

CONTENTS

21 MAR 2013

SECTION	CLAUSE	
		Objectives of planning in Victoria
		Purposes of this planning scheme
CONTENTS		Contents
USER GUIDE		User guide
STATE PLANNING POLICY FRAMEWORK	10	Operation of the State Planning Policy Framework
	10.01	Purpose
	10.02	Goal
	10.03	Application
	10.04	Integrated decision making
	10.05	Structure
	11	Settlement
	11.01	Activity centres
	11.01-1	Activity centre network
	11.01-2	Activity centre planning
	11.02	Urban growth
	11.02-1	Supply of urban land
	11.02-2	Planning for growth areas
	11.02-3	Structure planning
	11.02-4	Sequencing of development
	11.03	Open space
	11.03-1	Open space planning
	11.03-2	Open space management
	11.04	Metropolitan Melbourne
	11.04-1	City structure
	11.04-2	Activity Centre hierarchy
	11.04-3	Employment corridors
	11.04-4	Central Melbourne
	11.04-5	Melbourne's urban growth
	11.04-6	Green wedges
	11.04-7	Open space network in Metropolitan Melbourne
	11.04-8	River corridors
	11.05	Regional development
	11.05-1	Regional settlement networks
	11.05-2	Melbourne's hinterland areas
	11.05-3	Rural productivity
	11.05-4	Regional planning strategies and principles
	11.05-5	Coastal settlement

SECTION	CLAUSE
12	Environmental and landscape values
12.01	Biodiversity
12.01-1	Protection of habitat
12.01-2	Native vegetation management
12.01-3	Preparation of biodiversity strategies
12.02	Coastal areas
12.02-1	Protection of coastal areas
12.02-2	Appropriate development of coastal areas
12.02-3	Coastal Crown land
12.02-4	Coastal tourism
12.02-5	Bays
12.02-6	The Great Ocean Road region
12.03	Alpine areas
12.03-1	Framework for planning alpine resorts
12.03-2	Sustainable development in alpine areas
12.04	Significant environments and landscapes
12.04-1	Environmentally sensitive areas
12.04-2	Landscapes
13	Environmental risks
13.01	Climate change impacts
13.01-1	Coastal inundation and erosion
13.02	Floodplains
13.02-1	Floodplain management
13.03	Soil degradation
13.03-1	Use of contaminated and potentially contaminated land
13.03-2	Erosion and landslip
13.03-3	Salinity
13.04	Noise and air
13.04-1	Noise abatement
13.04-2	Air quality
13.05	Bushfire
13.05-1	Bushfire planning strategies and principles
14	Natural resource management
14.01	Agriculture
14.01-1	Protection of agricultural land
14.01-2	Sustainable agricultural land use
14.01-3	Forestry and timber production
14.02	Water
14.02-1	Catchment planning and management
14.02-2	Water quality
14.02-3	Water conservation

SECTION	CLAUSE	
	14.03	Mineral and stone resources
	14.03-1	Mineral resources and mining
	14.03-2	Stone resources
	15	Built Environment and heritage
	15.01	Urban environment
	15.01-1	Urban design
	15.01-2	Urban design principles
	15.01-3	Neighbourhood and subdivision design
	15.01-4	Design for safety
	15.01-5	Cultural identity and neighbourhood character
	15.02	Sustainable development
	15.02-1	Energy and resource efficiency
	15.03	Heritage
	15.03-1	Heritage conservation
	15.03-2	Aboriginal cultural heritage
	16	Housing
	16.01	Residential development
	16.01-1	Integrated housing
	16.01-2	Location of residential development
	16.01-3	Strategic redevelopment sites
	16.01-4	Housing diversity
	16.01-5	Housing affordability
	16.02	Housing form
	16.02-1	Rural residential development
	16.02-2	Crisis accommodation and community care units
	16.02-3	Residential aged care facilities
	16.02-4	Design and location of residential aged care facilities
	17	Economic development
	17.01	Commercial
	17.01-1	Business
	17.01-2	Out of centre development for Metropolitan Melbourne
	17.02	Industry
	17.02-1	Industrial land development
	17.02-2	Design of industrial development
	17.02-3	State significant industrial land
	17.02-4	Innovation and research
	17.03	Tourism
	17.03-1	Facilitation tourism
	17.03-2	Tourism in Metropolitan Melbourne
	17.03-3	Maritime Precincts

