

Hepburn

SHIRE COUNCIL

Future Hepburn

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Hepburn Rural Strategy

► 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



► 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.

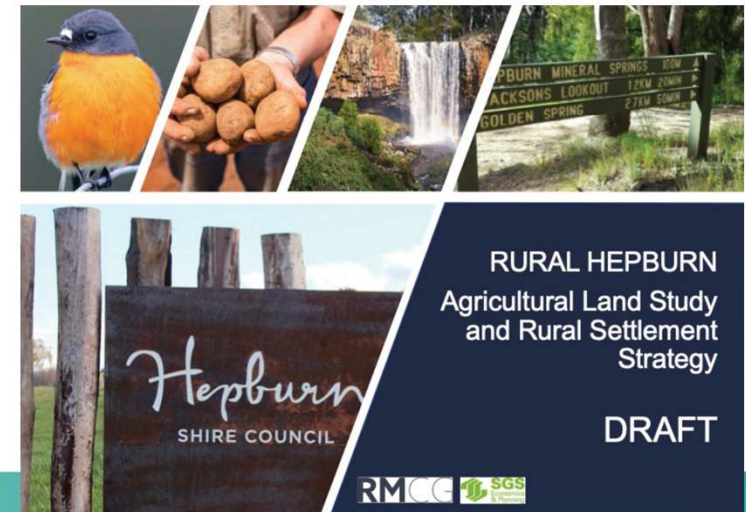
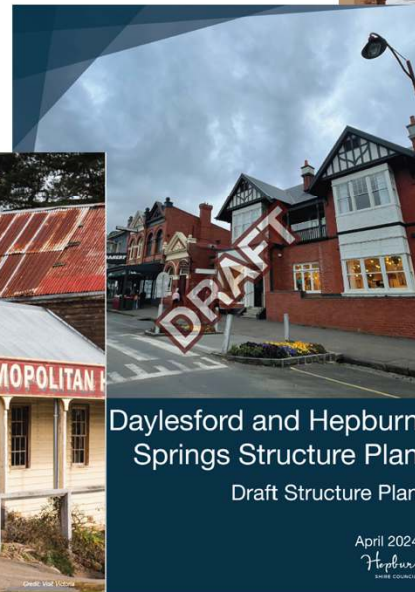
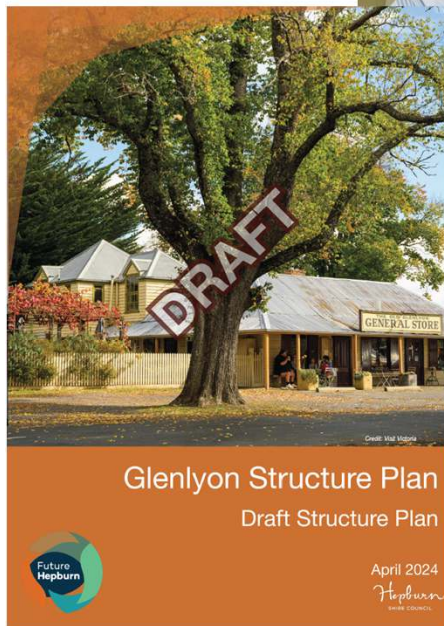
► Policy environment

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



► Future Hepburn

- Structure plans
- Rural and land use and settlements strategy



5 key Township Structure Plans

Rural Strategy

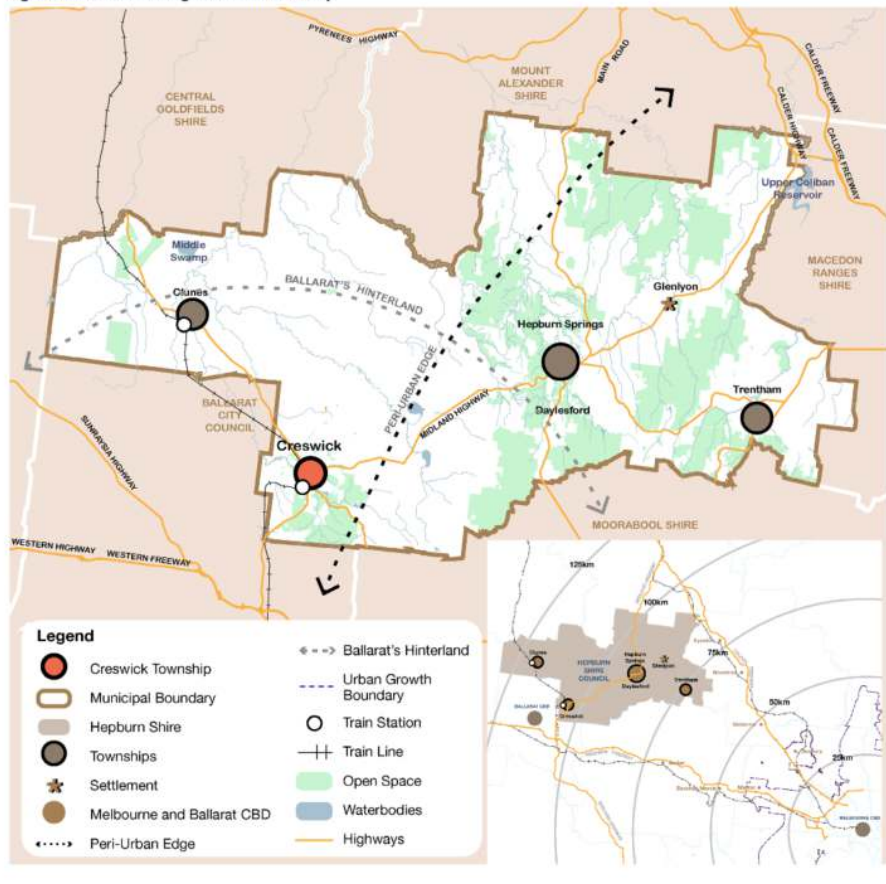
Protect high quality agricultural land

Protect & enhance character of towns

Focus – residential growth in our towns

▶ Key Findings

Figure 2: Creswick Regional Context Map



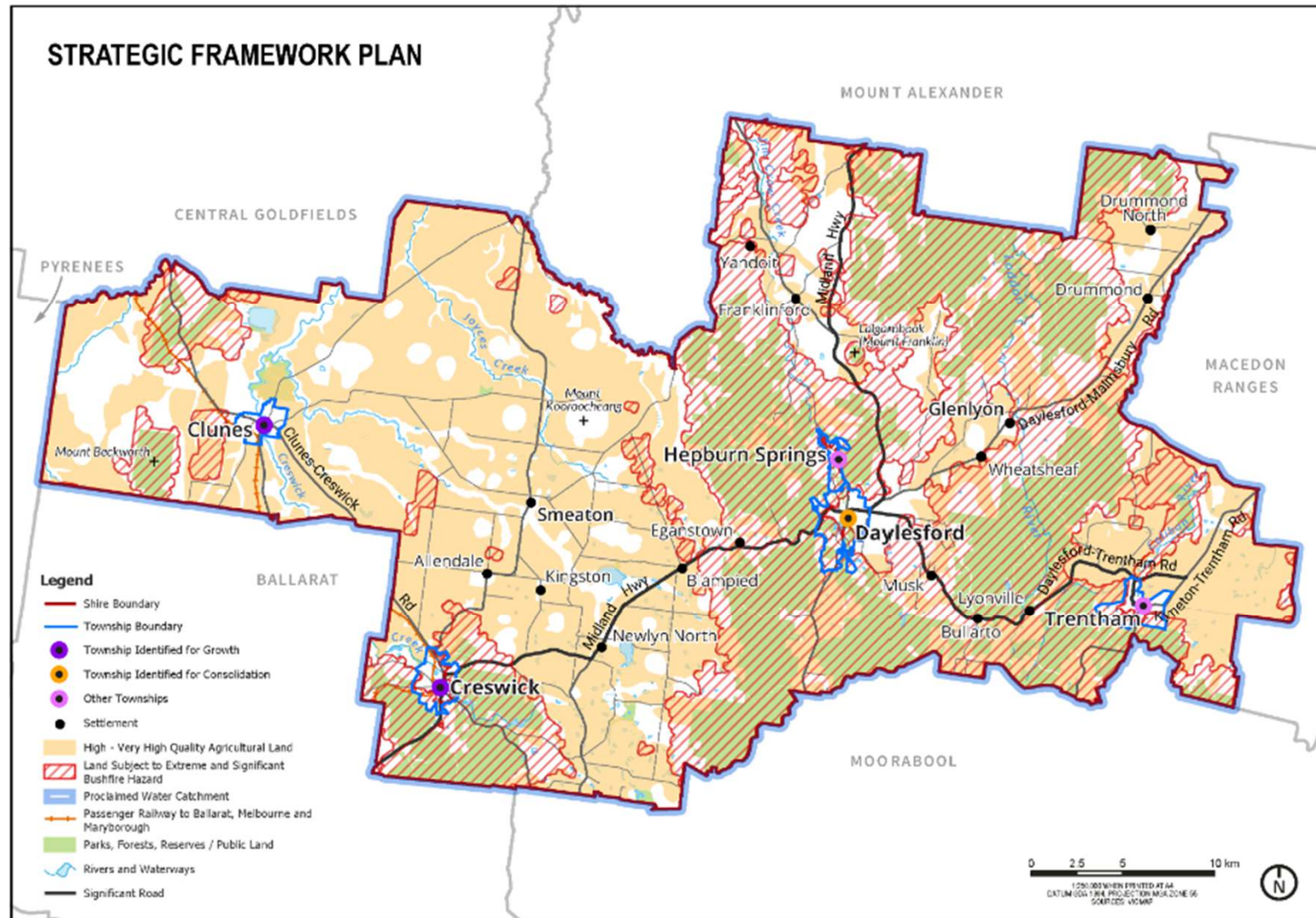
Keys stats as at 2021:

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

Breakdown of land areas:

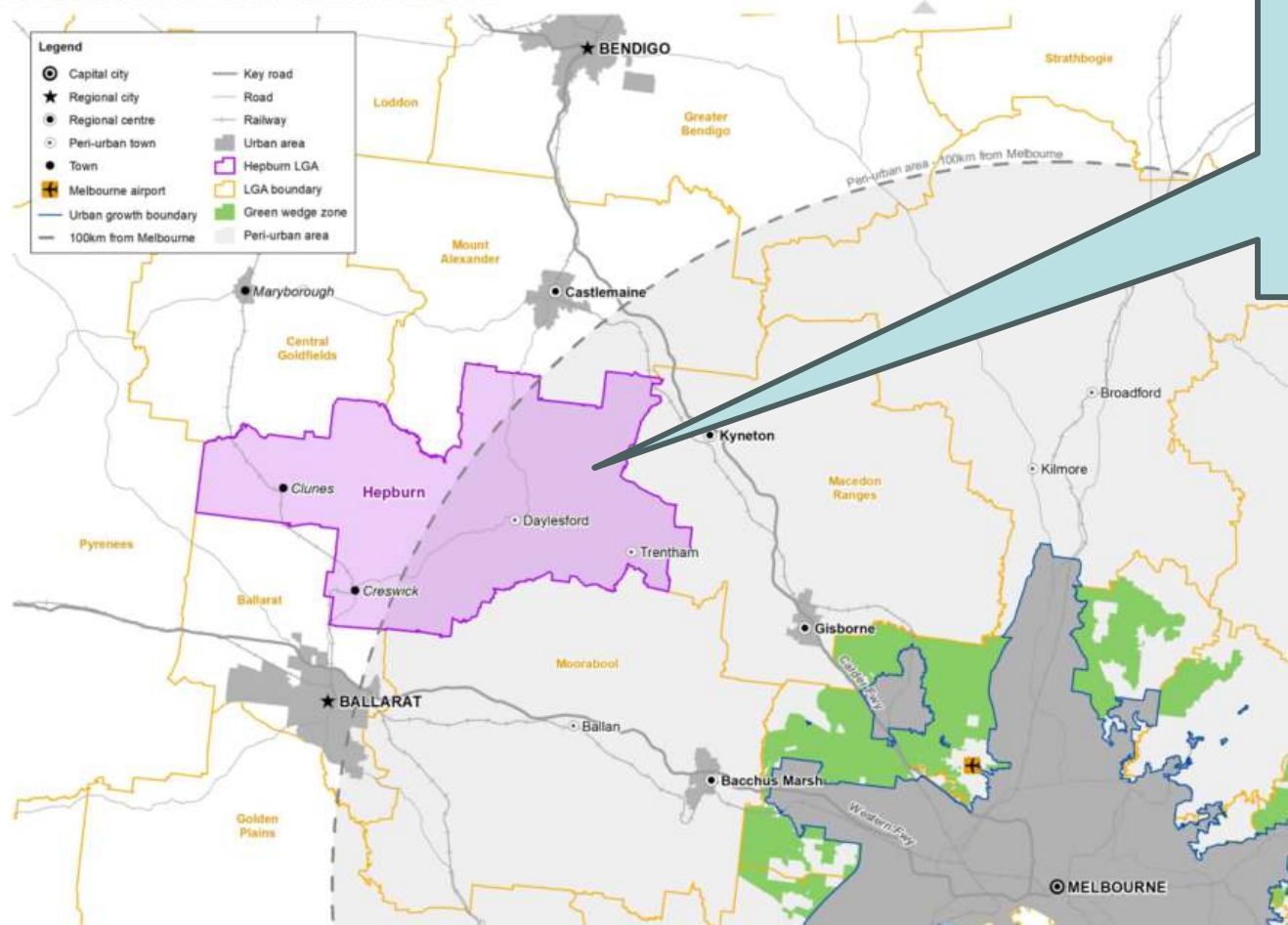
- **73%** rural/public use/Low Density Residential
- **21.5%** nat. parks, reserves, forests
- **5.5%** towns w/256ha of vacant land

