

Hepburn

SHIRE COUNCIL

Future Hepburn

Creswick 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





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

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

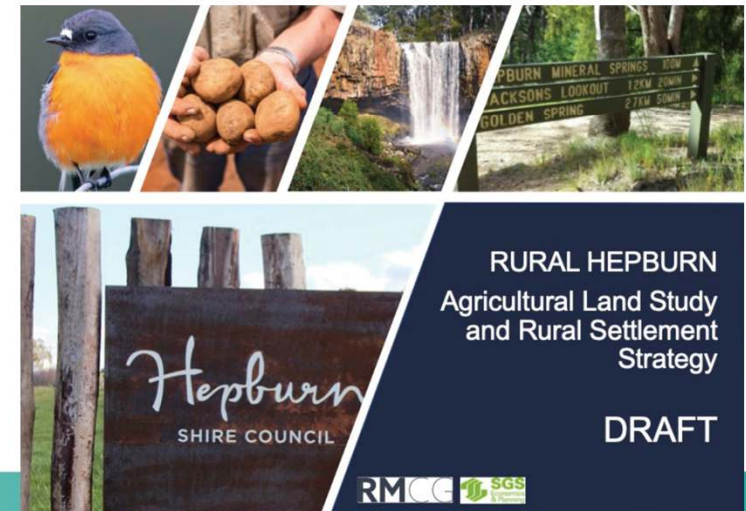
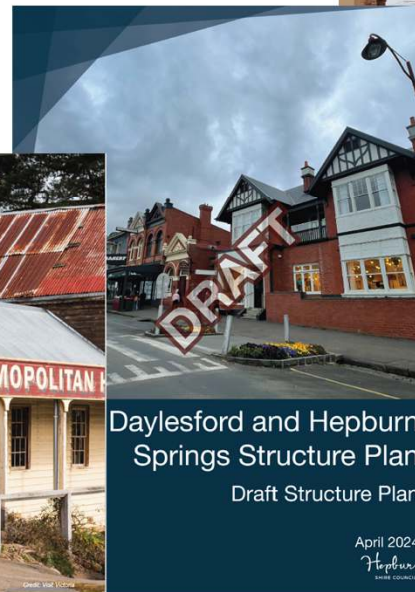
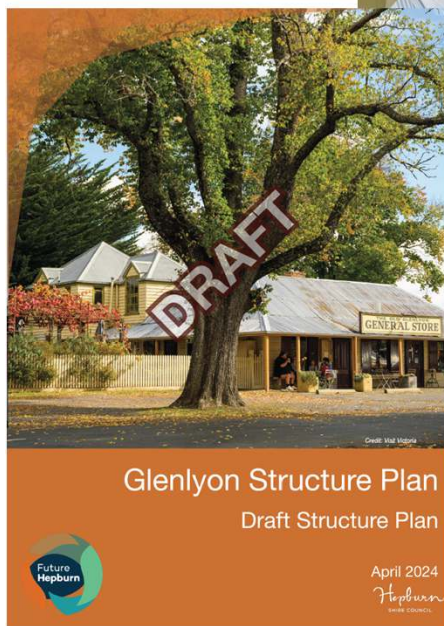


▶ Planning hierarchy

- 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)

