



# Glenlyon Structure Plan

The Glenlyon Structure Plan plays an important role in planning for the future of Glenlyon, protecting and improving the character of the town, and guiding appropriate growth and development. It will provide Council with a land use framework to 2050.

The community's feedback has been essential to the structure planning process. Thank you to all the community members who have shared their ideas, priorities and preferences that have served as the foundation for this structure plan's vision, objectives and associated strategies and actions.

The next step for the Future Hepburn project will be the opportunity for the community to get involved and comment on the updated draft Structure Plan.

## You can participate by:

- Downloading and reviewing the draft structure plan and making an online submission using the form at **[www.participate.hepburn.vic.gov.au](http://www.participate.hepburn.vic.gov.au)**. Submissions can be made up until Wednesday 12 June 2024.
- You can also make a submission at a Community Information Session on Saturday 25 May 2024, from 2pm to 5pm at the Glenlyon Shire Hall. We encourage you to come along and talk to Council officers about the draft Structure Plan.

Hard copies of the draft Structure Plan are available at Council customer service centres and libraries. Community members can request a copy by either calling Council on 5348 2306 or by emailing **[strategicplanning@hepburn.vic.gov.au](mailto:strategicplanning@hepburn.vic.gov.au)**.



Scan the QR code to learn  
more about the Future  
Hepburn project.

# Vision and Objectives

The Vision and Objectives were developed and refined with direct input from the Glenlyon Community Panel members. They respond to the key opportunities, challenges, values and priorities of the broader community. The Vision and Objectives provide the foundation for the development of the Strategies and Actions of the Structure Plan.

## Vision for Glenlyon

Glenlyon is a small, rural settlement centred along an avenue of substantial trees with a caring and diverse community looking after country with the Dja Dja Wurrung. While housing growth is limited by environmental and agricultural land constraints, there is a greater range of multi-generational and more diverse housing options. Home based and small commercial business that support local agriculture are encouraged and provide valuable employment. Community spaces create places where people of all ages can meet, linked by safe and accessible walking paths and corridors for wildlife. Glenlyon is not only beautiful and dynamic, it is a robust and sustainable rural settlement.

### Housing



To facilitate a range of affordable and well-designed housing options, responsive to the environmental challenges that limit growth.

### Urban Design



To ensure that well designed building and streets retain the rural and vegetated character, and heritage of the settlement.

### Business & Economic Development



To facilitate home based and small commercial businesses to enable residents to live and work in Glenlyon.

### Movement & Access



To ensure residents are provided with a variety of movement options that are safe, accessible and integrated, and encourage walking and wheeling.

### Environment & Heritage



To enhance and protect the biodiversity and heritage features of the small settlement while managing environmental challenges and responding to climate change risks.

### Community & Cultural Infrastructure



To ensure community facilities and infrastructure support a health, resilient and well-connected settlement and community, connected to regional services.

| Key Community Feedback                                                                                                                                                                                                                                                                                                                   | Structure Plan Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>Residents value the rural character of Glenlyon, the peace and quiet, trees and landscapes.</p> <p>People held mixed opinions on further housing due to its potential to spoil the rural feel of Glenlyon and the lack of infrastructure, particularly water and sewerage.</p> <p>Any new housing should be sustainably designed.</p> | <p>The Structure Plan recognises the township's limited potential for growth due to a lack of reticulated sewerage and water infrastructure.</p> <p>A summary of the proposed planning responses include:</p> <ul style="list-style-type: none"> <li>• Application of Minimal Housing Change Area recognising the reduced capacity for housing change and growth due to heritage, environmental and physical constraints, and special neighbourhood character.</li> <li>• Clarifying minimum lot size (4,000sqm).</li> <li>• Implementation of Neighbourhood Character guidelines ensuring any future development respects Glenlyon's established character.</li> <li>• Encourage innovative and environmentally sustainable development with climate responsive technologies that minimise the impact on the environment.</li> <li>• The Boundary Assessment found no opportunities to expand urban land use for development.</li> </ul> <p>The Structure Plan promotes gradual infill development in Glenlyon, acknowledging the necessity for secondary dwellings and a wider range of housing choices. This includes smaller residences for employees, individuals living alone or in their later years, and young individuals.</p> <p>For more information, see Sections:</p> <ul style="list-style-type: none"> <li>• 3.2 Boundary Analysis</li> <li>• 5.1 &amp; 7.1 Housing</li> <li>• 5.4 &amp; 7.4 Urban design</li> <li>• 8 Precincts</li> <li>• 9 Development Framework</li> </ul> |



