

NORTHERN REGION

JANUARY UPDATE 2017: Proposed Planning Scheme Amendments Northern Region

	Biodiversity issues
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REGION / MUNICIPAL COUNCILS	Amendment No.	Description planning	Panel	Status	Source
NORTHERN REGION					
Swan Hill Rural City	C059	Rezone 52 Werril Street to Low Density Residential Zone; delete the DPO, Schedule 1 from 52 and 54 Werril Street, Swan Hill.	No	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
Buloke Shire	C027	Update the boundaries of the LSIO and FO in Charlton and Donald townships. Amend the Schedules to the LSIO and FO.	No	Exhibited and submissions closed 8/07/16	Planning Scheme Amendments Online (accessed 16/01/17))
Gannawarra Shire		No active proposals			Planning Scheme Amendments Online (accessed 16/01/17))
Loddon Shire		No active proposals			Planning Scheme Amendments Online (accessed 16/01/17))
Campaspe Shire	C104	Gives statutory effect to the Echuca South East Rural Living Precinct Structure Plan (2014), and the recommendations of the Traffic Assessment (2014) and Echuca South East - Outline Drainage Plan (2014)	No	Exhibited and submissions closed 29/02/16.	Planning Scheme Amendments Online (accessed 16/01/17))
Greater Bendigo City	C024	To rezone land at 39 Pratts Park Road, Junortoun (LP144759) from Low Density Residential Zone to Mixed Use Zone and to delete the Development Plan Overlay (DPO4) applying to the land	Yes	Panel report to Council	Planning Scheme Amendments Online (accessed 8/12/16)
	C131	Rezone part of Crown Allotment 14, Section 16, Parish of Bagshot from Farming Zone to Special Use Zone 11; Introduce a new Schedule 11 - Composting Facility, Hayhursts Road, Bagshot North to the Special Use Zone; Introduce a new Environmental Significance Overlay schedule 4 into the planning scheme; Amend the schedule to Clause 66.06 to include a new notice requirement.	No	Lapsing	Planning Scheme Amendments Online (accessed 16/01/17))
	C161	Rezone land for the Marong Business Park from Farming Zone to Comprehensive Development Zone (CDZ3), inserts a new schedule (Schedule 3) to the Comprehensive Development Zone and incorporates the Marong Business Park Comprehensive Development Plan. Applies the Public Acquisition Overlay - Schedule 6 (PAO6) and the Development Contributions Plan Overlay - Schedule 1 (DCPO1) to the land and the Heritage Overlay - Schedule 862 (HO862) to the former Yorkshire Hotel. Applies the	Yes	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))