► Future Hepburn

- Structure plans
- Rural and land use and settlements strategy



▶ How the docs talk to each other

5 key townships

Rural strategy

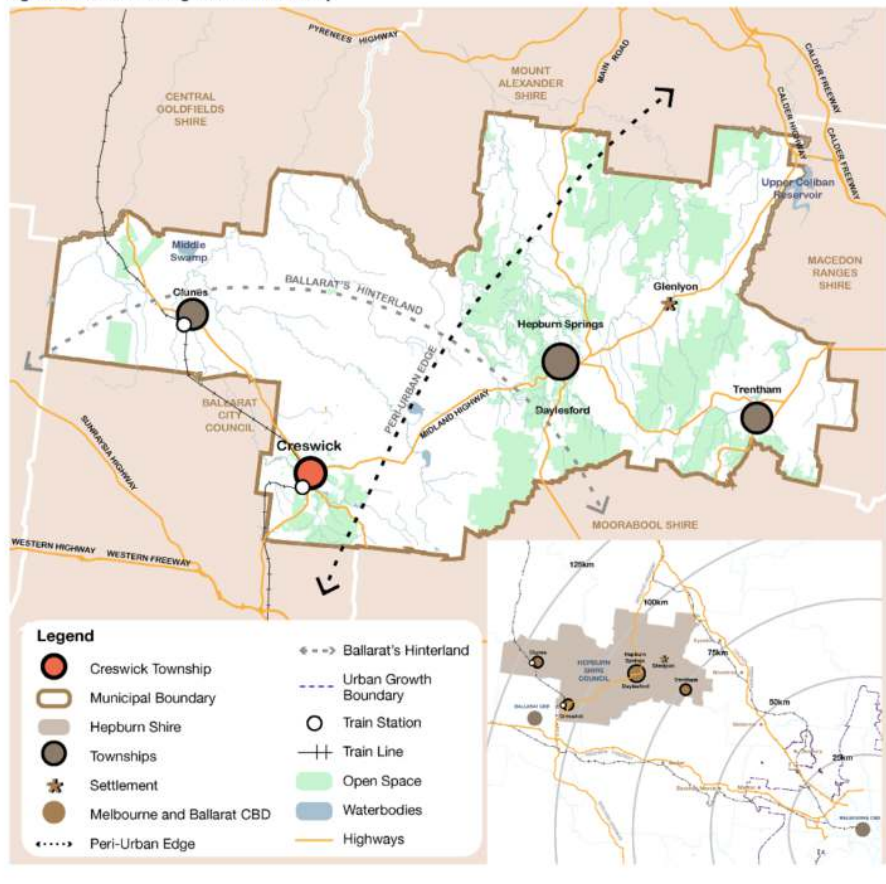
Primary focus – residential growth in our towns