SECTION	CLAUSE	
	18	Transport
	18.01	Integrated transport
	18.01-1	Land use and transport planning
	18.01-2	Transport system
	18.02	Movement networks
	18.02-1	Sustainable personal transport
	18.02-2	Cycling
	18.02-3	Principal Public Transport Network
	18.02-4	Management of the road system
	18.02-5	Car parking
	18.03	Ports
	18.03-1	Planning for ports
	18.03-2	Planning for land adjacent to ports
	18.04	Airports
	18.04-1	Melbourne Airport
	18.04-2	Planning for airports
	18.04-3	Planning for airfields
	18.05	Freight
	18.05-1	Develop freight links
	19	Infrastructure
	19.01	Renewable energy
	19.01-1	Provision of renewable energy
	19.02	Community infrastructure
	19.02-1	Health facilities
	19.02-2	Education facilities
	19.02-3	Cultural facilities
	19.02-4	Distribution of social and cultural infrastructure
	19.03	Development infrastructure
	19.03-1	Development contribution plans
	19.03-2	Water supply, sewage and drainage
	19.03-3	Stormwater
	19.03-4	Telecommunications
	19.03-5	Waste and resource recovery
	19.03-6	Pipeline infrastructure
	19.03-7	Survey infrastructure
LOCAL PLANNING POLICY FRAMEWORK	20	Operation of the Local Planning Policy Framework
	21	Municipal Strategic Statement
	21.01	Municipal profile
	21.02	Vision – strategic framework
	21.03	Settlement and Housing

SECTION	CLAUSE	
	21.04	Environment
	21.05	Economic development
	21.06	Reference documents
ZONES	30	Zones
	31	Operation of zones
	32	Residential Zones
	32.01	Residential 1 Zone
	32.03	Low Density Residential Zone
	32.04	Mixed Use Zone
	32.05	Township Zone
	33	Industrial Zones
	33.01	Industrial 1 Zone
	33.03	Industrial 3 Zone
	34	Business Zones
	34.01	Business 1 Zone
	34.02	Business 2 Zone
	34.03	Business 3 Zone
	34.04	Business 4 Zone
	35	Rural Zones
	35.03	Rural Living Zone
	35.07	Farming Zone
	36	Public Land Zones
	36.01	Public Use Zone
	36.02	Public Park and Recreation Zone
	36.03	Public Conservation and Resource Zone
	36.04	Road Zone
	37	Special Purpose Zones
	37.01	Special Use Zone

SECTION	CLAUSE	
OVERLAYS	40	Overlays
	41	Operation of overlays
	42	Environment and Landscape Overlays
	42.01	Environmental Significance Overlay
	42.02	Vegetation Protection Overlay
	42.03	Significant Landscape Overlay
	43	Heritage and Built Form Overlays
	43.01	Heritage Overlay
	43.02	Design and Development Overlay
	43.04	Development Plan Overlay
	44	Land Management Overlays
	44.03	Floodway Overlay
	44.04	Land Subject to Inundation
	44.06	Bushfire Management Overlay
	45	Other Overlays
	45.01	Public Acquisition Overlay
	45.03	Environmental Audit Overlay
	45.04	Road Closure Overlay
	45.05	Restructure Overlay
PARTICULAR PROVISIONS	50	Particular provisions
	51	Operation of particular provisions
	52	[no content]
	52.01	Public open space contribution and subdivision
	52.02	Easements, restrictions and reserves
	52.03	Specific sites and exclusions
	52.04	Satellite dish
	52.05	Advertising signs
	52.06	Car parking
	52.07	Loading and unloading of vehicles
	52.08	Earth and energy resources industry
	52.09	Stone extraction and extractive industry interest areas
	52.10	Uses with adverse amenity potential
	52.11	Home occupation
52.12	Service station	
52.13	Car wash	
52.14	Motor vehicle, boat or caravan sales	