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		Environmental Significance Overlay - Schedule 6 (ESO6) to land surrounding the business park to manage industrial land use buffers			
	C203	Place a Heritage Overlay on 384-386 Napier Street, White Hills	Yes	Lapsing	Planning Scheme Amendments Online (accessed 16/01/17))
	C212	Amend various provisions of the Greater Bendigo Planning Scheme to correct mapping anomalies, delete redundant controls and correct text errors; rezones one council-owned site at 15-17 Balmoral Drive, Golden Square from Public Park and Recreation Zone to General Residential Zone	No	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
	C217	Introduces updates to the MSS at Clauses 21.08 and 21.10 to reflect the strategic recommendations of the Bendigo Landscape Assessment, Big Hill and Mandurang Valley Final Report (2013). Introduce two new schedules to the Significant Landscape Overlay.	Yes	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
	C221	Implement the 'Bendigo Urban Flood Study' 2013 by applying flood controls to land that is affected by floodwater during a 1 in 100 year average recurrence interval flood event, to ensure that flooding is considered in development proposals. The amendment will exempt planning permit requirements when certain conditions are met and introduce guidelines for various forms of development within flood prone areas.	Yes	Panel report to Council.	Planning Scheme Amendments Online (accessed 16/01/17))
	C224	Rezone land at 1 Booth Street and 284-288, 290-294, 296-298, 300, 300A and 302 High Street, Golden Square from Commercial 2 Zone to Commercial 1 Zone and land at 195, 197, 199, 201 and 203 Mclvor Road, Strathdale from Commercial 1 Zone to General Residential Zone and land at 20 Crook Street, Strathdale from Commercial 2 Zone to General Residential Zone. Amend Clauses 21.02, 21.07 and 21.10 to the Municipal Strategic Statement to implement new policy and strategic direction from the Commercial Land and Activity Centre Strategy, 2015 into the Greater Bendigo Planning Scheme.	No	Exhibited and submissions closed 4/10/16	Planning Scheme Amendments Online (accessed 16/01/17))
	C227	Implement 'Connecting Greater Bendigo Integrated Transport and Land use Strategy (ITLUS). Amend Clause 21.09 to include objectives and strategies to implement the ITLUS; amend Clause 21.10 to reference	No	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
Mount Alexander Shire	C056	Introduces the "Diamond Gully Structure Plan 2014" as an incorporated document, introduces a local policy for Diamond Gully to give effect to specific policy directions for the area, and references the Structure Plan in the Municipal Strategic Statement; Rezones a strip of Industrial 1 Zone land within the Structure Plan area to part General Residential Zone and part Industrial 3 Zone; and applies the Environmental Audit Overlay to land to the west of Sluicers Road (but on the east side of Sluicers Gully) and south of Diamond Gully Road.	Yes	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
	C073	Rezone land at 98 Forest Street, 2 Duke Street and 2 & 2A Urquhart Street, Castlemaine from Public Use Zone and General Residential Zone to Commercial 1 Zone; Introduce schedule 14 to the DDO and apply to the subject site.	No	Exhibited and submissions closed 9/01/17.	Planning Scheme Amendments Online (accessed 16/01/17))
	C078	Rezone Captain Day Road land from Farming Zone to General Residential Zone Schedule 1; Introduce the DPO with scheduled controls (Schedule 9 - Residential Development Plans); Insert a new Clause	Yes	Waiting on Council	Planning Scheme Amendments Online

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		42.02 - VPO and a new Schedule 1 to the VPO to apply to 17 large or very large trees; Delete the BMO from part of the Captain Day Road land which is more than 150 metres to the west of the eastern boundary of the land. Rezone Langslow Street from General Residential Zone Schedule 1 to Industrial 3 Zone.			(accessed 16/01/17))
	C081	The Amendment proposes to rezone 44-50 Lyttleton Street, Castlemaine (CP155099 and CA8A, Sec 15, Parish of Castlemaine) from Public Use Zone (PUZ) to Commercial 1 Zone (C1Z) and apply a Design and Development Overlay (DDO).	No	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
Macedon Ranges Shire	C059	Implement the recommendations of the Gisborne Outline Development Plan, Revised Final Report, July 2007: Amend the Municipal Strategic Statement and local policies to reflect the outcomes of the Outline Development Plan; Introduce a new Development Plan Overlay specific to Gisborne/New Gisborne; Introduces new Design and Development Overlays to new residential areas; and rezone 23 hectares of land west of Station Street New Gisborne from Rural Living Zone to Residential 1 Zone	No	Exhibited and submissions closed 11/08/08	Planning Scheme Amendments Online (accessed 16/01/17))
	C098	Implement the key recommendations of the Woodend Town Structure Plan and Neighbourhood Character Study, 2014	Yes	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
	C099	Implement the key recommendations of the Kyneton Structure Plan, 2013 and the directions of the Kyneton Neighbourhood Character Precinct Profiles, 2015	Yes	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
	C100	Implement the key recommendations of the Riddells Creek Structure Plan, 2013 and the directions of the Riddells Creek Neighbourhood Character Precinct Profiles, 2015.	Yes	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
	C102	Rezone Lot S3 on PS 519142, Blanchfield Drive, Kyneton from Farm Zone to Low Density Residential Zone Planning Permit Application PLN/2015/215 proposes a 33 lot subdivision and removal of vegetation.	Yes	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))
	C110 Part 1	Rezoned land from RLZ1 to RLZ3 in an area south of Coungalt Rd, Gisborne South and rezones land from RLZ5 to RLZ3 in an area between Brooking Rd and Coungalt Rd west of the Calder Fwy, Gisborne and Gisborne South, an area on the east side of the Calder Fwy south of Dalrymple Rd, Gisborne and an area south of Main Rd/Kilmore Rd, Gisborne and Riddells Creek. Rezones land from RLZ5 to RLZ2 in an area south of McGregor Rd, Bisborne and an area south of Kilmore Rd, Bisborne. Amends the LPPF including the MSS at CI 21.02, 21.03, 21.04, 21.09, 21.13 and CI 22.02 (Dams), amends RLZs1 to include minimum setback requirements, amends RLZs2 to reduce the minimum subdivision size from 2ha to 1 ha in a selected area and include minimum setback requirements. Amends RLZs3 to reduce the minimum subdivision size from 8 ha to 4 ha and include minimum setback requirements, amends RLZs5 to include minimum setback requirements. Deletes DDO13 from land at 284 Kilmore Rd, 4 Campbell Rd and 2 Cabbage Tree Lne, Gisborne, Inserts DPOs18 into the scheme and applies it to an area south of McGregor Rd, Gisborne, inserts DPOs19 into the scheme and applies it to an area south of Kilmore Rd, Gisborne, and inserts DPO20 into the scheme and applies it to an area south of Campbell Rd in Gisborne	No	Submitted to the Department for approval.	Planning Scheme Amendments Online (accessed 16/01/17))

