

Planning scheme audit: Strathbogie Planning Scheme

Municipal Planning Strategy (MPS)

In addition to general reviewing, for each policy following questions were considered :

- *Are the Strategic Directions consistent with and build upon State Planning Policy?*
- *Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?*
- *Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?*
- *Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?*
- *Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?*
- *Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?*
- *Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?*
- *Are the Strategic Directions grouped by PPF theme and identified by sub-headings?*

Table 1: MPS Audit

Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible)
Word count	Is the word count 5000 words or less?		Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
02.01 Context	Does the Context section include a brief description of the geographic qualities of the municipality?	Yes	No changes necessary

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
	Does the Context section include a brief description of the economic qualities of the municipality, using the most recently available data, with source and date specified?	Yes	No changes necessary
	Does the Context section include a brief description of the demographic qualities of the municipality, using the most recently available demographic data / projections, with source and date specified? (Specifically ABS and VIF)	No	No however this is appropriate.
	Are the First Nations people of the land recognised in the first paragraph of the Context. (May be multiple).	No	Update to recognise the First Nations people of the land recognised in first chapter
	Is there opportunity to reduce the word count for this Clause (aim for 500 words).	Yes (300 words)	
02.02 Vision	Does the Vision section clearly and succinctly describe the type of municipality Council seeks to create? (If unsure use the Council Plan vision, extracting land use matters).	No	Needs to be updated with new Council plan. Words include reference to 2021/22 Council Plan. Clear land use related work required
	Does the Vision section only include land use and development issues capable of being influenced by the Planning Scheme?	Yes	Needs to be updated to reference Council Plan Vision and actions.
02.03 Strategic directions			

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible)
02.03-1 Settlement	<ul style="list-style-type: none"> • <i>Are the Strategic Directions consistent with and build upon State Planning Policy?</i> • <i>Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?</i> • <i>Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?</i> • <i>Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?</i> • <i>Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?</i> • <i>Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?</i> • <i>Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?</i> • <i>Are the Strategic Directions grouped by PPF theme and identified by sub-headings?</i> 	In part	<p>Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work</p> <p>They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There are limited directions articulated.</p> <p>Work is required to include settlement planning and status of each settlement.</p>

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
02.03-2 Environmental and landscape values	<ul style="list-style-type: none"> • Are the Strategic Directions consistent with and build upon State Planning Policy? • Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level? • Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented? • Do the Strategic Directions respond to the planning vision in Council's Corporate Plan? • Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council? • Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective? • Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies? • Are the Strategic Directions grouped by PPF theme and identified by sub-headings? 	In part	They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There are limited directions articulated.
02.03-3 Environmental risks and amenity	<ul style="list-style-type: none"> • Are the Strategic Directions consistent with and build upon State Planning Policy? • Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level? • Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented? • Do the Strategic Directions respond to the planning vision in Council's Corporate Plan? • Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council? • Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective? 	In part	They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There are limited directions articulated.

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
	<ul style="list-style-type: none"> Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies? Are the Strategic Directions grouped by PPF theme and identified by sub-headings? 		
02.03-4 Natural resource management	<ul style="list-style-type: none"> Are the Strategic Directions consistent with and build upon State Planning Policy? Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level? Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented? Do the Strategic Directions respond to the planning vision in Council's Corporate Plan? Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council? Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective? Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies? Are the Strategic Directions grouped by PPF theme and identified by sub-headings? Are the Strategic Directions consistent with and build upon State Planning Policy? 	In part	They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There are limited directions articulated.

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
02.03-5 Built environment and heritage	<ul style="list-style-type: none"> • <i>Are the Strategic Directions consistent with and build upon State Planning Policy?</i> • <i>Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?</i> • <i>Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?</i> • <i>Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?</i> • <i>Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?</i> • <i>Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?</i> • <i>Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?</i> • <i>Are the Strategic Directions grouped by PPF theme and identified by sub-headings?</i> 	In part	They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There are limited directions articulated.

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
02.03-6 Housing	<ul style="list-style-type: none"> • <i>Are the Strategic Directions consistent with and build upon State Planning Policy?</i> • <i>Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?</i> • <i>Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?</i> • <i>Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?</i> • <i>Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?</i> • <i>Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?</i> • <i>Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?</i> • <i>Are the Strategic Directions grouped by PPF theme and identified by sub-headings?</i> 	In part	They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There are limited directions articulated.

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
02.03-7 Economic development	<ul style="list-style-type: none"> • <i>Are the Strategic Directions consistent with and build upon State Planning Policy?</i> • <i>Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?</i> • <i>Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?</i> • <i>Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?</i> • <i>Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?</i> • <i>Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?</i> • <i>Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?</i> • <i>Are the Strategic Directions grouped by PPF theme and identified by sub-headings?</i> 	In part	They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There are limited directions articulated.

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
02.03-8 Transport	<ul style="list-style-type: none"> • <i>Are the Strategic Directions consistent with and build upon State Planning Policy?</i> • <i>Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?</i> • <i>Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?</i> • <i>Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?</i> • <i>Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?</i> • <i>Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?</i> • <i>Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?</i> • <i>Are the Strategic Directions grouped by PPF theme and identified by sub-headings?</i> 	In part	They are consistent but no additional value is offered to guide practical outcomes for the Council's vision and direct policy basis. There is limited directions articulated.

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Clause and name	Audit questions/enquiry	Does it comply (Yes or no)	Recommended changes (including source if possible) Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
02.03-9 Infrastructure	<ul style="list-style-type: none"> • <i>Are the Strategic Directions consistent with and build upon State Planning Policy?</i> • <i>Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?</i> • <i>Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?</i> • <i>Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?</i> • <i>Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?</i> • <i>Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?</i> • <i>Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?</i> • <i>Are the Strategic Directions grouped by PPF theme and identified by sub-headings?</i> 		
2.04 Strategic Framework Plans Shire of Strathbogie	Does the Strategic Framework Plan spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	No	Maps should be updated based on settlement planning of the townships and the manner in which growth should be directed.
	Does the Strategic Framework Plan clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	No	Maps provide little benefit for visually expressing the overall Vision.