SECTION	CLAUSE
	52.15 Heliport and helicopter landing site
	52.16 Native vegetation precinct plan
	52.17 Native vegetation
	52.18 Timber production
	52.19 Telecommunications facility
	52.20 Convenience restaurant and take-away food premises
	52.21 Private tennis court
	52.22 Crisis accommodation
	52.23 Shared housing
	52.24 Community care unit
	52.25 Crematorium
	52.26 Cattle feedlot
	52.27 Licensed premises
	52.28 Gaming
	52.29 Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 road
	52.30 Freeway service centre
	52.31 Broiler farm
	52.32 Wind energy facility
	52.33 Shipping container storage
	52.34 Bicycle facilities
	52.35 Urban context report and design response for residential development of four or more storeys
	52.36 Integrated public transport planning
	52.37 Post boxes and dry stone walls
	52.38 2009 Bushfire recovery
	52.39 2009 Bushfire – replacement buildings
	52.40 Government funded education facilities
	52.41 Government funded social housing
	52.42 Renewable energy facility (other than wind energy facility)
	52.43 [no content]
	52.44 Statement of underlying provisions
	52.45 Resource recovery
	52.46 Brothels
	52.47 Bushfire protection: planning requirements
	52.48 Bushfire protection: exemptions
54	One dwelling on a lot
	54.01 Neighbourhood and site description and design response
	54.02 Neighbourhood character
	54.03 Site layout and building massing
	54.04 Amenity impacts
	54.05 On-site amenity and facilities
	54.06 Detailed design

SECTION	CLAUSE	
	55	Two or more dwellings on a lot and residential buildings
	55.01	Neighbourhood and site description and design response
	55.02	Neighbourhood character and infrastructure
	55.03	Site layout and building massing
	55.04	Amenity impacts
	55.05	On-site amenity and facilities
	55.06	Detailed design
	56	Residential subdivision
	56.01	Subdivision site and context description and design response
	56.02	Policy implementation
	56.03	Livable and sustainable communities
	56.04	Lot design
	56.05	Urban landscape
	56.06	Access and mobility management
	56.07	Integrated water management
	56.08	Site management
	56.09	Utilities
	56.10	Transitional arrangements
GENERAL PROVISIONS	60	General provisions
	61	Administration of this scheme
	61.01	Administration and enforcement of this scheme
	61.02	What area is covered by this scheme?
	61.03	What does this scheme consist of?
	61.04	When did this scheme begin?
	61.05	Effect of this scheme
	61.06	Determination of boundaries
	62	Uses, buildings, works, subdivisions and demolition not requiring a permit
	62.01	Uses not requiring a permit
	62.02	Buildings and works
	62.03	Events on public land
	62.04	Subdivisions not requiring a permit
	62.05	Demolition
	63	Existing uses
	63.01	Extent of existing use rights
	63.02	Characterisation of use
	63.03	Effect of definitions on existing use rights

SECTION	CLAUSE	
	63.04	Section 1 uses
	63.05	Section 2 and 3 uses
	63.06	Expiration of existing use rights
	63.07	Compliance with codes of practice
	63.08	Alternative use
	63.09	Shop conditions
	63.10	Damaged or destroyed buildings or works
	63.11	Proof of continuous use
	63.12	Decision guidelines
	64	General provisions for use and development of land
	64.01	Land used for more than one use
	64.02	Land used in conjunction with another use
	64.03	Subdivision of land in more than one zone
	65	Decision guidelines
	65.01	Approval of an application or plan
	65.02	Approval of an application to subdivide land
	66	Referral and notice provisions
	66.01	Subdivision referrals
	66.02	Use and development referrals
	66.03	Referral of permit applications under other State standard provisions
	66.04	Referral of permit applications under local provisions
	66.05	Notice of permit applications under State standard provisions
	66.06	Notice of permit applications under local provisions
	67	Applications under Section 96 of the Act
	67.01	Exemptions from Section 96(1) and 96(2) of the Act
	67.02	Notice requirements
	67.03	Notice requirements - native vegetation
	67.04	Notice exemption
DEFINITIONS	70	Definitions
	71	Meaning of words
	72	General terms
	73	Outdoor advertising terms
	74	Land use terms

SECTION	CLAUSE	
	75	Nesting diagrams
	75.01	Accommodation group
	75.02	Agriculture group
	75.03	Child care centre group
	75.04	Education centre group
	75.05	Industry group
	75.06	Leisure and recreation group
	75.07	Earth and energy resources group
	75.08	Office Group
	75.09	Place of assembly group
	75.10	Pleasure boat facility group
	75.11	Retail premises group
	75.12	Retail premises group (sub-group of shop)
	75.13	Transport terminal group
	75.14	Utility installation group
	75.15	Warehouse group
	75.16	Renewable energy group
	75.17	Land use terms that are not nested
INCORPORATED DOCUMENTS	80	Incorporated documents
	81	Documents incorporated in this scheme
	81.01	Table of documents incorporated in this scheme
LIST OF AMENDMENTS		List of amendments to this scheme