Protect high quality agricultural land

Protect & enhance character of towns

Key Findings

Figure 2: Creswick Regional Context Map



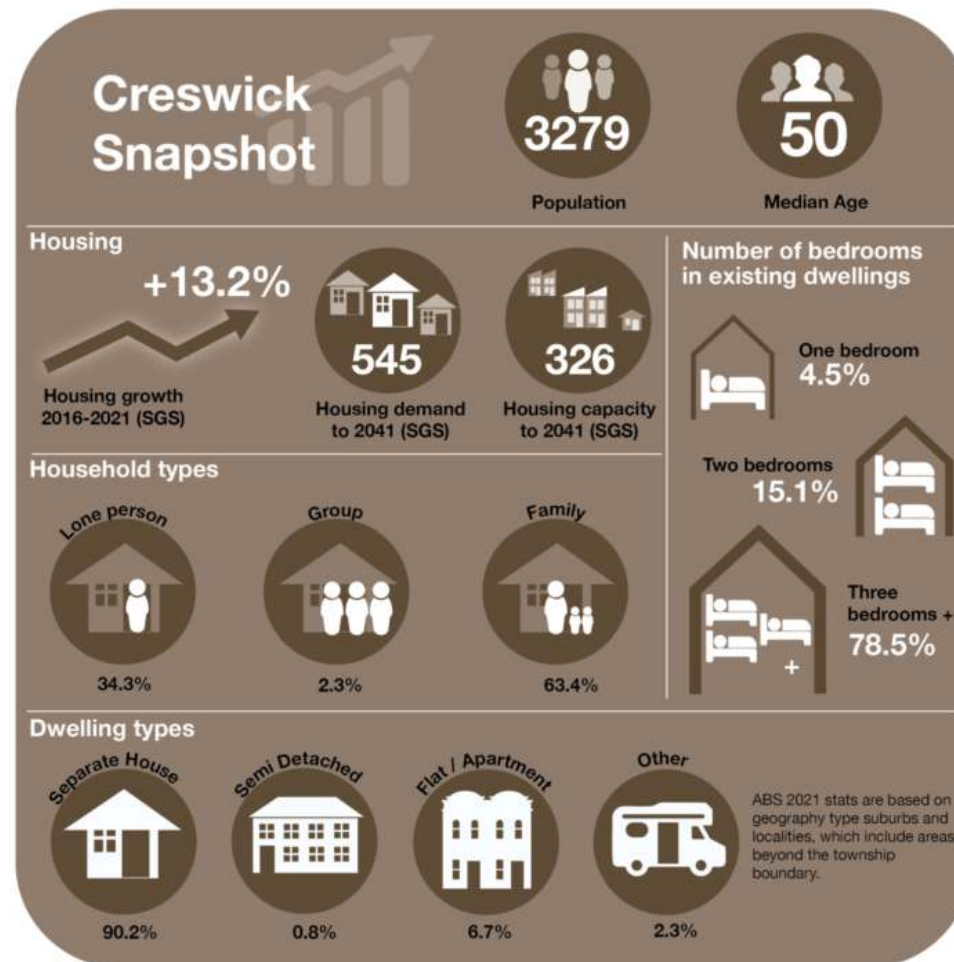
Keys stats as at 202:1

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

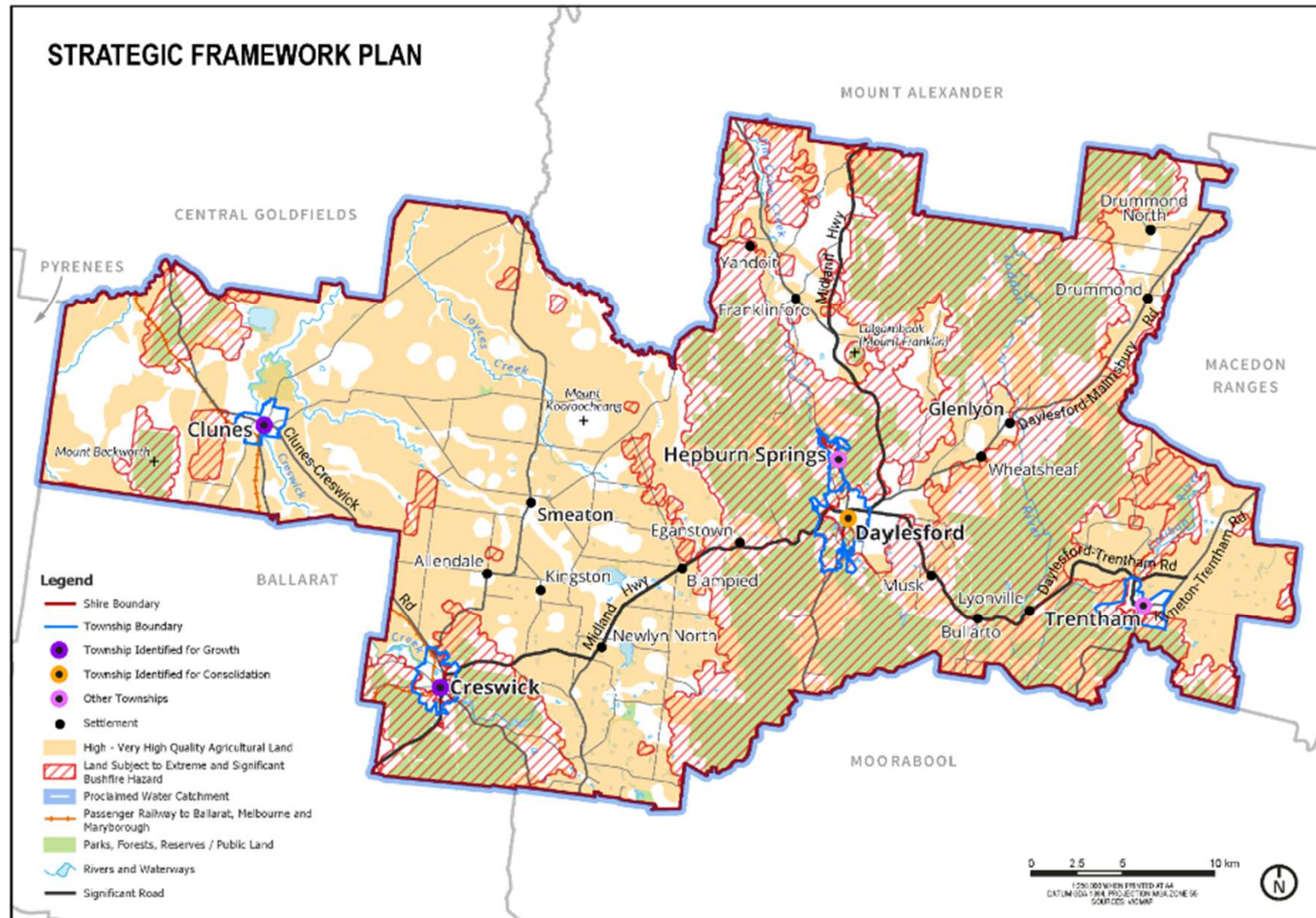
Breakdown of land areas:

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

Creswick facts & figures



► Issues and opportunities



▶ Key Themes of Structure Plans

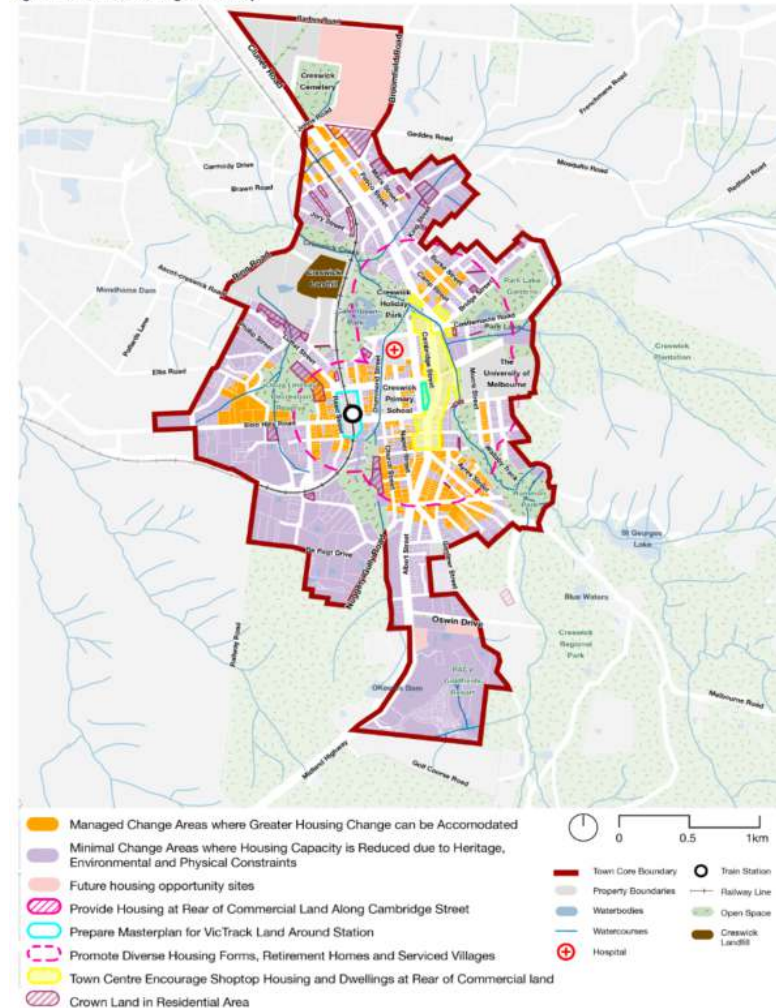
- Figure 3: Creswick Boundary Analysis**



► Housing

- Implement minimal housing areas to protect heritage & character (rezone to NRZ).
- Encourage more intensive & diverse housing around Albert St & train station.