Planning Policy Framework

- For each policy following questions were considered :
 - Does the name of the policy clearly explain what the policy does?
 - Is there a better location in the planning scheme for this policy (MPS, schedule, another part of the PPF)? Please specify.
 - If there is no policy application, under Clause 72.01 it means the policy applies to all land. Is a policy application required?
 - Is there an objective? If not, is it clear what State objective is trying to be achieved? If not identify a suitable objective. Objective’s always start with ‘To (verb)’. The verb should be selected from the approved verbs in the Practitioners Guide.
 - Do any recent VC or GC amendments mean that changes are required? Identify.
 - Do any strategies duplicate State or Regional policy? Identify.
 - Are the strategies drafted to have one idea each strategy?
 - Are the strategies drafted with an approved verb from the Practitioners Guide to commence the sentence? (Two verbs should be avoided if possible – for example, don’t start a strategy with “Support and facilitate....”, chose one verb to be clear about the action the planner should be encouraging).
 - Are the policy guidelines drafted to aid a planner in deciding how to achieve a strategy or objective?
 - Would the policy guidelines be better as strategies?
 - Are all the policy documents listed in either Clause 72.04 (Incorporated documents) or 72.08 (Background documents).
 - Has cross referencing to plans been done correctly in the text? Are any plans clear and helpful.

Table 2: PPF Audit

Clause and name	Policy application (if relevant)	Observations / comments	Recommended changes Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
11 Settlement			

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Clause and name	Policy application (if relevant)	Observations / comments	Recommended changes Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
11.01-1L Avenel	Within urban boundary of Avenel as shown on plan.	<ul style="list-style-type: none"> Encourage commercial development within town centre is duplication of State Policy Avenel documents referenced at Schedule to 72.08 	
11.01-1L-02 Euroa	Within urban boundary of Euroa as shown on plan.	<ul style="list-style-type: none"> Euroa documents referenced at Schedule to 72.08 	Update to reflect more recent documentation for Euroa
11.01-1L-03 Longwood	Within urban boundary of Longwood as shown on plan.	<ul style="list-style-type: none"> No Longwood documents referenced at Schedule to 72.08 	
11.01-1L-04 Nagambie	Within urban boundary of Nagambie as shown on plan.	<ul style="list-style-type: none"> Nagambie documents referenced at Schedule to 72.08 	This policy will need to be updated by the Nagambie Growth Plan
11.01-1L-05 Strathbogie	Within urban boundary of Strathbogie as shown on plan.	<ul style="list-style-type: none"> No Strathbogie (township) documents referenced at Schedule to 72.08 	
11.01-1L-06 Violet Town	Within urban boundary of Strathbogie as shown on plan.	<ul style="list-style-type: none"> Violet Town documents referenced at Schedule to 72.08 	
12 Environment and landscape values	Nil.	<p>There are no policies with respect to directing policy for SPS within Clause 12. There are gaps that could be addressed including.</p> <ul style="list-style-type: none"> Future policies around directing development in and around water bodies (rivers and lakes) Policy could be included regarding landscape protections for the Strathbogie Ranges 	<p>Future policies around directing development in and around water bodies (rivers and lakes)</p> <p>Policy could be developed regarding landscape protections for the Strathbogie Ranges</p>
13 Environment risks and amenity			

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Clause and name	Policy application (if relevant)	Observations / comments	Recommended changes Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
13.01 Climate Change impacts		<ul style="list-style-type: none"> No local strategies are included with respect to natural hazards and climate change 	Future work to direct policies
13.02-1 L Bushfire Planning		<ul style="list-style-type: none"> Three strategies are included. Two of the strategies are repeating state policy. Could develop and expand on the policy with respect to <ul style="list-style-type: none"> Discourage development that requires native vegetation removal for fire safety <p>Might be worthwhile to investigate what native vegetation removal is discouraged i.e. high value?</p>	<p>Delete</p> <ul style="list-style-type: none"> Site dwellings to minimise bushfire risk Discourage development in high risk bushfire areas where all weather road access is not available. <p>Not a high priority to update.</p>
13.03-1L Floodplain Management	Local Floodplain Development Plans	<ul style="list-style-type: none"> Policies refer to Floodplain management and a policy guideline states <i>Consider as relevant</i> <i>Ensuring development is consistent with Local Floodplain Development Plans</i> No background documents relating to Local Floodplain Development Plans. 	Review this policy based on what the Floodplain Development Plans are and clarify how this strategy and policy consideration should be applied.
Other Policies 13.04 Soil Degradation 13.05 Noise 13.06 Air Quality 13.07 Amenity, Human Health and Safety		<ul style="list-style-type: none"> No local strategies regarding these policies Additional policy may be developed regarding Air Quality for the Mushroom Compost Facility 	Develop further policy to protect amenity around Mushroom Compost Facility.
14 Natural resource management			

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Clause and name	Policy application (if relevant)	Observations / comments	Recommended changes Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
14.01-1L Housing and house lot excisions on rural areas		<ul style="list-style-type: none"> Strathbogie Shire Rural Residential Strategy (Strathbogie Shire Council, 2004) not listed in background documents. Unclear what the policy means; <i>Promote the clustering of co-dependant residential uses.</i> 	
14.01-2L Management of agricultural land		No comments	
15 Built environment and heritage			
15.01-2L Building Design		No comments	
15.03 Heritage		No local content	
16 Housing			
16.01-3L Rural residential development		<ul style="list-style-type: none"> Policies are consistent and don't repeat state policies. 	
17 Economic development			
17.01-1L Diversified agriculture		<ul style="list-style-type: none"> Policies are consistent and don't repeat state policies. Could be improved with mapping and direction of where diversified agriculture could exist. 	
17.04-1L Tourism		<ul style="list-style-type: none"> Policies are consistent and don't repeat state policies. Could be improved with mapping and direction of where tourism developments are supported (if specific areas are identified) could exist. 	
18 Transport			
Other Policies		<ul style="list-style-type: none"> There are no local policies relating to this theme. 	