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

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| <p>Preservation of agricultural and pastoral land for farming.</p> <p>Improved telecommunications that support businesses run from home.</p>                                    | <p>The Structure Plan continues to recognise the importance of maintaining the high-quality agricultural land surrounding Glenlyon. Future growth will be focused within township boundaries. Further actions relating to the preservation of agricultural and pastoral land is contained within the Rural Hepburn: Agricultural Land and Rural Settlement Strategy.</p> <p>Council will continue to advocate for improved telecommunications infrastructure that supports working from home and home-based businesses.</p> <p>For more information see Sections:</p> <ul style="list-style-type: none"> <li>• 5.3 &amp; 7.3 Business and Economy</li> <li>• Section 9 Development Framework</li> </ul>                                                                                              |
| <p>Slowing of traffic to protect both pedestrians and wildlife.</p> <p>Shared paths connecting community assets, such as the Recreation Reserve, making moving about safer.</p> | <p>The Structure Plan recognises the need to improve the ability of residents, and wildlife, to move around the township safely.</p> <p>The Structure Plan recommends:</p> <ul style="list-style-type: none"> <li>• The connection of green spaces and community infrastructure through the development of a network of paths.</li> <li>• Government advocacy for slowing traffic along Barkly Street to improve pedestrian safety.</li> <li>• Investigating options to facilitate safe pedestrian crossings in partnership with the state government.</li> </ul> <p>For more information, see Sections:</p> <ul style="list-style-type: none"> <li>• 5.4 &amp; 7.4 Urban design</li> <li>• 5.5 &amp; 7.5 Movement and access</li> <li>• 8. Precincts</li> <li>• 9. Development Framework</li> </ul> |



If you have any questions please contact us at 5348 2306 or email us at [strategicplanning@hepburn.vic.gov.au](mailto:strategicplanning@hepburn.vic.gov.au)

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| <p>The Loddon River and surrounding bushland were considered important to protect.</p> <p>Trees, gardens and wildlife were considered very important to the overall feel of Glenlyon and should be protected and enhanced.</p> <p>Strong community support for the protection of the Avenue of Honour.</p> | <p>The Structure Plan continues to recognise the importance of Glenlyon’s environmental context including biodiversity, waterways and landscapes, through:</p> <ul style="list-style-type: none"> <li>• Managing impacts on the Loddon River and ground water reserves by limiting development.</li> <li>• Encouraging well designed development that responds to climate change and other environmental factors.</li> <li>• Managing the interface between rural living and surrounding conservation areas.</li> <li>• The Precinct Guidelines that recommend wherever possible, the retention of existing canopy trees by incorporating them in site plans and location of new buildings.</li> </ul> <p>The Avenue of Honour along Barkly Street is important to Glenlyon’s identity. The Structure Plan recognises the need to conserve, maintain and retain the prominence of these trees, ensuring that future development does not encroach on the trees.</p> <p>For more information see Sections:</p> <ul style="list-style-type: none"> <li>• 5.2 &amp; 7.3 Environment and heritage</li> <li>• 8. Precincts</li> <li>• 9. Development Framework</li> </ul> |
| <p>People would like to see additional and improved community infrastructure particularly at the Glenlyon Recreation Reserve and public toilets.</p> <p>Need for Electric Vehicle charging stations and other renewable energy infrastructure.</p>                                                         | <p>The Structure Plan includes strategies and actions that include seeking out partnership opportunities to address community needs, improving the facilities particularly those at the Glenlyon Recreation Reserve in line with the recently adopted Master Plan, and recognising the need for Glenlyon to be connected to regional services in nearby townships.</p> <p>In addressing the challenges that climate change poses, the Structure Plan encourages the use of low emission vehicles and electric vehicles and the installation of charging facilities.</p> <p>For more information see Sections:</p> <ul style="list-style-type: none"> <li>• 5.6 &amp; 7.6 Community and cultural infrastructure</li> <li>• 7.5 Movement and Access</li> <li>• 8. Precincts</li> <li>• 9. Development Framework</li> </ul>                                                                                                                                                                                                                                                                                                                                             |

## Highlights of other matters recommended

Land proposed for rezoning and new overlays are outlined in Section 10 Statutory Planning. We encourage you to review this Section along with the accompanying maps (Figure 18 and 19) to determine if your property is affected.

A Settlement Core Boundary Assessment has been undertaken as part of the structure planning process. This boundary has been defined within the Glenlyon Structure Plan with the purpose of managing growth, limiting sprawl, and the protection of agricultural land and high biodiversity areas.

The Glenlyon Structure Plan acknowledges the importance of fostering learning from First Nations people in how to care for Country. We continue to work in partnership with Djaara to investigate options to implement the Cultural Values Assessment appropriately emphasising the Dja Dja Wurrung footprint.

## Implementation

The strategies and actions identified within the Glenlyon Structure Plan will be achieved through the following implementation program:

- Inclusion of key elements in the Hepburn Planning Scheme
- Proposed rezoning and application of overlays in Section 10
- Initiation of new projects/studies
- Development of a Long Term Financial Plan
- Advocacy; and
- Actions by other agencies and organisations.

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

## Have your say

We invite you to submit comments and feedback on the Glenlyon Structure Plan.

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



**Scan the QR Code and  
select the Structure Plan  
you wish to make a  
submission on.**