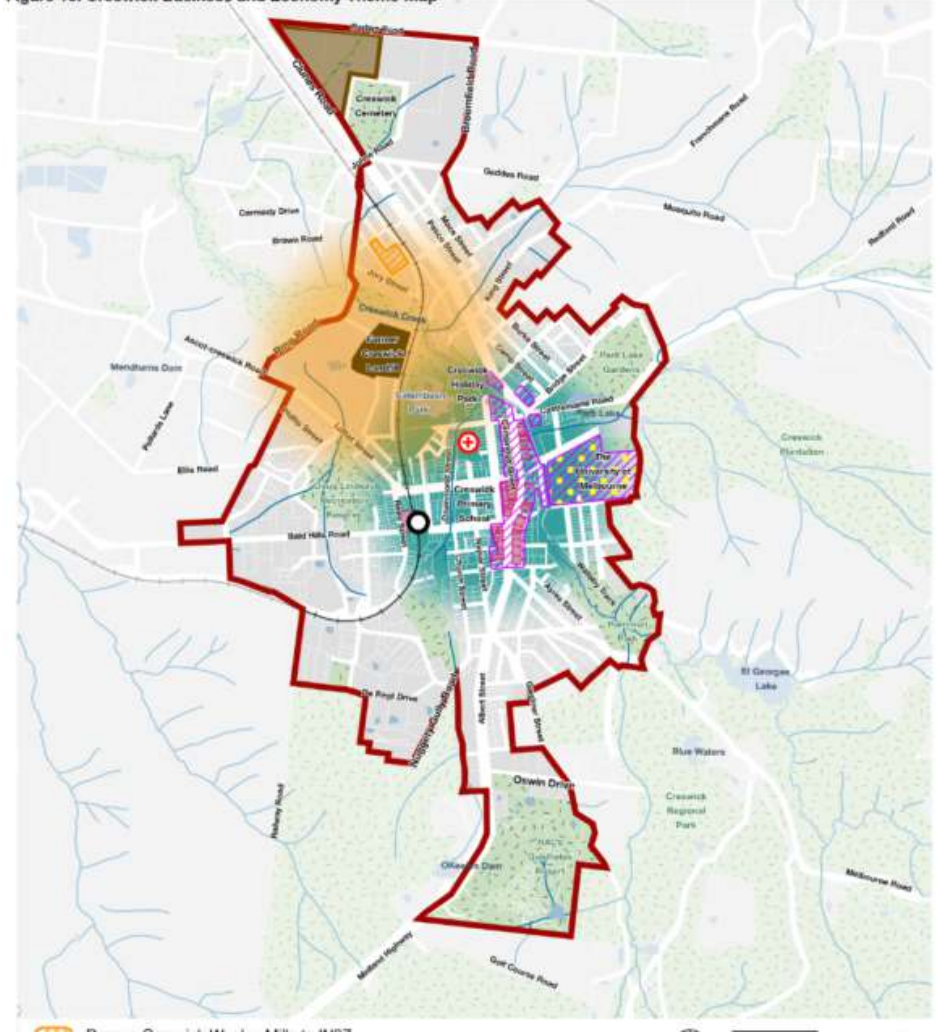
Figure 9: Creswick Housing Theme Map



► Business & Economy

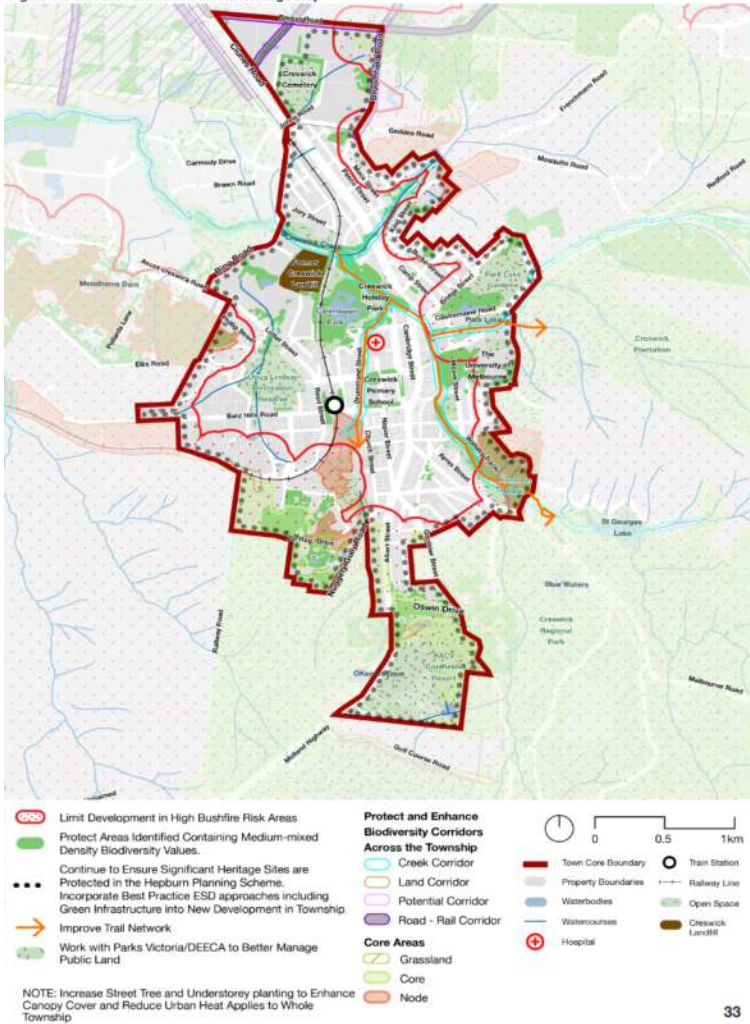
- Encourage expansion of mixed uses onto Cambridge St.
- Facilitate low impact industry.
- Encourage higher density housing around train station.
- Encourage housing co-location with existing commercial premises.