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Clause and name	Policy application (if relevant)	Observations / comments	Recommended changes Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
18.01 Land Use and Transport 18.02 Movement Networks		<ul style="list-style-type: none"> • State policies are very comprehensive and it is doubtful not significant gains can be made utilising existing SSC policies • Could be improved with mapping and direction of where tourism developments are supported (if specific areas are identified) could exist. 	
19 Infrastructure			
Other policies 19.01 Energy 19.02 Community Infrastructure 19.03 Development Infrastructure		<ul style="list-style-type: none"> • There are no local policies relating to this theme. • State policies are very comprehensive and it is doubtful not significant gains can be made utilising existing SSC policies 	

Zone analysis

Previous Review Findings

There are 15 zones applied to land throughout Strathbogie. Unlike overlays, zones cannot overlap with each other and therefore there can only be one zone for each piece of land. The purpose of planning zones is to control land use and development in accordance with the purpose of each zone.

Under each zone, the uses within that zone will be set out as a Section 1, Section 2 or Section 3 land use.

- Section 1 land uses do not require a planning permit.
- Section 2 land uses require a planning permit.
- Section 3 land uses are prohibited.

Many zones also stipulate minimum lot sizes for subdivision, advertising requirements and decision guidelines. Zones form part of the Victorian Planning Provisions, so they each have a standardised head provision. Schedules to zones provide Council with an opportunity to include localised content.

Apart from implementing adopted work, the most notable zone changes since 2012 has already been facilitated through the introduction of the new suite of residential, rural, commercial and industrial zones. As part of the review analysis has been undertaken to ensure that the changes introduced do not necessitate any further changes. This analysis reveals that there are no fundamental issues with zone selection. Feedback from officers, community representatives, agencies and stakeholders has revealed that while the zone selection remains generally appropriate, the zone schedules typically need review.

In addition, there may be a need to select some new zones to implement further strategic work commissioned by Council.

Key Findings

- Currently, the schedules to the residential zones are not utilised. Consideration should be given to better utilisation of these schedules for 'localisation' and to set objectives for different townships character.
- It has been highlighted through engagement that the Rural zones need to be reviewed. This review will need to incorporate extent of zones, potential application of Rural Activity Zone as well as to better utilize the schedules of the zones.
- There is a need to update zones so they are consistent with the requirements of the Form and Content ministerial direction.

Table 3: Zone Audit

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
			<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>	<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
RESIDENTIAL ZONES				
Low Density Residential Zone (Clause 32.03)	Avenel	The Schedule contains no specifications.	Complies	
Schedule 1 - LDRZ1	Euroa Longwood Nagambie Euroa	No mapping concerns.		
Township Zone (Clause 32.03)	Violet Town	The Schedule contains no specifications.	Complies	Rezone Violet Town and Avenel to GRZ and insert character into schedules as required.
Schedule 1	Avenel Longwood Strathbogie	No mapping concerns.		Work on schedules where they apply to townships (in particular Strathbogie and Longwood)
General Residential Zone (Clause 32.08)	Euroa	The Schedule contains no specifications.	Complies	Apply to Violet Town and Avenel (rather than Township Zone) and insert character into schedules as required.
Schedule 1	Nagambie Small part Violet Town	No mapping concerns.		Utilisation of the schedules and neighbourhood character statements are recommended.
INDUSTRIAL ZONES				
Industrial 1 Zone (Clause 33.01)	Various parts of townships	The Schedule contains no specifications.	Complies	
		No mapping concerns		

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
			Complies Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work	Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
Industrial 2 Zone (Clause 34.02)	not applied or utilised	N/A	N/A	
Industrial 3 Zone (Clause 35.01)	Euroa	The Schedule contains no specifications. No mapping concerns	Complies	
COMMERCIAL ZONES				
Commercial 1 Zone (Clause 34.01)	Euroa Nagambie	The Schedule contains no specifications. No mapping concerns	Complies	
Commercial 2 Zone (Clause 35.03)	not applied or utilised	N/A	N/A	
RURAL ZONES				
Rural Living Zone (Clause 35.03) Schedule 1	Across municipality	The Schedule contains minimum subdivision and dwelling areas for a specified area in Avenel. It outlines a 50% floor area trigger for extensions. No mapping concerns	<i>Updates need to occur to comply with MD</i> <i>Schedule should be updated to reflect the new Ministerial Direction: The Form and Content of Planning Schemes and land specified under Permit requirement for earthworks should be amended to read</i> <i>"all land to which this schedule applies".</i>	The schedule should be updated to have a specified amount and not refer to Clause 43.04. A map should also be produced to aid this schedule for clarity. The schedule should contain a floor area for clarity.

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Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
			Complies Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work	Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
Rural Living Zone (Clause 35.03) Schedule 2	Across municipality	The Schedule contains no specifications. No mapping concerns	Updates need to occur to comply with MD <i>Schedule should be updated to reflect the new Ministerial Direction: The Form and Content of Planning Schemes and land specified under Permit requirement for earthworks should be amended to read</i> <i>“all land to which this schedule applies”.</i>	
Rural Conservation Zone (Clause 35.06)	not applied or utilised	N/A	N/A	
Farming Zone (Clause 35.07) Schedule 1	Applies to all rural areas within the municipality	The schedule sets out varying lot minimums (either 40ha or 80ha) for subdivision and refers to maps which are included in the schedule. The schedule sets out varying lot minimums (either 40ha or 80ha) for dwelling and refers to maps which are included in the schedule. for dwelling.	Complies	