► Issues and opportunities



Hepburn Shire in a Rural context

FIGURE 2: LOCATION OF HEPBURN SHIRE IN THE REGION

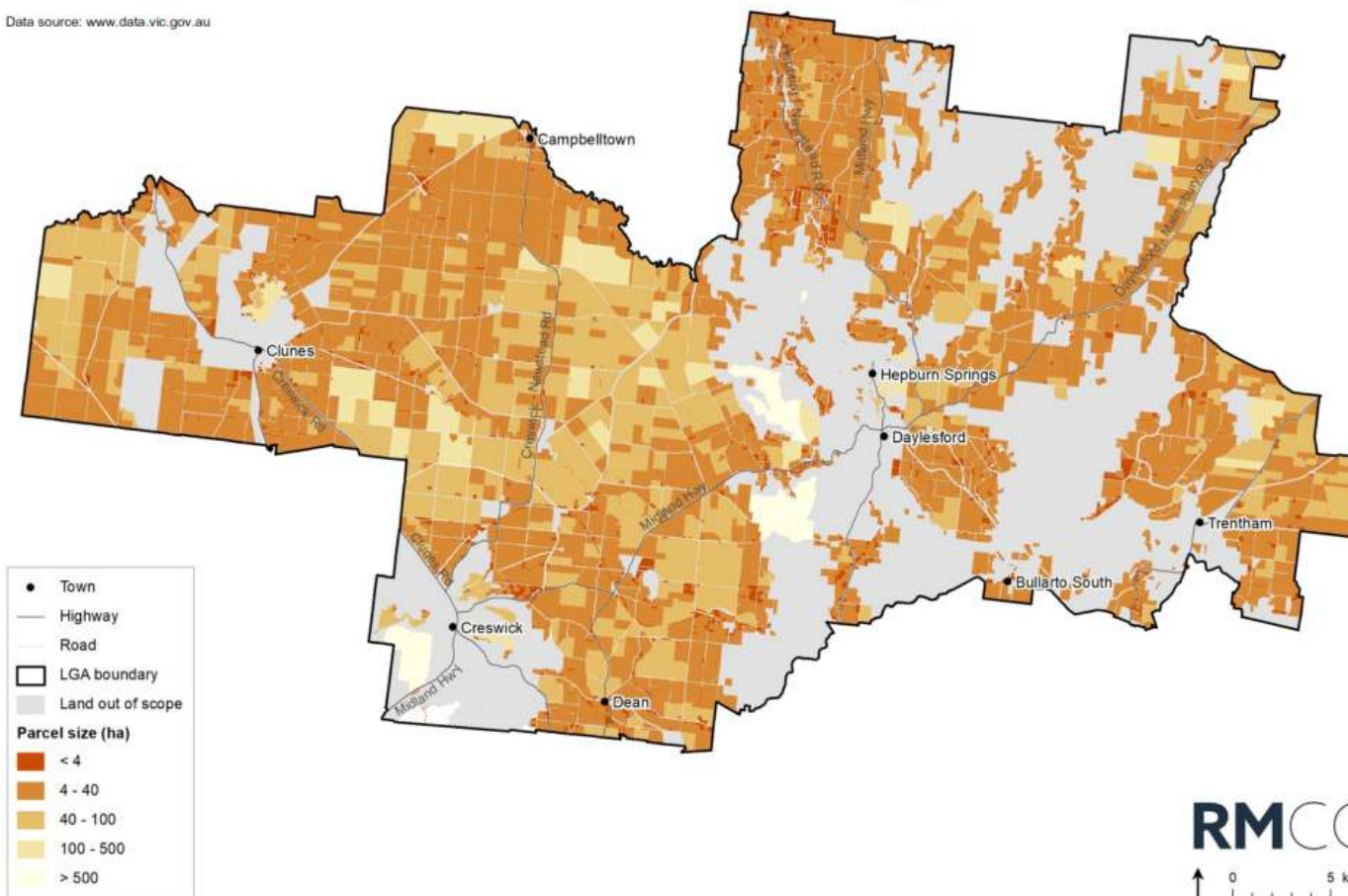


We are located on some of the states highest quality agricultural land.

► Farming Zone Parcel Size

PARCEL SIZE – FARMING ZONE

Data source: www.data.vic.gov.au



RURAL HEPBURN | DRAFT STRATEGY

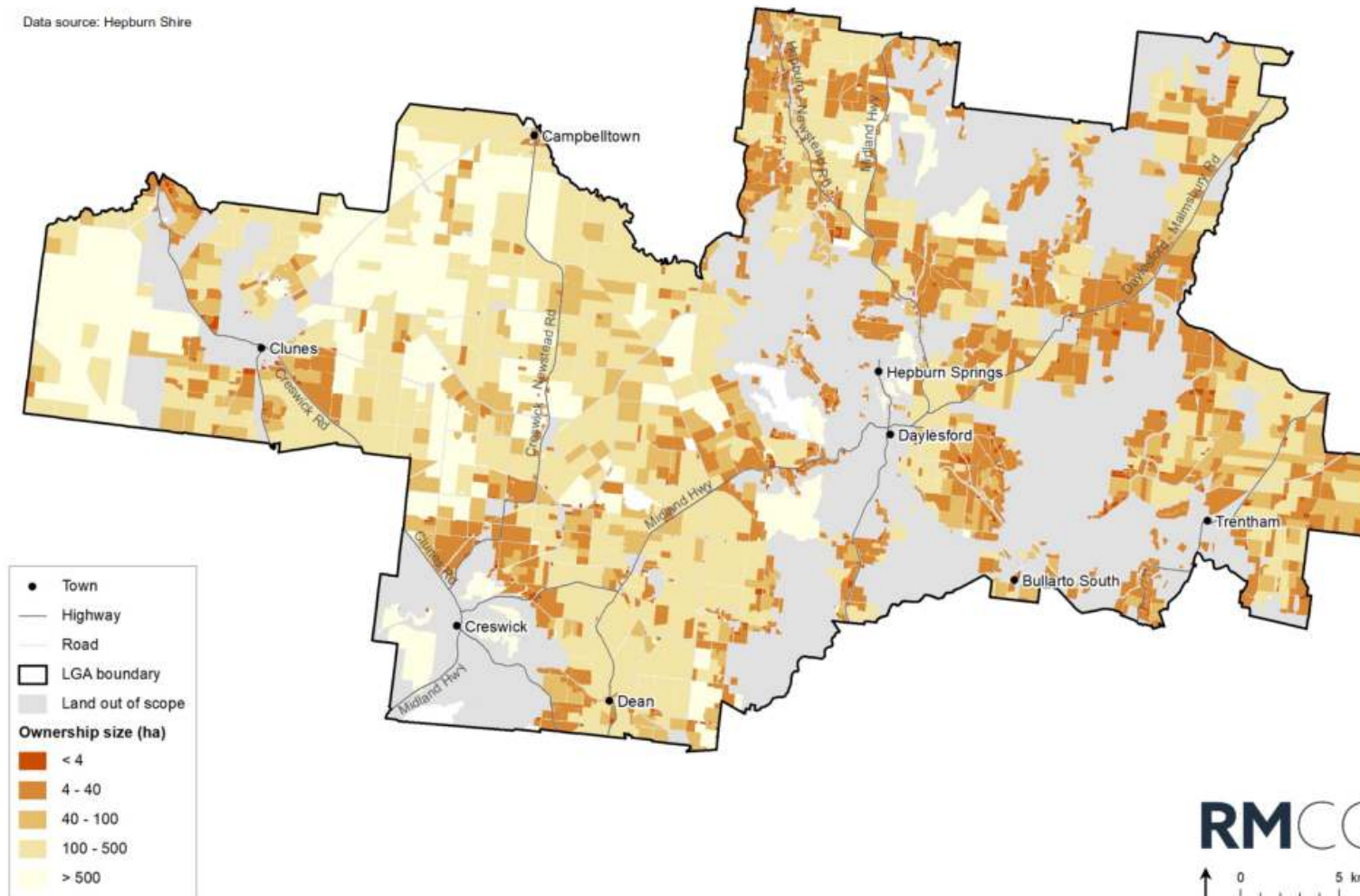
RMCG
↑ 0 5 km

69

Land Holdings in single ownership (FZ)

LAND HOLDINGS (LAND IN SINGLE OWNERSHIP) – FARMING ZONE

Data source: Hepburn Shire



► Rural Hepburn – what is it?

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.

▶ Rural Strategy structure

- Section 1 – context assesses major drivers, issues & opportunities.
- Section 2 – Strategic Framework looks at visions, principles & defines policy areas
- Section 3 – Strategic directions – key directions on the following:
 - Agriculture
 - Rural tourism
 - Biodiversity, water & natural hazards
 - Landscape
 - Cultural Heritage
- Section 4 – Rural Living & Settlements



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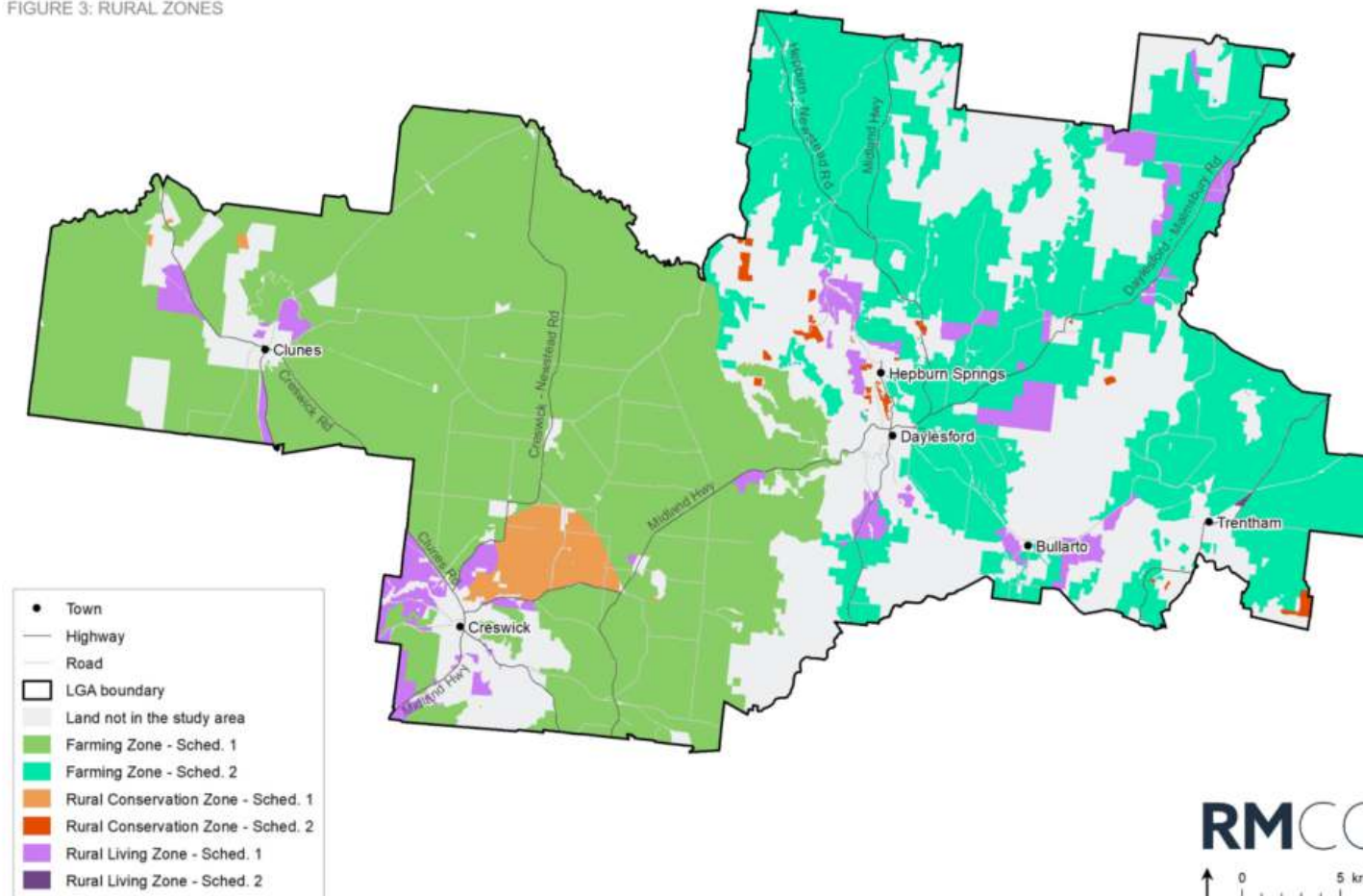
Rural Strategy Key focus