Figure 10: Creswick Business and Economy Theme Map



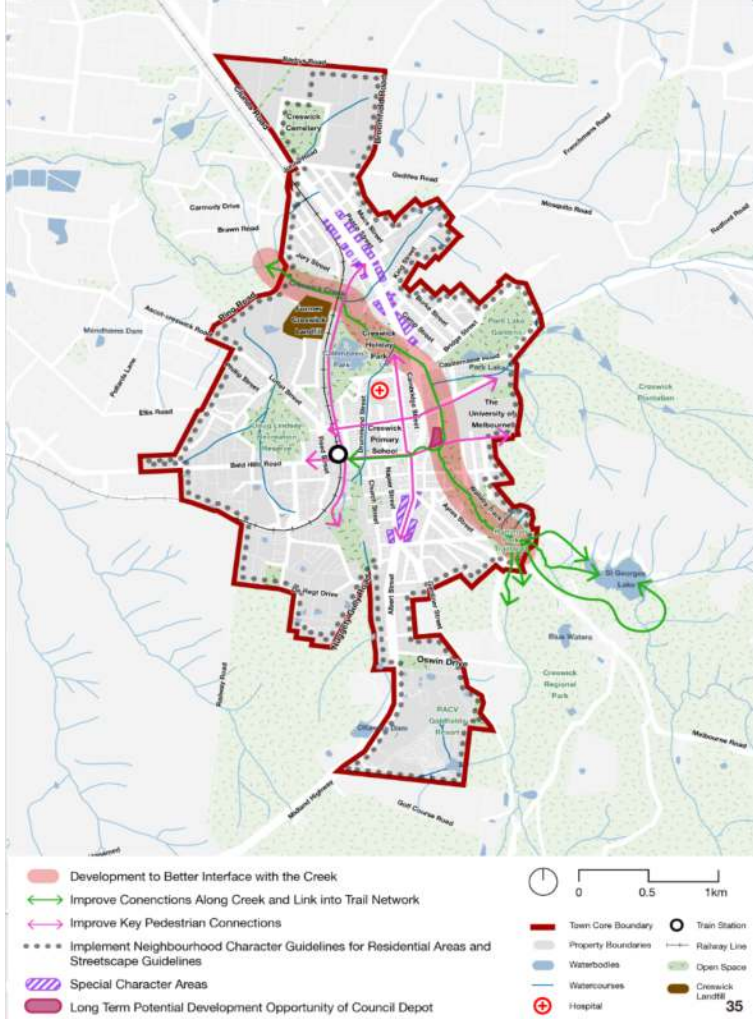
Environment & Heritage

Figure 11: Creswick Environment and Heritage Map



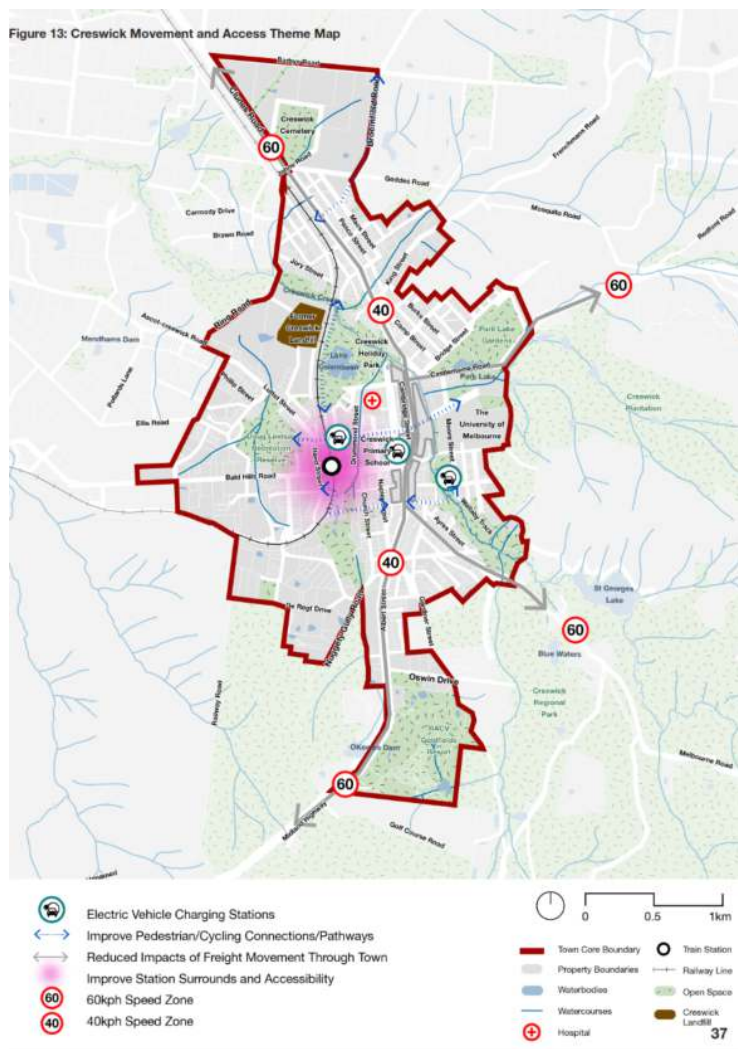
- Improve water quality of Creswick Creek.
- Install ecological signage on walking trails.
- Advocate for heritage grants.
- Increase street tree planting.

Figure 12: Creswick Urban Design Map



- Link Creswick creek to town – interface to buildings
- Implement neighbourhood design guidelines & signage policy
- Encourage water sensitive urban design.
- Apply Neighbourhood Character Overlay to Albert Street.