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
			<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>	<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
		<p>The schedule also sets a minimum lot size for the use of land for timber production (in a specified location).</p> <p>There are minimum setbacks for distances from TZ2 (100m), TZ3 (40m) and other roads 20m.</p>		
PUBLIC LAND ZONES				
Public Use Zone	not applied or utilised	N/A	Complies	
Public Park and Recreation Zone	not applied or utilised	N/A	Complies	
Transport Zone	All roads (standard to State)	N/A	Complies	
SPECIAL PURPOSE ZONES				
Special Use Zone Schedule 1 (SUZ1)	Mangalore Airport	Mangalore Airport – to identify land used for the operation and development of Mangalore Airport and associated land uses	Complies	
Special Use Zone Schedule 2 (SUZ2)	Euroa Service Centre	Applies to the Freeway Service Centre on the outskirts of Euroa, to provide for orderly development.”	Complies	
Special Use Zone Schedule 3 (SUZ3)	Costa Exchange Mushroom Farm and Composting Facility	347 Zanelli Road, Nagambie	Complies	

Overlay analysis

Overall comments:

There are ten overlays applied throughout Strathbogie Shire Council. Some are used to provide single site-specific provisions, such as the Heritage Overlay, which can be applied to a single site to protect a single building. Others can be applied across a wide geographic range, such as the Land Subject to Inundation Overlay (LSIO), which deals with riverine flooding. Many have one or more schedules, which provide localised requirements (and exemptions) for planning permit applications.

Similar to the zones, all overlays are part of the Victorian Planning Provisions, so they each have a standardised head provision. Schedules to Overlays provide Council with a valuable opportunity to include localised content. However, unlike zones, a piece of land can have more than one overlay applied, such as a Bushfire Management Overlay (BMO) and a Heritage Overlay (HO).

The ten overlays are grouped as follows:

- Environmental and Landscape overlays
 - Environmental Significance Overlay - two (2) Schedules
 - Vegetation Protection Overlay - two (2) Schedules
- Heritage and Built Form overlays
 - Heritage Overlay – 85 Schedules
 - Development Plan Overlay - five (5) Schedules
- Land Management overlays
 - Erosion Management Overlay - one (1) Schedule
 - Floodway Overlay - one (1) Schedule
 - Land Subject to Inundation Overlay - one (1) Schedule
 - Bushfire Management Overlay - one (1) Schedule
- Other overlays
 - Public Acquisition Overlay - three (3) Schedule
 - Airport Environs Overlay - one (1) Schedule
 - Specific Control Overlay – three (3) specific controls

A detailed analysis of overlays and schedules is provided at Appendix XX.

Findings:

- Much of the more minor changes proposed through this work is to ensure that the overlays conform with the format changes and to introduce additional exemptions to reduce triggers for permits.
- Through consultation it has become apparent that there are some significant gaps in policy with respect to applying overlays for
 - Buffers around wastewater treatment plans
 - Identifying areas of potable water
- Further work has also been identified for strategic review of DPOs which may result in removal or revision of working.
- From the previous review it is also noted that the ESO1 which is not mapped in the correct location. However, the Overlay is not applied within the mapping areas of the scheme except for an area relating to a tip in Violet Town which is irrelevant to the overlay. Therefore, there is no trigger or need for the overlay appropriate to the schedule of the ESO.

Key Findings

- Much of the more minor changes proposed through this work is to ensure that the overlays conform with the format changes and to introduce additional exemptions to reduce triggers for permits. In particular exemptions should be considered for the following;
 - Clause 42.01 Environmental Significance Overlay (all schedules)
 - Clause 44.01 Erosion Management Overlay
- Through consultation it has become apparent that there are some significant gaps in policy with respect to applying overlays for
 - Buffers around wastewater treatment plans
 - Identifying areas of potable water
- Further work has also been identified for strategic review of DPOs which may result in removal or revision of working.
- From the previous review it is also noted that the ESO1 which is not mapped in the correct location. However, the Overlay is not applied within the mapping areas of the scheme except for an area relating to a tip in Violet Town which is irrelevant to the overlay. Therefore, there is no trigger or need for the overlay appropriate to the schedule of the ESO.

Table 4: Overlay audit

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD Complies Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work	Additional improvements Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
ENVIRONMENTAL AND LANDSCAPE OVERLAYS				
42.01 Environmental Significance Overlay (ESO)		To identify areas where the development of land may be affected by environmental constraints. To ensure that development is compatible with identified environmental values.		
42.01s Schedule 1 – ESO	Buffer Area for Rural Industrial Activities	<p>1.0 Statement of environmental significance</p> <p>To recognise areas to be retained for rural industrial activities, such as Mangalore Airport, Eatmore Poultry and mushroom production.</p> <p>2.0 Environmental objective to be achieved</p> <p>To discourage the development of dwellings that may conflict with rural industrial activities.</p> <p>To encourage the development of rural industrial activities that require large buffer distances.</p> <p>3.0 Permit requirement None are specified</p> <p>4.0 Application requirements</p>	<p>Should be one environment objective. Redraft as policy neutral.</p> <p>Decision guidelines in schedule.</p> <p>“Any application to construct or extend a dwelling must address should be revised to have guidelines and application requirements to assist with decision making in this area.</p>	<p>The Overlay Is not applied within the mapping areas of the scheme except for an area relating to a tip in Violet Town which is irrelevant to the overlay. Therefore, there is no trigger or need for the overlay appropriate to the schedule of the ESO</p>

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
		<p>None specified</p> <p>Decision Guidelines:</p> <ul style="list-style-type: none"> • Compatibility with surrounding rural industrial activities. • Surrounding rural industries. • Relevant guidelines and codes dealing with intensive animal husbandry, amenity, buffers and effluent disposal. • Natural constraints such as regular sheet flooding and prevailing winds. 	<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>	<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
42.01s Schedule 2 – ESO	Euroa Wastewater Management Facility Buffer Area	<p>The Euroa wastewater treatment complex provides sewerage treatment and waste water disposal for Euroa.</p> <p>Land within this overlay should not be developed for any purpose that might compromise the complex’s continued operation or expansion for sewerage and waste water treatment and disposal.</p>	Should be succinct one environment objective. Redraft as policy neutral.	<p>Through consultation it was revealed that none of the other township wastewater management facilities have appropriate buffers.</p> <ul style="list-style-type: none"> • The entire application of the ESO should be reviewed and extended to other facilities. • Exemptions and application should be reviewed • Application requirements should be inserted • Also referrals should be updated in accordance with the overlay.