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The highest priority in decision making is given to protection of productive agricultural land, significant landscapes, biodiversity and water catchments. The Rural Strategy informs and focuses development into our townships.

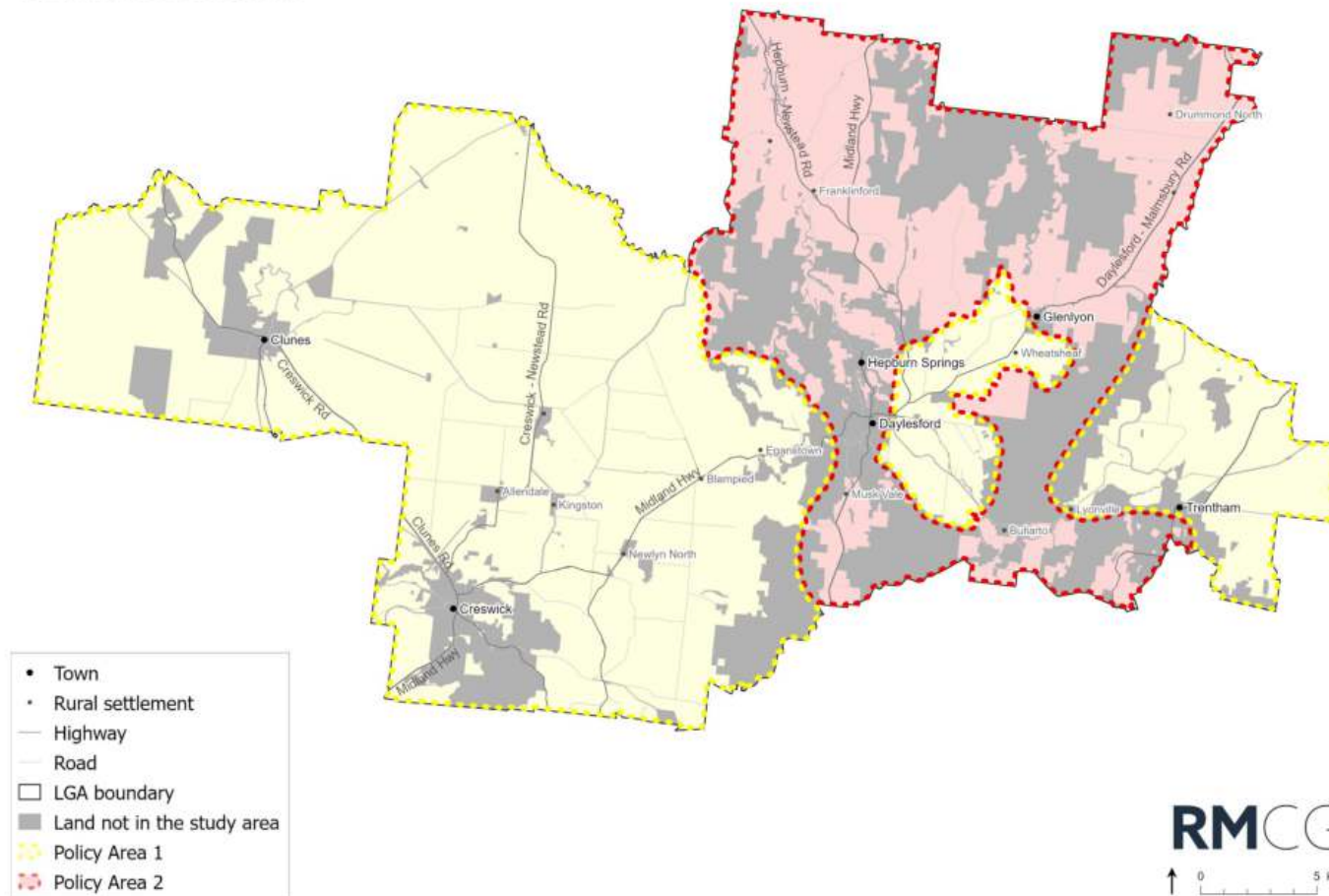
Our Current Setting for Rural Zones

FIGURE 3: RURAL ZONES



Proposed policy setting for Rural Hepburn

FIGURE 9: RURAL POLICY AREAS

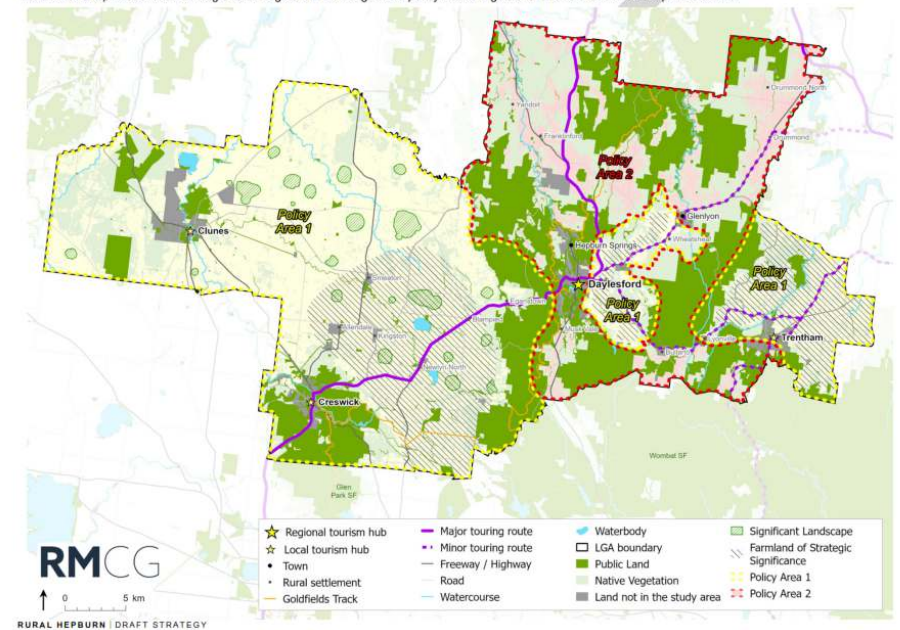


► Key considerations

- Agriculture
- Population growth – impact of housing on ag land
- Land use conflict
- Climate change
- Renewable energy
- Landscape, cultural & natural values
- Biodiversity

RURAL FRAMEWORK PLAN

The framework plan identifies strategic advantages and challenges and policy areas to guide rural land use and development to 2043



Policy Area 1 – Agricultural Engine Area (the yellow area)

- Protection of Agriculture first & foremost
 - Minimum subdivision area 40ha
 - Proposal to require a planning permit to establish a dwelling on a Farming Zone lot below 80ha.
 - Focus on breaking the nexus between subdivision & dwelling.
 - Proposed *Rural Conservation Zone* on heavily forested land.
 - Uses that may lead to loss or fragmentation of productive ag land are prohibited by policy.

