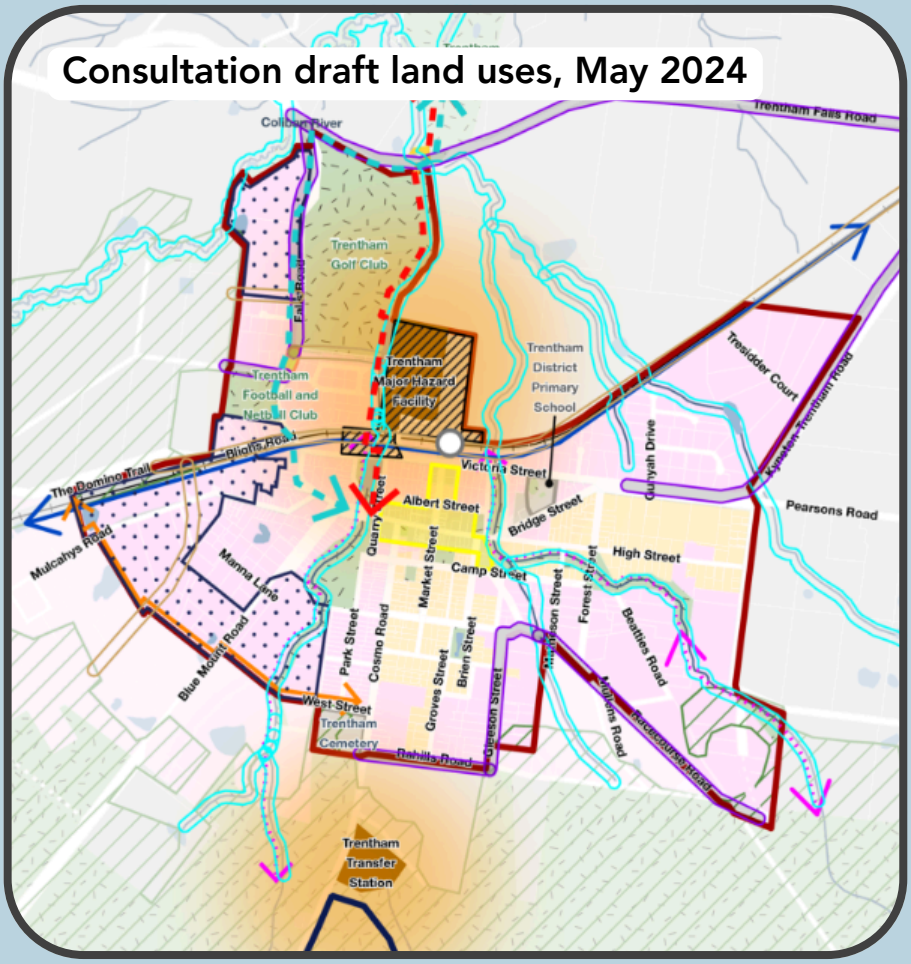


2 What has changed?

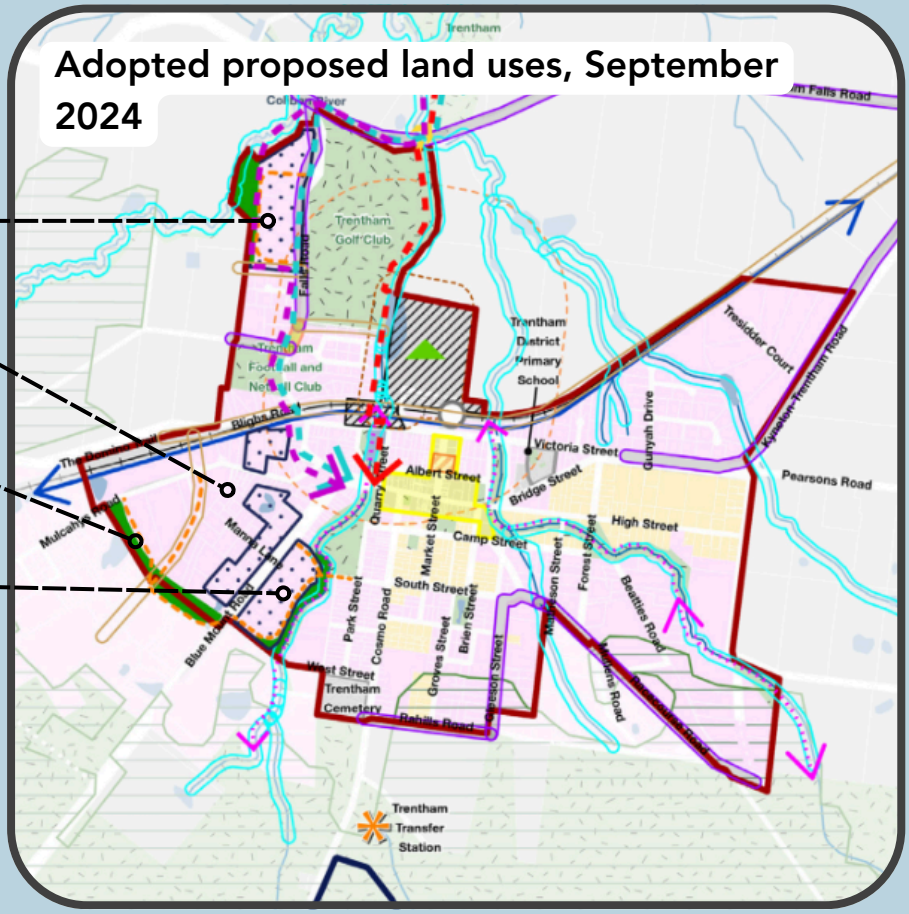
Add street and open space location guidance for future development.

Remove proposed neighbourhood residential zone.

Change/reduce street extent and open space guidance.

Add ‘garden township character.’ Change/add street and open space location guidance for future development.

*See structure plan document for full description of map.



Trentham Structure Plan
Consultation on adopted changes

3 Why have these changes been made?

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Hepburn SHIRE COUNCIL