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
				Also (addressed elsewhere) there is no ESO for potable water which is an issue for risk management.
42.02 Vegetation Protection Overlay (VPO)		<p>To protect areas of significant vegetation.</p> <p>To ensure that development minimises loss of vegetation.</p> <p>To preserve existing trees and other vegetation.</p> <p>To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.</p> <p>To maintain and enhance habitat and habitat corridors for indigenous fauna.</p> <p>To encourage the regeneration of native vegetation.</p>		
42.02s Schedule 1 – VPO	Buffer Area for Rural Industrial Activities	<p>1.0 Statement of environmental significance</p> <p>Native vegetation including two grassy threatened ecological communities that are listed under the Environmental Protection and Biodiversity Conservation Act 1999 (C'th) (EPBC Act). These are: White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered) and Grey Box (Eucalyptus 25acrocarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (Endangered).</p>	Should update to remove where there are double ups from 52.17 to delete dot points 3, 5, 6 at 4.0 – Application requirements	

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
			<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>	<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>

2.0 Vegetation protection to be achieved
To protect remnant native vegetation in the Lovers Hill area of Avenel.

3.0 Permit requirement
A permit is required to remove, destroy or lop all native vegetation.

4.0 Application requirements
The following application requirements apply to an application for a permit under Clause 42.02 to remove native vegetation, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Indicate the total extent of native vegetation on the subject land and the extent of proposed clearing, destruction or lopping, the location of any watercourse and the location of any areas with a slope exceeding 20 per cent.
- Specify the purpose of the proposed clearing.

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
		<ul style="list-style-type: none"> • Demonstrate that the need for removal, destruction or lopping of remnant native vegetation has been reduced to the maximum extent that is reasonable and practical. • Specify proposals for revegetation following disturbance or restoration of an alternate site, including proposed species and ground stabilisation. • The applicant must demonstrate the three-step approach of Avoid, Minimise and Offset as required by Clause 12.01-2S of the state policy in the Strathbogie Planning Scheme and to the satisfaction of the Department of Environment, Land, Water and Planning. • Provide an appropriate offset for any approved vegetation removal to the satisfaction of the responsible authority and Department of Environment, Land, Water and Planning. 	<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>	<p>Additional improvements</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
42.02s Schedule 2 – VPO	Significant Remnant Indigenous Vegetation	<p>Statement of nature and significance of vegetation to be protected</p> <p><i>Substantial areas of Strathbogie have been modified as a result of agriculture and urban development. The remaining areas of native vegetation are generally confined to larger isolated remnant patches of modified indigenous vegetation mostly on private land</i></p>	<p>Should be succinct one environment objective. Redraft as policy neutral.</p> <p>Vegetation protection objectives need to be redrafted to one objective rather than 3.</p>	

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
		<p><i>and linear connecting remnants of varying widths and quality associated with public roadside, rail and stream frontage reserves.</i></p> <p><i>The retention and management of linear remnants of indigenous vegetation plays a significant role in achieving the sustainable conservation of the larger isolated remnants of indigenous vegetation and the incumbent biodiversity. Remnant patches and linear reserves provide significant refuge, connectivity and ecological resilience across the landscape. This is particularly the case in the woodland remnants of the Strathbogie Shire.</i></p> <p><i>Remnant indigenous vegetation provides significant habitat for biodiversity and associated land management benefits such as erosion control and water table regulation.</i></p> <p><i>Indigenous vegetation consists of those species of vascular plants that grow naturally on the site.</i></p> <p><i>Naturally means grew on the site prior to European settlement.</i></p> <p><i>Exotic vegetation includes plants that do not occur naturally on the site.</i></p>	<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p> <p>Permit requirement could be redrafted just to exempt exotic vegetation. Not to trigger (Header clause does that).</p>	<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
HERITAGE AND BUILT FORM OVERLAYS				
43.01 – Heritage Overlay	All	Application requirements – none specified	Complies	

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD Complies Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work	Additional improvements Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
43.04 – Development Plan Overlay Schedule 1	North Avenel	A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of land known as North Avenel.	Does not comply with MD	This development Plan has been approved and is currently under development. Once development is completed the DPO should be deleted from the scheme.
43.04 - Development Plan Overlay Schedule 2	Lovers Hill Avenel	A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of land known as Lovers Hill Avenel.	Does not comply with MD	This Development Plan is not under development. The DPO should be reviewed to make sure that any future development meets appropriate best practice planning.
43.04 - Development Plan Overlay Schedule 3	Box Grove Nagambie	To facilitate the development of a high quality low density residential estate in a manner that responds to the environmental constraints and opportunities of the site. To recognise and protect the environmental values of the site, including remnant native and exotic vegetation, within the context of a low density residential development. To facilitate alternative forms of accommodation in the Adaptive Residential area which are integrated with and respond to the existing homestead, outbuildings and established gardens. To provide for the development of the Adaptive Residential area that may include tourist accommodation or retirement housing.	Does not comply with MD	This development Plan has been approved. Development has not occurred. This Development Plan is not under development. The DPO should be reviewed to make sure that any future development meets appropriate best practice planning.