► Policy Area 2 – Mixed Rural Activity (the red area)

- Policy Area 2 – Agriculture with a mix of supporting ancillary uses (varying range of agricultural land quality)
 - Investigation of the introduction of the Rural Activity Zone (RAZ) – permit is always required to build a house
 - Rezone land within Policy Area 2 to *Rural Activity Zone* (mixed farming and tourism) in areas south and north of Daylesford.
 - Minimum subdivision size 40ha. (currently can go down to 20ha)
 - In selected existing *Rural Residential Zones* there is a proposed consideration to subdivide down to 2ha at Creswick and Clunes.
 - Further land identified around Creswick & Clunes for Rural Living & Rural Activity Zone.

Planning permit requirements for Rural zones.

TABLE 4: SUMMARY TABLE OF USES AND PLANNING PERMIT REQUIREMENTS FOR RURAL ZONES

		ZONE			
		FARMING		RURAL LIVING	
USE		RURAL ACTIVITY		RURAL CONSERVATION	
Agriculture	Grazing animal production				
	Intensive animal husbandry				
	Poultry farm <100 poultry				
	Poultry farm 100 – 10,000 poultry				
	Poultry farm >10,000 poultry				
	Pig farm <120 sows				
	Pig farm >120 sows				
	Cattle feedlot (<1,000 cows)				
	Cattle feedlot (>1,000 cows)				
	Cropping				
	Horticulture (market garden)				
Accommodation	Bed and breakfast	< 10 people			
	Camping and caravan park				
	Dwelling	< lot size threshold			< lot size threshold
	Group accommodation				
	Host farm				
	Residential hotel				
	Rural worker accommodation	<10 people			
Retail premises	Bar				
	Primary produce sales				
	Hotel				
	Market				
	Restaurant				
Industry	Primary produce sales				
	Rural store				
	Rural industry				
	Abattoir				
Other	Sawmill				
	Place of assembly				
	Renewable energy facility				
	Wind energy facility				
	Winery				

► Rural Tourism – what is it?

DEFINITIONS

Rural tourism - tourist activities taking place in rural or non-urban areas. The most common types of rural tourism include agritourism, nature-based tourism and ecotourism.

Agritourism or farm tourism - commercial activities that link agricultural production with tourism in order to attract visitors onto a farm, or other agricultural business for the purposes of entertaining and/ or educating the visitors and generating income for the farm.

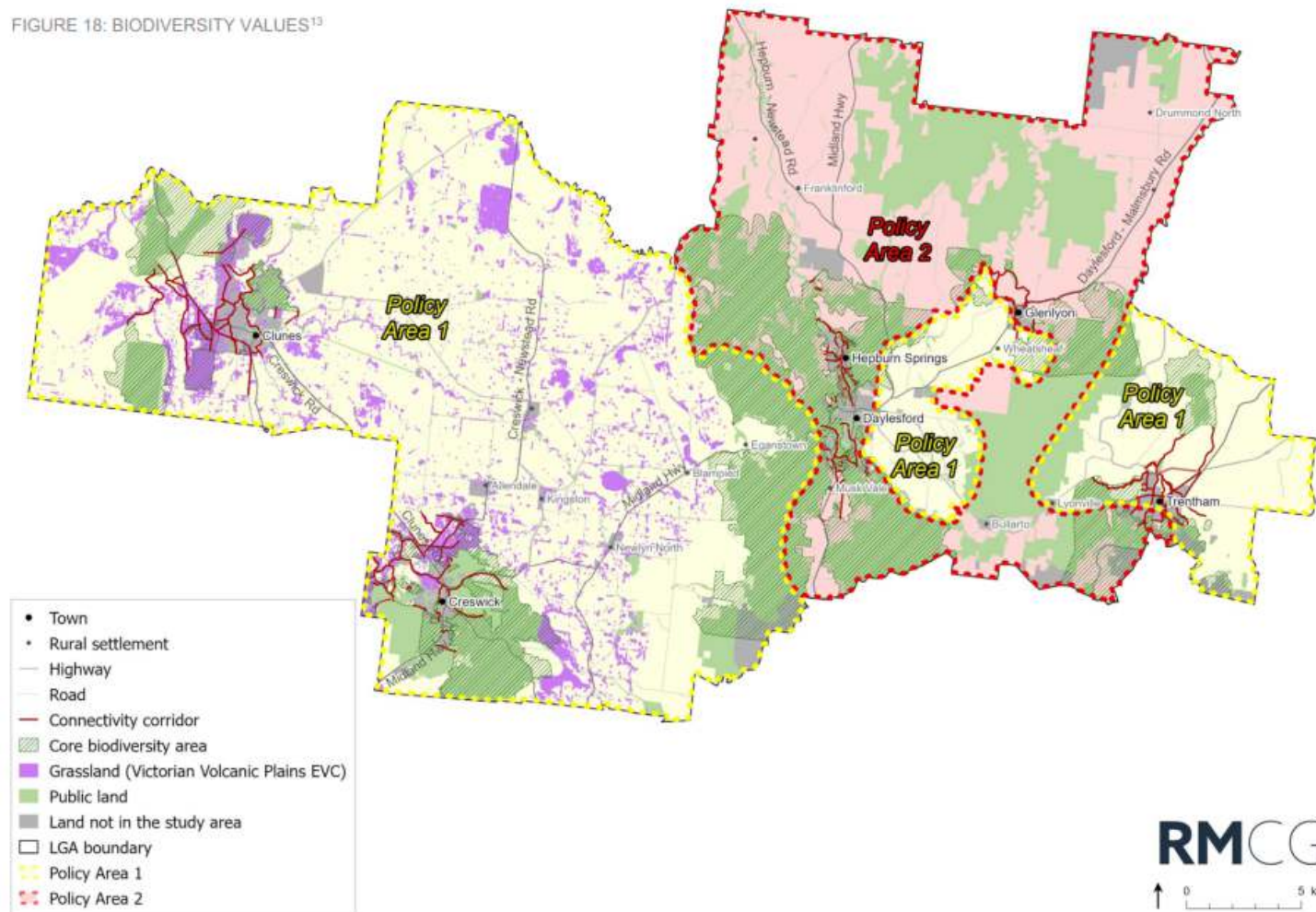
Ecotourism and nature-based tourism - similar activities where the natural environment is the primary attraction or setting providing experiences that foster environmental and cultural understanding, and appreciation for and conservation of nature.

▶ Renewable Energy

- Pg20 – identifies State Governments push for renewable energy as part of goal for zero emissions by 2050.
- To facilitate this there have been Renewable Energy Zones identified. Hepburn Shire Council is located within the proposed Western Energy Zone.
- We identify that the state has taken rights from local councils to decide on renewable infrastructure over a certain size.
- We emphasize we are contributing through community-lead alternative energy sources (Hepburn wind etc).
- Reiterates our opposition to WRL. Due to our high quality ag & significant landscapes.