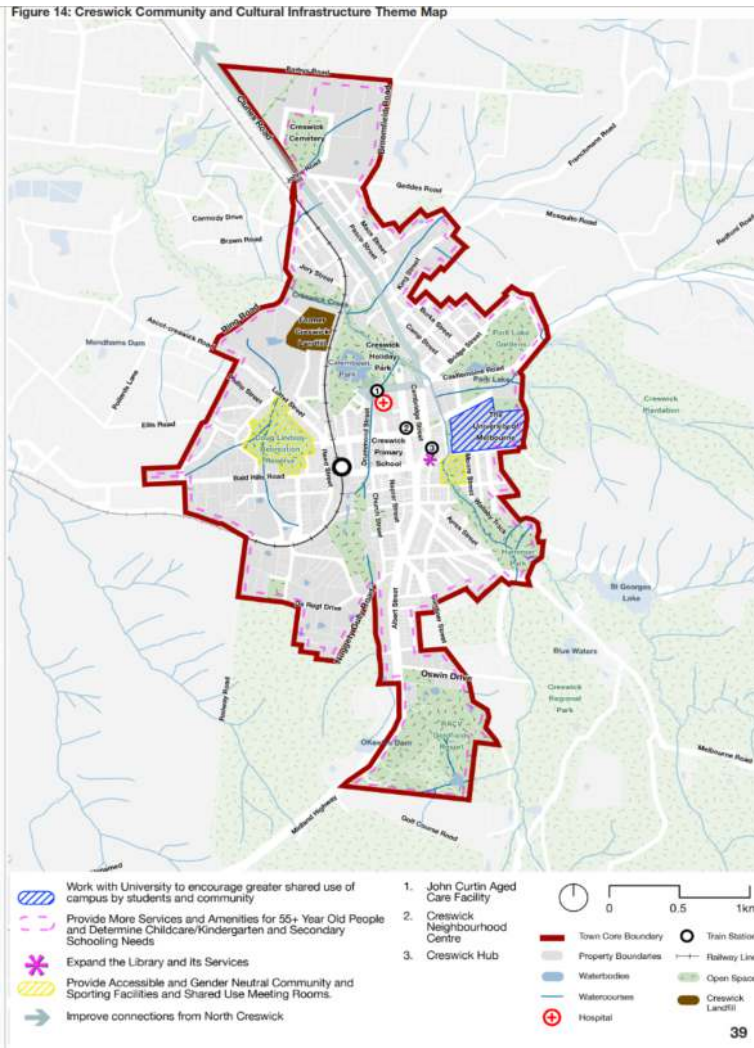
Movement & Access



- Advocate for improved Albert St – pedestrian focus.
- Connect town to key assets with footpaths (Calembeen Park, Creswick creek etc).
- Advocate for improved public transport services.

Community & Cultural Infrastructure

Figure 14: Creswick Community and Cultural Infrastructure Theme Map



- Strengthen connection between town centre & North Creswick.
- Work with Melbourne Uni to share space & resources.
- Develop & implement a kindergarten plan.

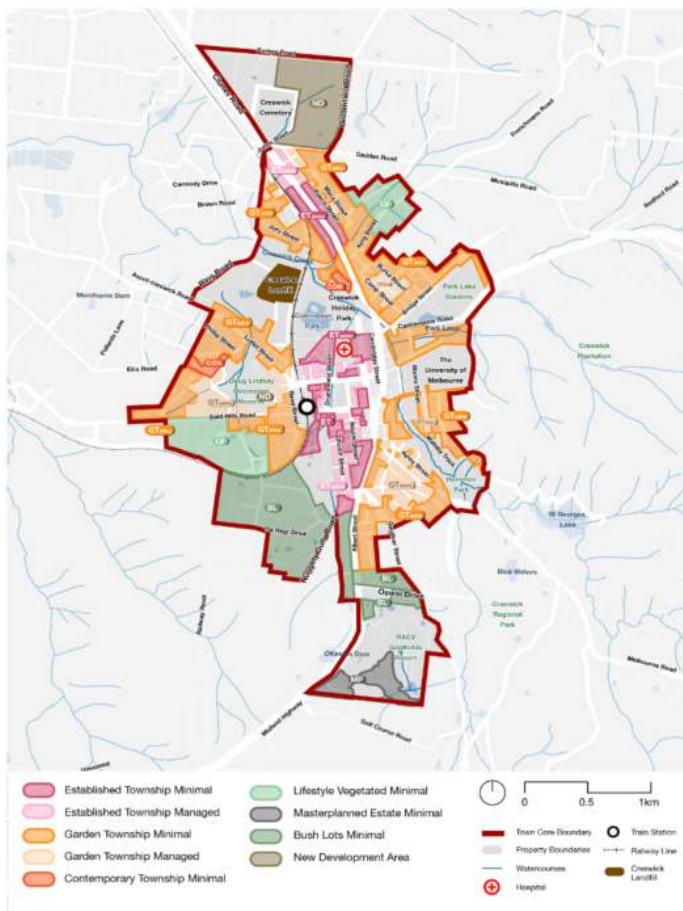
Character Precincts

8.4 Precinct Three: Residential Areas

Seven neighbourhood character types have been identified for Creswick as shown in Figure 17.