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD Complies Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work	Additional improvements Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
43.04 - Development Plan Overlay Schedule 4	Eastern Gateway, Euroa	No objectives stated. There are requirements before a permit is granted	Does not comply with MD	This Development Plan is not under development. The DPO should be reviewed to make sure that any future development meets appropriate best practice planning.
43.04 - Development Plan Overlay Schedule 5	Box Grove Nagambie	Objectives not stated. Location not noted	Does not comply with MD	This Development Plan is not under development. The DPO should be reviewed to make sure that any future development meets appropriate best practice planning.
LAND MANAGEMENT OVERLAYS				
44.01 Erosion Management Overlay	Various locations	Currently applies to a large portion of the ranges to the South of the Hume Highway. The Overlay aims to protect areas prone to erosion, landslip or other degradation processes by minimizing land disturbance and inappropriate development.	Does not comply with MD. Need to input statement of risk and objectives to be achieved.	This overlay should be updated to include broader exemptions.
44.03 Floodway Overlay	Various locations	The Floodway Overlay affects flood affected land within townships and rural areas. The Overlay identifies waterways, major flood paths, drainage depressions, and high hazard areas which have the greatest risk of more frequently being affected by flooding. The Schedule exempts a number of small developments from requiring a permit.	Does not comply with MD. Need to input statement of risk and objectives to be achieved.	This Overlay is generally monitored by Goulburn Broken Catchment Management Authority, who undertook a review in 2003. No further review has been deemed necessary.

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
			<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>	<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
44.04 Land subject to inundation Overlay	Various locations	<p>Land Subject to Inundation Overlay applied to land within the townships and Rural areas. The Overlay identifies land in flood storage or flood fringe areas affected by the 1 in 100 years flood, or any other area determined by the floodplain management authority.</p> <p>The Schedule exempts a number of small developments from requiring a permit.</p>	Does not comply with MD. Need to input statement of risk and objectives to be achieved.	
44.06 – Bushfire Management Overlay	Various	The Overlay identifies areas where the intensity of wildfire is significant and likely to pose a threat to life and property.”		
44.06 – Schedule 1 to the Bushfire Management Overlay	Euroa	Applies to specific areas within Euroa	Complies	
OTHER OVERLAYS				
45.01 – Schedule 1 to the Public Acquisition Overlay	Goulburn Valley Highway	Road widening (Goulburn Valley Highway duplication and restoration of local access) for the Road Corporation	Complies	<p>The Goulbourn Valley Hwy Duplication project has been completed.</p> <p>The reference to PAO1 can be removed from the schedule. Mapping change is required to remove PAO1 as it is no longer required.</p>
45.01 – Schedule 2 to the Public Acquisition Overlay		Nine Mile Creek Reservoir Embankment Upgrade for Goulburn Valley Region Water Corporation	Complies	

Clause and name	Applies to (schedules only)	Purpose and requirements	Adherence with MD	Additional improvements
			<p>Complies</p> <p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>	<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
45.01 – Schedule 3 to the Public Acquisition Overlay		Inland Rail – Beveridge to Albury Project for Transport for Victoria	Complies	
45.02 – Schedule 2 to the Airport Environs Overlay	Areas around Mangalore Airport	The overlay identifies areas around Mangalore Airport to trigger need for permits.		<p>Mapping is appropriately applied.</p> <p>Exemptions could be put into the overlay to better guide planning permits.</p>

Particular provisions analysis

Overall comments:

Since the last review (2011) there has been a significant reshuffle, revision and new particular provisions introduced into the Planning Scheme through VC148 (Gazetted in August 2018). Now the particular provisions from Clauses 52, 53 and 57 have been organised into three categories that more clearly recognise their different functions and make them easier to navigate: 1. Provisions that apply only to a specified area (Clause 51). 2. Provisions that require, enable or exempt a permit (Clause 52). 3. General requirements and performance standards (Clause 53). The restructure has resulted in the renumbering of several provisions.

An extensive audit of the overlays is provided at Appendix I which investigates the recommendations of the previous 2011 Review and provides updated recommendations, which are summarised in the key findings below.

Generally, Strathbogie Shire have not sought to utilise the majority of the provisions, only one provision Clause 51.01- Specific Sites and Exclusions being used currently. It is also noted that the Gaming Provisions are the subject of a current Amendment C78, the policy has been prepared taking into consideration the new particular provision structure and requirements introduced by VC148. While the provisions haven't been utilised it is clear that they are not necessary for the effective ongoing use of the Strathbogie Planning Scheme.

As a result of this review the only work that is suggested is that all schedules should be updated to meet the requirements of the Ministerial Direction on form and content.

Findings:

- Update Form and Content of Schedules to be consistent with current requirements.

Table 5: Particular provision analysis

Clause and name	Does the Schedule reference a Background or Incorporated Document?	Is the Background or Incorporated Document listed at 72.04s or 72.08s?	Adherence with MD	Additional improvements suggested
51 PROVISIONS THAT APPLY ONLY TO A SPECIFIED AREA				
e.g. 51.01 Specific sites and exclusions				
Schedule to Clause 51.01	533 Zanelli Road (part), Nagambie	Yes	Complies Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work	Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
52 PROVISIONS THAT REQUIRE, ENABLE OR EXEMPT A PERMIT				
Schedule to Clause 52.17	Area known as the Goulburn Valley Highway Bypass of Murchison East between Weir Road, Goulburn Weir and Burkes Road, Murchison East and included in a Transport Zone 2.	No	Redrafting required to meet MD	
	Area known as the Arcadia section of the Goulburn Valley Highway duplication project included in a Transport Zone 2 or Public Acquisition Overlay 1, being land on the eastern side of the Goulburn			