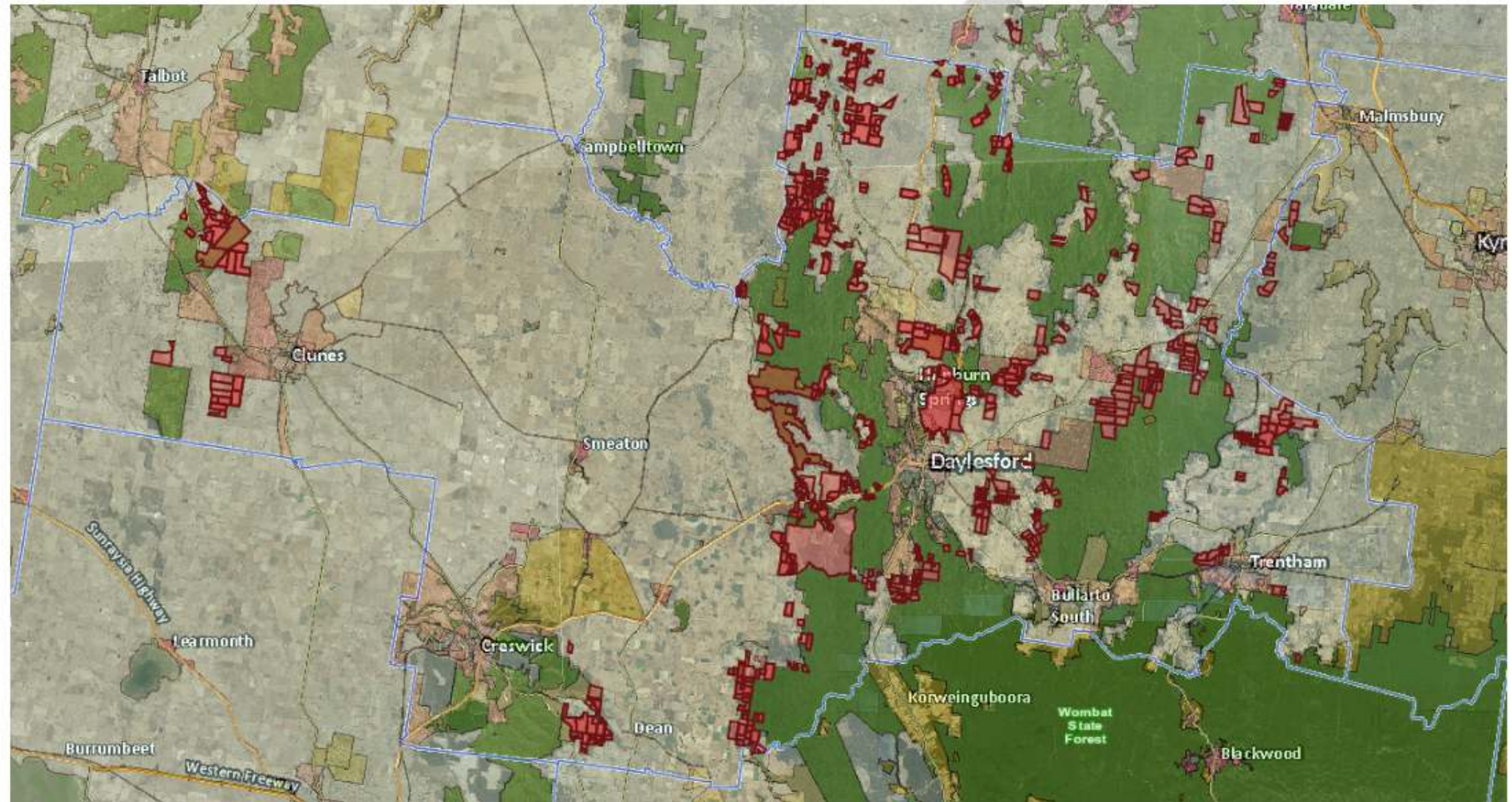
► Key biodiversity identified

FIGURE 18: BIODIVERSITY VALUES¹³



¹³ Data source: Plan2Place, Data Vic, Hepburn Shire

Farming Zoned Land recommended ► for Rural Conservation Zone



Settlement Hierarchy

TABLE 5: SETTLEMENT HIERARCHY

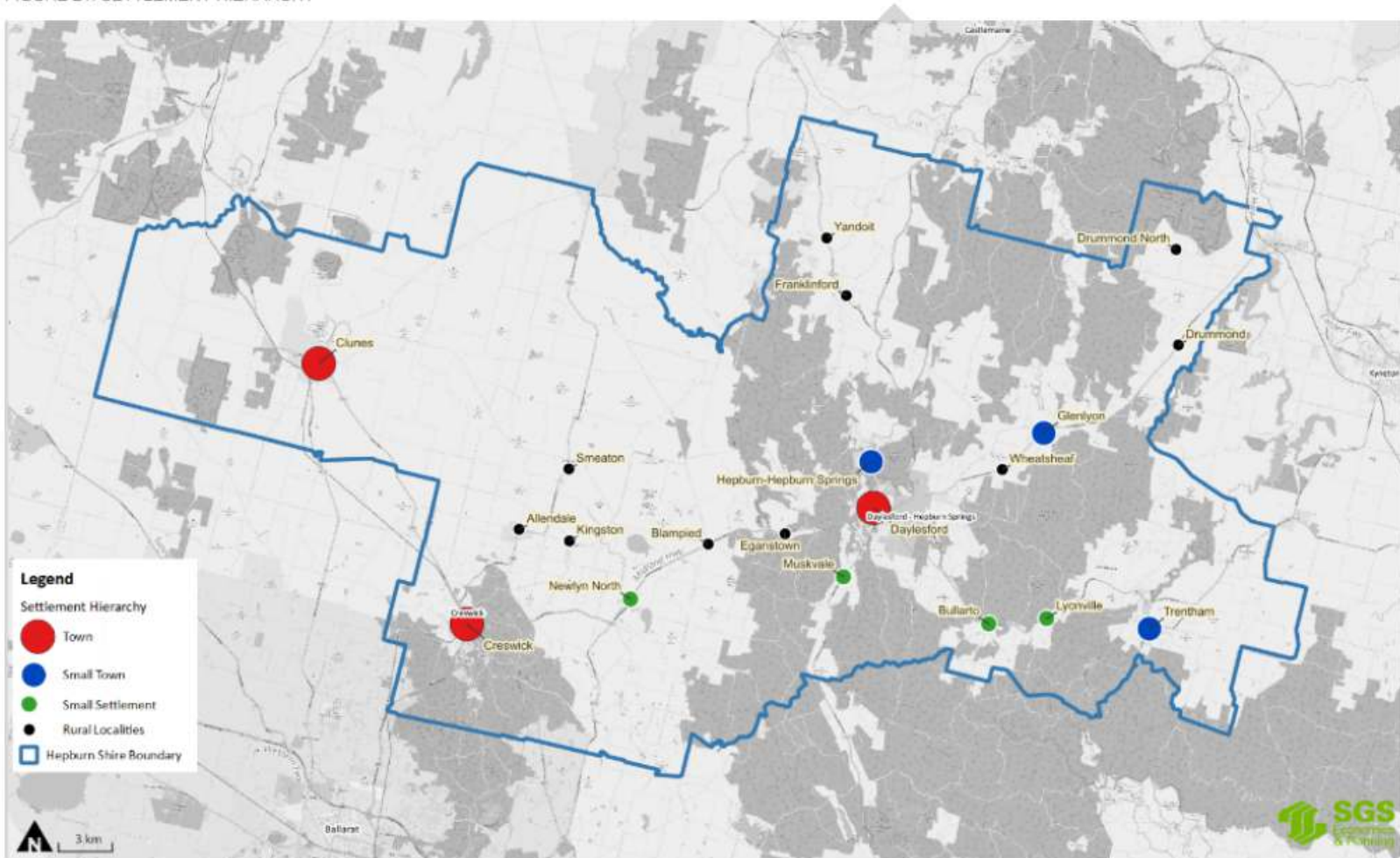
CATEGORY	SETTLEMENT	DESCRIPTION	FUTURE ROLE
Town	Creswick	Moderate to large towns containing commercial centres providing a variety of housing and moderate employment base. Towns provide for important community services. Towns are fully or partially reticulated.	Future growth: Towns are supported as the primary locations for future residential and employment growth in the Shire, subject to assessment of environmental risk (bushfire, flood, landslip) constraints.
	Clunes		
	Daylesford		
Small Town / Township	Hepburn-Hepburn Springs Trentham Glenlyon	Small Towns/Townships have limited urban zoned land with a variety of zones being applied including Township Zone, Low Density Residential Zone and Farming Zone). They accommodate small populations and may or may not have reticulated services.	Future growth: Only incremental population growth and housing and employment development is supported in within existing urban zoned areas. Further growth will be accommodated via infill development, subject to assessment of environmental risk (bushfire, flood, landslip) constraints.
Small Settlement	Bullarto Lyonville Muskvale Newlyn North	Settlements have some urban zoned land and accommodate very small populations. Settlements generally do not have commercial activity/ centres or community facilities. Settlements are generally not reticulated.	Future growth: Further expansion or subdivision is not supported in these locations; however, the zoning of these settlements requires review to ensure the subdivision lot size reflects the pattern of rural living / dwellings that has been supported in these locations up until now.
Rural Locality	Allendale Blampied Drummond Drummond North Eganstown	Franklinford Kingston Smeaton Wheatsheaf Yandoit Settlements represent areas of dispersed dwellings primarily within the Farming Zone. Settlements do not include any urban zoning, commercial activity, community facilities or reticulated services.	Future growth: Dwelling development that is not associated with the productive agricultural use of Farming Zone land is not supported in these locations due to risk to human life from natural hazards and impact on significant environmental landscapes and natural resources. Further expansion is not supported in these locations.