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		and Riddells Creek.			
	C110 Part 2	Rezone land bound by Kyneton-Springhill Road, Harpers Lane, Lauriston-Reservoir Road and Harts Lane, Kyneton from FZ to RLZ and for an area north of Ochiltrees Road, Romsey apply RLZ2 instead of RLZ1.	No	Waiting on Council.	Planning Scheme Amendments Online (accessed 16/01/17))
	C114	Implement the Macedon Urban Design Guidelines 2016.	No	On exhibition and submissions close 30/01/17.	Planning Scheme Amendments Online (accessed 16/01/17))
	C115	Implement the Mount Macedon Urban Design Guidelines 2016.	No	On exhibition and submissions close 30/01/17.	Planning Scheme Amendments Online (accessed 16/01/17))
Mitchell Shire	C109	The Amendment will revise Schedule 3 to the Special Use Zone (SUZ3) to permit a range of uses associated with Kilmore Racetrack. The Amendment will insert decision guidelines and an incorporated document (Kilmore Racetrack Incorporated Plan 2016) to provide guidance and control in respect to these uses.	No	Submitted to the Department for approval	Planning Scheme Amendments Online (accessed 16/01/17))
	C112	Apply the Public Acquisition Overlay (PAO11) to the land at 300 Northern Highway, Wallan, to reserve the land for the purposes of public open space	Yes	PH Contact Council for further information.	Planning Scheme Amendments Online (accessed 16/01/17))
	C116	Apply a Heritage Overlay (HO342) to 59 High Street, Wallan to acknowledge the heritage values of the site.	No	Exhibited and submissions closed 19/12/16.	Planning Scheme Amendments Online (accessed 16/01/17))
	GC28	Donnybrook & Woodstock PSP and DCP.	Yes	Panel report to Growth Area Authority.	Planning Scheme Amendments Online (accessed 16/01/17))
	GC55	The amendment proposes changes to the Mitchell Planning Scheme (the Scheme) to facilitate the development of land within the Beveridge Central precinct, which is predominantly zoned Urban Growth Zone (UGZ), in accordance with the vision for urban growth outlined in the Beveridge Central PSP. In addition, to ensure consistency in wording of referral requirements in statutory provisions, the amendment also includes an update to the Urban Growth Schedule 2 (Lockerbie North PSP) in the Mitchell and Whittlesea Planning Schedule.	No	Exhibited and submissions closed 12/12/16.	Planning Scheme Amendments Online (accessed 16/01/17))