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Clause and name	Does the Schedule reference a Background or Incorporated Document?	Is the Background or Incorporated Document listed at 72.04s or 72.08s?	Adherence with MD Complies Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work	Additional improvements suggested Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
	Valley Highway, north of Murchison – Violet Town Road and south of Arcadia Road, Arcadia, in accordance with the report <i>Goulburn Valley Highway Duplication, Arcadia, Impact Assessment (including Habitat Hectare Analysis) and Preliminary Offset Proposals, VicRoads, January 2005</i>			
	Area Zoned Public Use Zone (Schedule 3) being land in Jeffries Road, Locksley known as Lot 1 of PS 503954J Title Vol 10676 Fol 685	No	Redrafting required to meet MD	
	Area known as the Goulburn Valley Highway bypass of Nagambie between south of Mitchellstown Road and north of Weir Road, and associated local access / service roads included in the Transport Zone 2 and/or Public Acquisition Overlay 1	No	Redrafting required to meet MD	
53 GENERAL REQUIREMENTS AND PERFORMANCE STANDARDS				
No local content listed				
59 VICSMART APPLICATIONS AND REQUIREMENTS				
No local content listed				
				Further work to refine this clause and introduce further triggers for VicSmart approvals within the for FZ and EMO.

General provisions analysis

Overall comments:

The referral provisions are not particularly well utilised within the Strathbogie Planning Scheme there are opportunities for further exemptions and scheduling. However, it is not a high priority at this time.

Table 6: General provision audit

Name of referral authority	Response <ul style="list-style-type: none"> - No changes. - No response - Changes requested. 	Clause to be amended, deleted or added to.	Description of change requested	Reason	Recommended action <ul style="list-style-type: none"> Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
Clause 66.04 referrals					
Goulburn Valley Region Water Authority	No change	None	N/A		
Airport owner	No change	None	N/A		
Clause 66.06 referrals					
None specified					

Operational provisions analysis

Overall comments:

Clause 70 sets out the provisions for the operation, administration, and enforcement of the Planning Scheme. Some of these have local schedules. Each schedule has been reviewed to make sure it is up to date.

Table 7: Operational provisions audit

Clause	Name	Considerations	Recommendations
			<p>Change through 20(4) policy neutral amendment</p> <p>Change through full (advertised) amendment</p> <p>Further strategic work</p>
ADMINISTRATION AND ENFORCEMENT OF THIS SCHEME			
72.01s	Schedule to Responsible Authority for this Planning Scheme	<p>All relevant responsible authorities are specified correctly.</p> <p>The Minister for Planning is the responsible authority for approving Master Plans required under Schedule 3 to the Special Use Zone for the Costa Exchange Mushroom Farm and Composting Facility, Nagambie.</p> <p>The Minister for Planning is the responsible authority for approving a Masterplan required by the Underwater Testing Facility, Nagambie 2013 Incorporated Document identified in the Schedule to Clause 51.01</p>	
72.02s	Schedule to What Area is Covered by this Planning Scheme?	The Municipal district is named correctly.	
72.03s	Schedule to What Does this Scheme Consist of?	The Maps are all listed.	

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Clause	Name	Considerations	Recommendations
			Change through 20(4) policy neutral amendment Change through full (advertised) amendment Further strategic work
72.04s	Schedule to Documents Incorporated in this Planning Scheme	Refer to below table 8	
72.08s	Schedule to Background Documents	Refer to below table 9	In most instances there is no reference number for the Amendment that introduced the documents. Also, the clauses no longer exist.

STRATEGIC IMPLEMENTATION

74.01s	Schedule to Application of Zones, Overlays and Provisions	Since the 2018/19 review the Specific Controls Overlay has been applied to land identified in the Shepparton Line Upgrade (October 2020)	
74.02s	Schedule to further strategic work	Refer to below table 10	Need to update list.

Table 8: List of Incorporated Documents

List of Incorporated Document listed in 72.04	Relevant (Yes or no)	Available?	Carry over
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited (2015)	No new standards exist	Yes	Delete
Costa Exchange Mushroom Farm and Composting Facility, Nagambie (2012)	Yes	Yes	Yes
Goulburn Valley Region Water Corporation (GVW), Nine Mile Creek Reservoir Embankment Upgrade Incorporated Document (March 2013)	Yes	Yes	Yes
Goulburn-Murray Water Native Vegetation Code of Practice (February 2011)	Yes	No	Yes

List of Incorporated Document listed in 72.04	Relevant (Yes or no)	Available?	Carry over
Inland Rail - Beveridge to Albury Incorporated Document, December 2021	Yes	Yes	Yes
Lake Mokoan Decommissioning Project Planning Scheme Incorporated Document (2008)	Yes	Yes	Yes
Lake Nagambie Resort Master Plan - 25028DD A1-001-Q (2007)	Yes	Yes	Yes
Shepparton Line Upgrade Incorporated Document (October 2020)	Yes	Yes	Yes
Strathbogie Local Floodplain Development Plan Precinct of Castle Creek and Seven Creeks (December 2003)	Yes	Yes	Yes (although could be background document)
Strathbogie Local Floodplain Development Plan Precinct of Goulburn River (December 2003)	Yes	Yes	Yes (although could be background document)
Underwater Testing Facility, Nagambie 2013 Incorporated Document (2013)	Yes	Yes	Yes

Table 9: List of Background Documents

List of Background Document listed in 72.08	Relevant (Yes or no)	Available?	Carry over
Avenel 2030 (Regional Planning Services, March 2008)	Yes	Yes	Yes (low priority)
Avenel Neighbourhood Character Study (Planisphere, October 2009)	Yes	Yes	Yes
Development Plan 2 NorthAvenel (2010)	Yes	Yes	Yes
Economic Development Strategy (Urban Enterprise Pty Ltd and Nexus Consulting Pty Ltd, December 2005)	No – new Economic Strategy completed	No	Delete when relevant amendment undertaken