TABLE 6: SETTLEMENT ASSESSMENT

SETTLEMENT	ANY RESIDENTIAL ZONE WITHIN CATCHMENT?	PRIMARILY RESIDENTIAL ZONE WITHIN SETTLEMENT?	SIGNIFICANT COMMUNITY INFRASTRUCTURE / SERVICES?	SIGNIFICANT NATURAL HAZARD?	TOTAL PRIVATE DWELLINGS (2021)	INCREASE IN DWELLING COUNT FROM 2016
Allendale	Y	N	N	Y	82	8
Kingston	Y	N	N	Y	118	13
Smeaton	Y	Y	N	Y	54	0
Newlyn North	Y	Y	Y	Y	141	0
Blampied	N	N	Y	N	100	0
Eganstown	N	N	N	N	125	9
Franklinford	N	N	N	Y	41	5
Yandoit	N	N	N	N	92	1
Muskvale	Y	Y	Y	N	122	11
Bullarto	Y	Y	Y	N	82	0
Lyonville	Y	Y	Y	N	108	35
Wheatsheaf	Y	N	N	N	126	1
Drummond	N	N	N	N	180	4
Drummond North	N	N	N	N	132	35

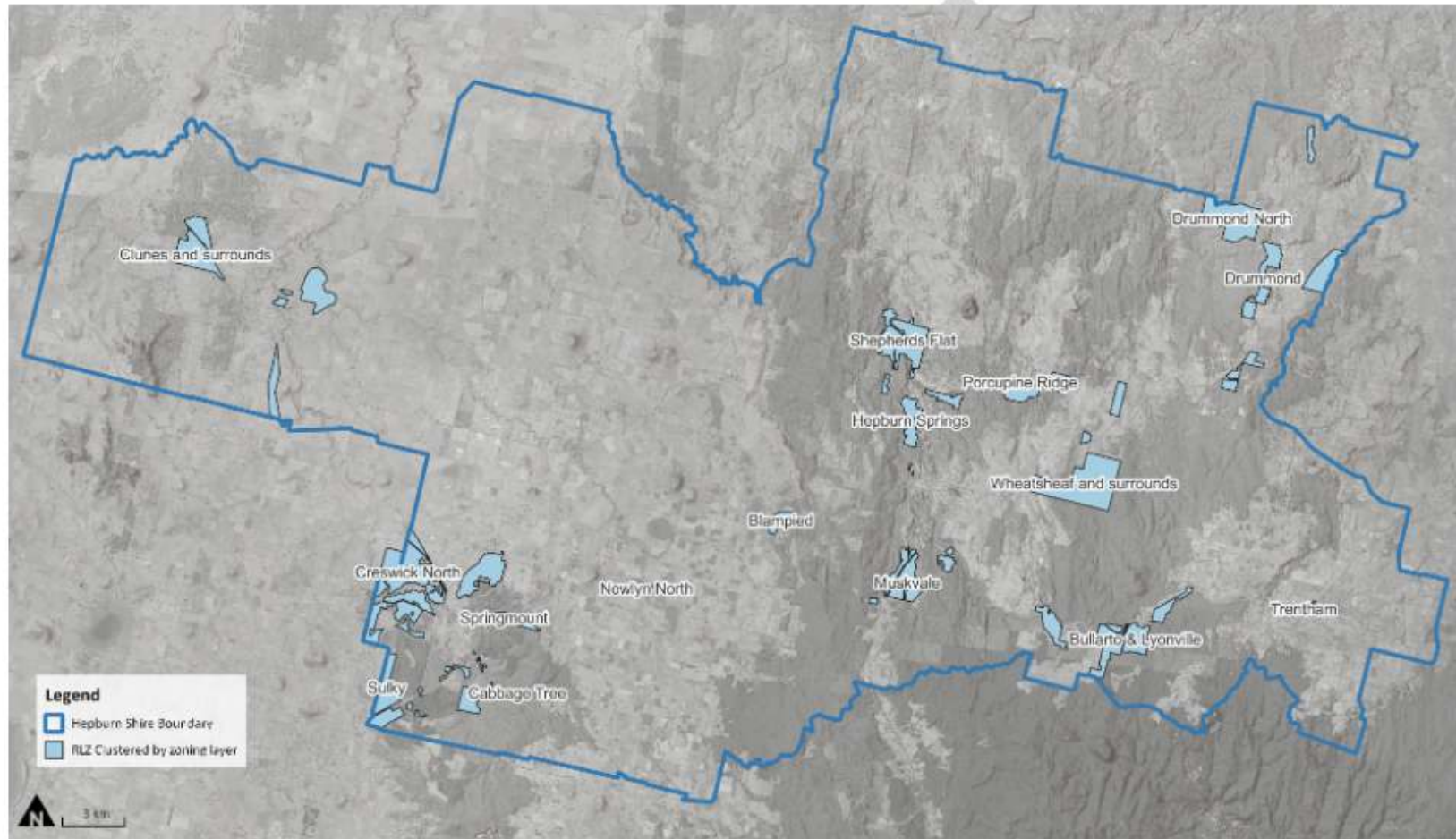
► Settlement Hierarchy

FIGURE 21: SETTLEMENT HIERARCHY



► Rural Living Zone existing

FIGURE 22: RLZ CLUSTERS



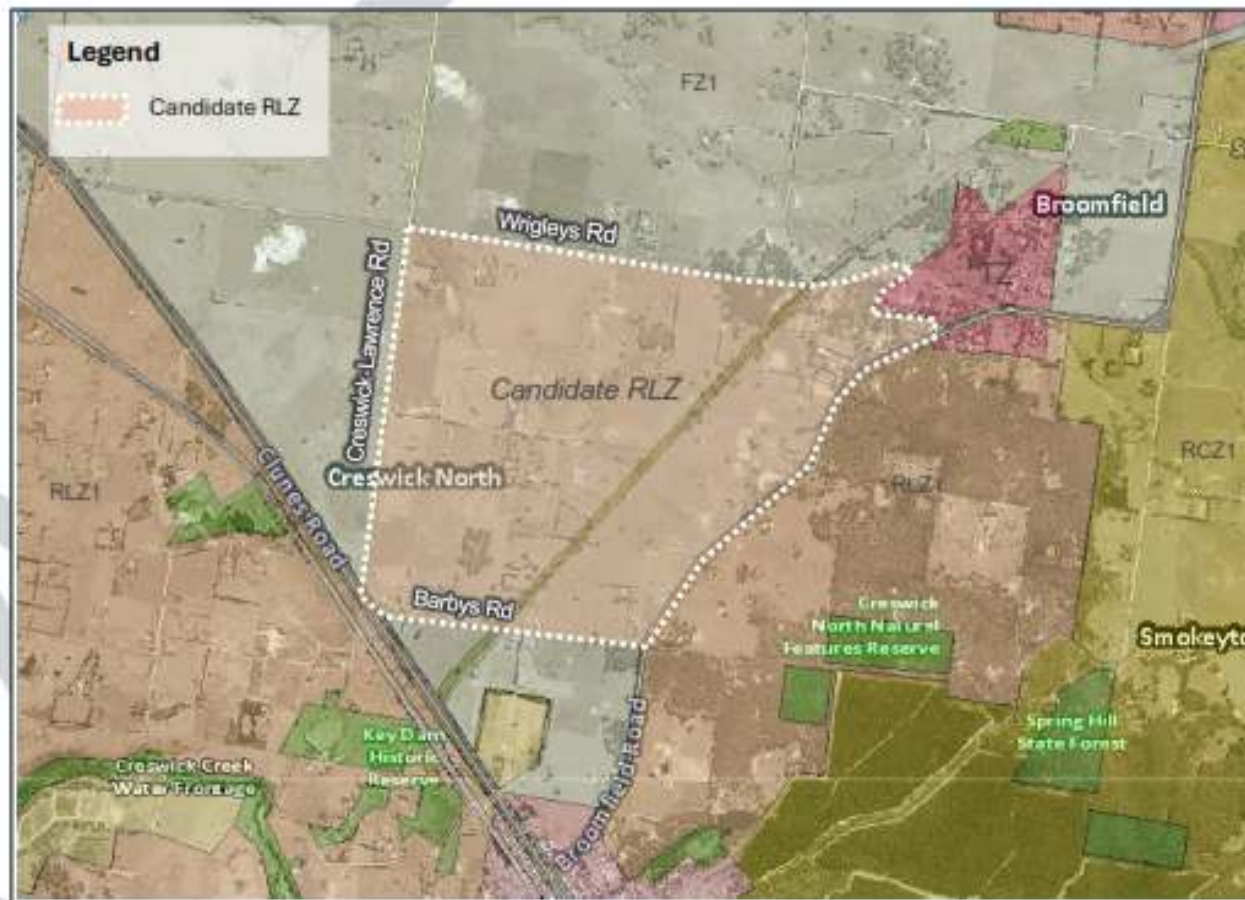
► Candidate RLZ areas Clunes

FIGURE 25: CANDIDATE RLZ, CLUNES



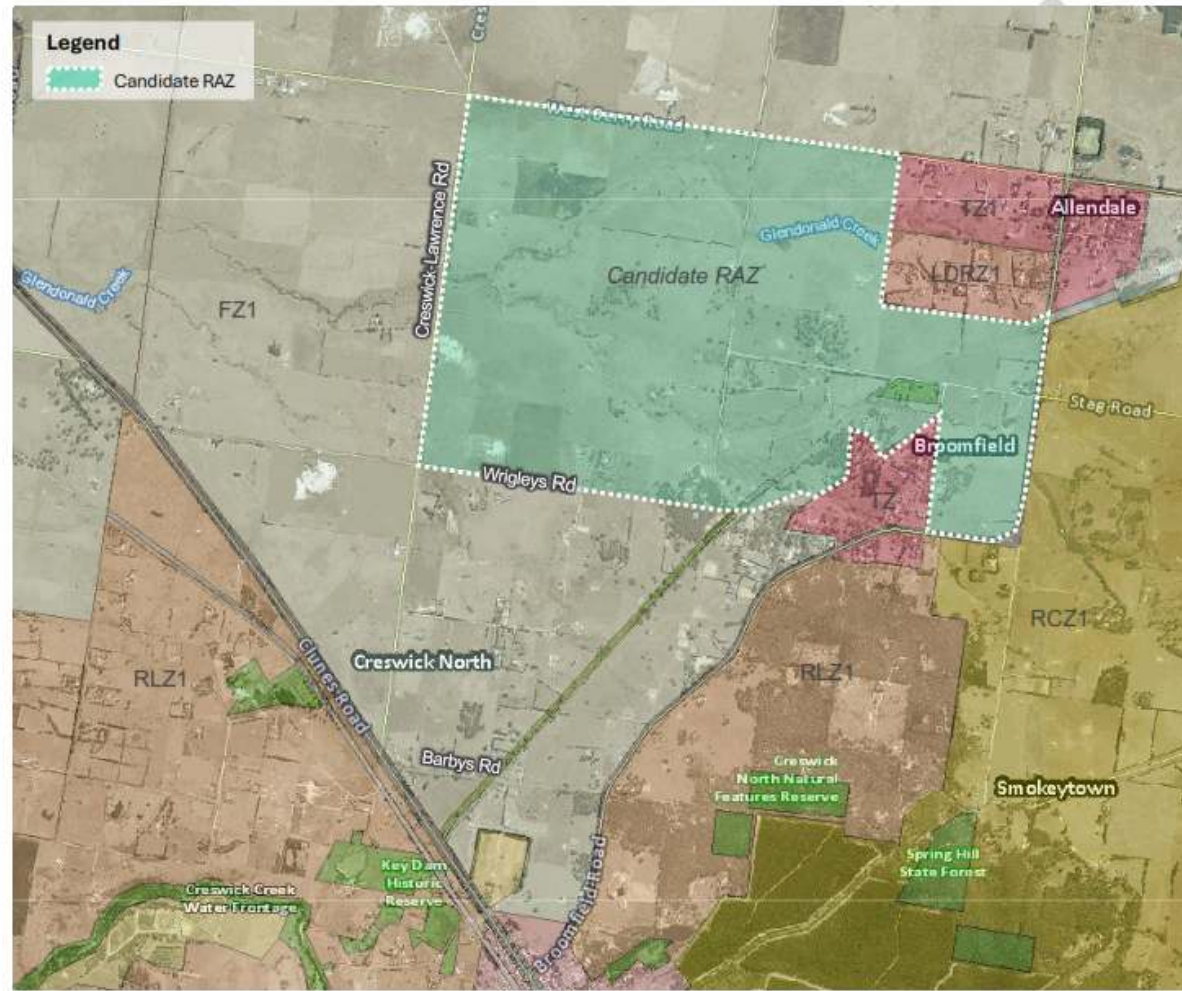
► Candidate RLZ Creswick

FIGURE 26: CANDIDATE RLZ, CRESWICK NORTH