Design guidelines for each character type are included in Appendix C.

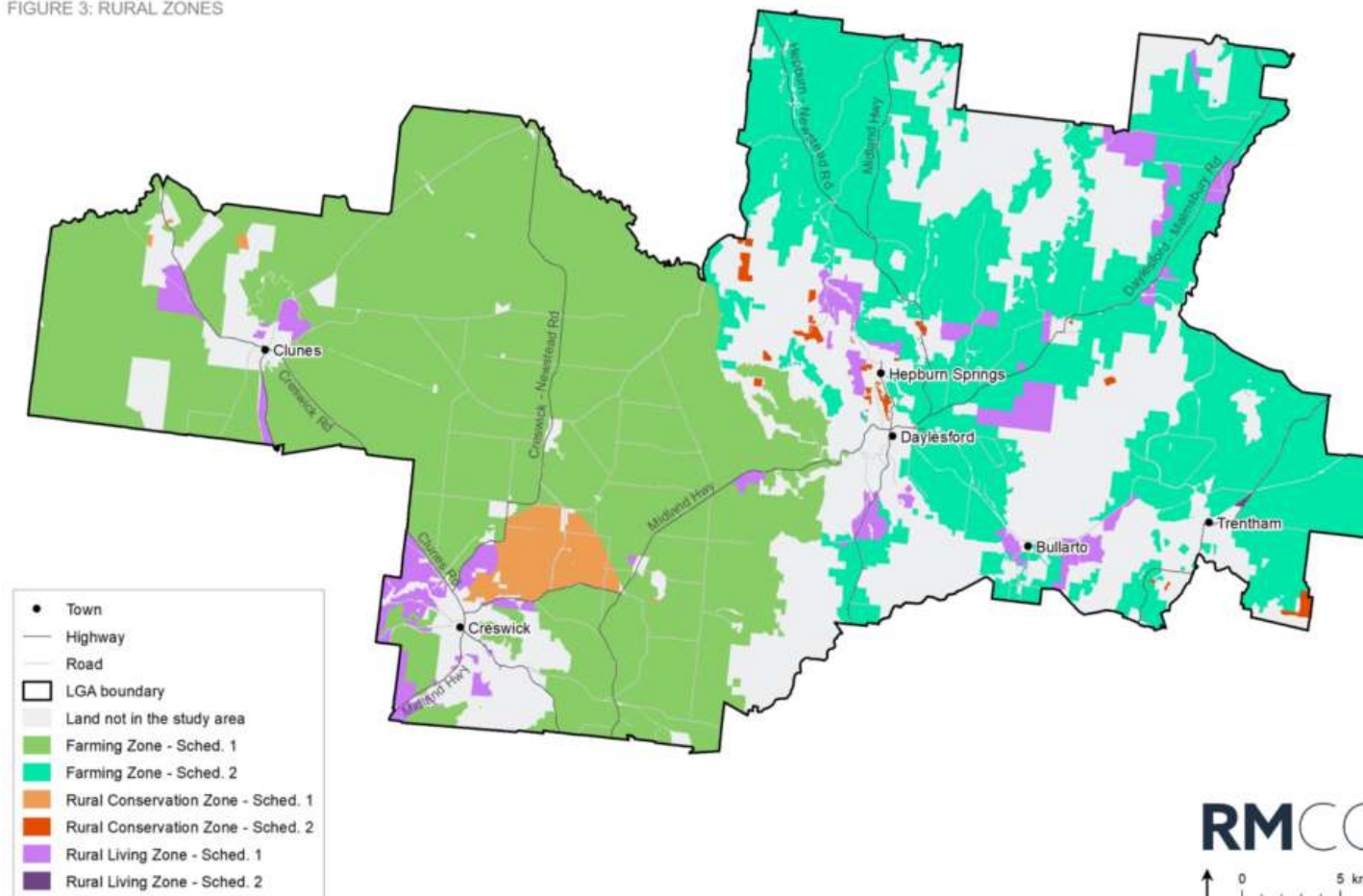
Figure 17: Creswick Residential Precincts Neighbourhood Character Map



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

Rural Hepburn, our Draft Rural Strategy

FIGURE 3: RURAL ZONES



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 20-30years. 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 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 – <https://participate.hepburn.vic.gov.au>

Email: strategicplanning@hepburn.vic.gov.au