List of Background Document listed in 72.08	Relevant (Yes or no)	Available?	Carry over
Environmental Management Strategy (Consultants for Business, Communities & Environment, June 2011)		Yes	Yes (low priority)
Euroa Central Business Area Parking Study (Draft) (2004)	No – new document has been introduced	No	Delete when relevant amendment undertaken
Euroa and Avenel Rural Residential Development – Development Plan Report (2010)	Yes	Yes	No
Euroa Neighbourhood Character Study (Planisphere, March 2008)	No – new document has been introduced	Yes	Delete when relevant amendment undertaken
Euroa Structure Plan (Planisphere, September 2010)	No – new document has been introduced	Yes	Delete when relevant amendment undertaken
Goulburn Broken Regional Catchment Strategy (Goulburn Broken CMA, 2003)	No	No	Delete – listed elsewhere
Guidelines for the Protection of Water Quality (North East Planning Referral Group, 2001)	No	No	Delete – listed elsewhere
Infrastructure Design Manual (Shire of Campaspe, City of Greater Bendigo, Greater Shepparton City Council, Version 4, March 2013)	No	No	Delete – listed elsewhere
Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogie Shire, Report 1, Avenel (RMCG Consultants for Business, Communities & Environment, November 2005)	Yes	Yes	Yes
Land Capability Analysis and Evaluation of Natural Resources of Land within the Strathbogie Shire, Report 2, Euroa (RMCG Consultants for Business, Communities & Environment, January 2006)	Yes	Yes	Yes
Nagambie Growth Management Plan (Planisphere, December 2008)	Yes	Yes	Yes

List of Background Document listed in 72.08	Relevant (Yes or no)	Available?	Carry over
Nagambie Style Guideline (Planisphere, December 2008)	Yes	Yes	Yes
Part 1: Stormwater Drainage Master Plan for Township of Avenel (EarthTech, 2007)	TBD	No	No
Part 1: Stormwater Drainage Master Plan for Township of Euroa (EarthTech, 2007)	TBD	No	No
Planning Controls for Earthworks in the Goulburn Broken Catchment (1997)	TBD	No	No
Requirements for Water Supplies and Access for Subdivision in Residential 1 and 2 and Township Zones (Country Fire Authority, May 2004)	No	No	Delete – Best practice listed elsewhere
Revegetation Guide for the Goulburn Broken Catchment (Department of Natural Resources & Environment, 2001)	No	No	Delete – Best practice listed elsewhere
Review of buffer distances surrounding wastewater management facilities (Goulburn Valley Water, 2002)	No	No	Delete – Best practice listed elsewhere
Strathbogie Shire Council Plan 2009-2013 (Revised May 2012)	No	No	Delete
Strathbogie Shire Heritage Study Stage 2 Volume 1 Introduction and Recommendations (RBA Architects Conservation Consultants, September 2013)	Yes	Yes	Yes
Strathbogie Shire Heritage Study Stage 2 Volume 2 Thematic Environmental History (RBA Architects Conservation Consultants, September 2013)	Yes	Yes	Yes
Strathbogie Shire Heritage Study Stage 2 Volume 3 Part 1 (A to K) Heritage Place Citations (RBA Architects Conservation Consultants, September 2013)	Yes	Yes	Yes
Strathbogie Shire Heritage Study Stage 2 Volume 3 Part 2 (L to Z) Heritage Place Citations (RBA Architects Conservation Consultants, September 2013)	Yes	Yes	Yes

List of Background Document listed in 72.08	Relevant (Yes or no)	Available?	Carry over
Shire of Strathbogie Flood Management Plan (1996)	No – new document has been introduced	Yes	Delete when relevant amendment undertaken
State Environment Protection Policy (Waters of Victoria) (Environment Protection Authority, 2003)	No - SEPPs have been removed from scheme	No	Delete
Stormwater Drainage Master Plan – System Development for Township of Euroa and Nagambie (EarthTech, June 2005)	Yes	No	Yes
Strengthening Strathbogie in a Changing Climate (Background Paper) (Marsden Jacob Associates, June 2011)	No – new document has been introduced	No	Delete when relevant amendment undertaken
Sustainable Land Use Strategy (Parsons Brinckerhoff, December 2010)	No – new document has been introduced	Yes	Delete when relevant amendment undertaken
Urban Design Framework (Connell Wagner, July 2003)	Yes	No	Yes
Violet Town and District Strategic Development Plan (Planisphere, July 2010)	Yes	Yes	Yes
Violet Town Neighbourhood Character Study (Planisphere, July 2010)	Yes	Yes	Yes

Table 10: List of Strategic Work

List of Strategic Work at 74.02	Complete? (Yes or no)	Still required (Yes or no)	Carry over to Further Strategic Work (Yes or no)
Review and update the Erosion Management Overlay.	No	Yes	Yes (low priority)

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Implement the recommendations of the Strathbogie Shire Heritage Study.	Yes	No	No
Implement the actions and recommendations of Councils' adopted land use documents.	Yes (ongoing)	No	No
Implement the actions and recommendations of Councils' planning scheme review.	Yes (ongoing)	No	No
Investigate the implementation of an appropriate overlay over prominent ridgelines to protect the views and vistas of the municipality.	No	Yes	Yes (low priority)
Investigate (in association with Costa Exchange) whether an overlay or some other planning scheme provision should be applied in the vicinity of the Costa Exchange facility at 347 Zanelli Road and 1934 Dargalong Road Nagambie to protect it from the encroachment of sensitive uses that might impact on the current operation or future expansion of the facility.	No	Yes	Yes (medium priority)
Investigate appropriate planning controls for existing small settlement patterns.	No	Yes	No – incorporated into other pieces of work
Review and update the planning scheme provisions relating to the Mangalore Airport.	No	Yes	Yes (low priority)
Investigate a secondary retail area for Nagambie to be established subject to demand and floorspace analysis.	No	Yes	No – incorporated into other pieces of work
Protect the heritage precinct within Avenel, along the Avenel-Nagambie Road (Bank Street) entrance, including Red Kelly (Ned Kelly's father) grave.	No	Yes	Yes (medium priority)