► Additional land to be considered for Rural Activity Zone & Rural Living Zone

FIGURE 15: CANDIDATE RAZ, CRESWICK NORTH



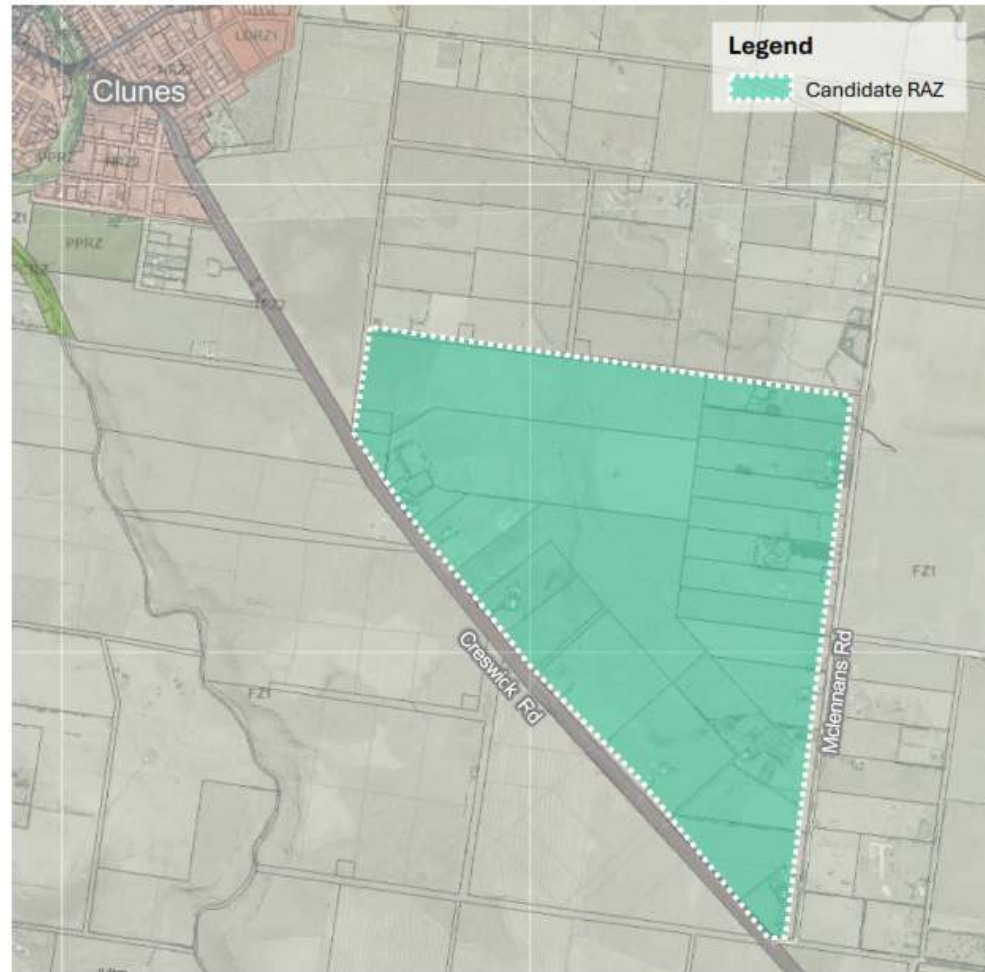
► RAZ considerations continued...

FIGURE 16: CANDIDATE RAZ, EGANSTOWN



▶ RAZ continued...

FIGURE 17: CANDIDATE RAZ, CLUNES



RURAL HEPBURN | DRAFT STRATEGY

▶ Next steps

May-August 2024: Engagement on draft Rural Strategy & five township Structure Plan 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*.

▶ Question & Answers

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 value the importance of our high-quality agriculture 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. This cumulative impact has been seen with dwellings being built on high quality agricultural land causing erosion & conflict of this vital area.

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.

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.

▶ 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