21.03 SETTLEMENT AND HOUSING

10/11/2011

G23

Proposed C29

Townships

10/11/2011

G23

Proposed C29

From the current population of about 11,250 (Council Plan 2009), Victoria in Future forecasts that the population of the municipality will grow to about 12,200 persons in 2026. The number of dwellings is forecast to grow from 4762 to 5297 at a rate of 21 dwellings per annum. Much of this growth will be due to changing household structures, including a reduction in the average size of households from 2.4 persons per dwelling in 2001 to 2.23 persons per dwelling in 2021. The above indicates the need to provide approximately 3.0 hectares of land per annum to accommodate residential needs to the year 2011. With a reduction in household size and an ageing population, there is likely to be an increased demand for a diverse range of dwellings including small houses such as one and two bedroom units. It is envisaged that the majority of these new dwellings (70%) will be located in the town of Ararat. It is also expected that Moyston and Pomonal will experience significant growth.

The Ararat Rural Zone Review (2007) examines urban residential and rural residential development throughout the municipality. It identifies preferred locations for urban residential within and adjacent to Ararat, Willaura and Lake Bolac when reticulated sewer is provided to that town. It also identifies preferred locations for rural residential development adjacent to the townships of Pomonal, Lake Bolac and Moyston. Opportunities are also identified to the north and east of Ararat.

The municipality retains a distinctive pattern of urban development based on separate townships and settlements that have developed as a result of historical, locational and environmental factors. There is the need to maintain a network of viable towns and settlements, contain development within these areas, and to limit the impact of surrounding agricultural activities on these settlements. It is also necessary to ensure that growth and development is only supported where environmental, water quality and effluent treatment management can be demonstrated.

Ararat will continue to accommodate most of the new residential development as people prefer to enjoy convenient access to schools, health services, high quality shopping and employment opportunities available in the town. There are opportunities in Ararat to provide higher density housing on infill sites, high quality residential estates and rural living development at the edges of the town.

Willaura is the municipality's second largest settlement with infrastructure and services in place capable of sustaining a significant population increase. Willaura is viewed as an alternative housing and settlement location capable of supporting increased demand for housing.

Objective 1 – Townships (General)

- To retain and promote the individual character and role of each of the towns in the municipality.

Strategies

- Contain urban development within existing towns.
- Encourage towns to develop in accordance with the township framework plans forming part of this clause.
- Encourage greater diversity in the range of housing opportunities provided, including additional small lot and multi-unit housing.
- Discourage any additional residential development in those areas which are outside of the Urban Zones and associated framework plans for each individual town.
- Encourage the provision of a diverse range of dwellings particularly higher density developments within the existing townships.

- Ensure that new residential and rural residential areas have convenient and safe connections to the commercial and community facilities in the town centres.
- Control development in townships having regard to the environmental and physical sensitivities.
- Ensure new development responds to risks associated with flooding and inundation.
- Protect existing residential amenity from the intrusion of industrial uses and ensure that future residential areas are not compromised by industrial development. ←
- Ensure that applications for residential, community or other sensitive land uses demonstrate that the site is not contaminated.
- Assist in establishment of small business opportunities.
- Support commercial opportunities in smaller townships.
- Provide a variety of appropriately zoned land as to ensure all business opportunities can be considered.
- Focus commercial activity around existing commercial centres in all towns.
- Restrict residential development in areas identified for present and future industrial or commercial development (other than for shop top opportunities).

Objective 2 – Townships (Ararat)

- To encourage **Ararat** to develop as the major residential, service and business centre in the municipality.

Strategies

- Direct new development to growth areas to the north-west and north of the town.
- Provide opportunities for rural living to the east and north of the town.
- Provide for a range of residential, commercial, industrial and other land uses that complement the former Aradale site.
- Ensure that development around Greenhill Lake is sympathetic to the natural environment.

Objective 3 – Townships (Lake Bolac)

- To encourage **Lake Bolac** to develop as a service centre, a lake-side settlement and focus for recreation opportunities.

Strategies

- Encourage additional rural residential development along the Lake, unless reticulated sewer is provided and development should then mainly comprise urban infill.
- Enhance the visual appearance of the Lake Bolac township, particularly along the Mortlake Ararat Road and the Glenelg Highway.
- Encourage the development of a management plan for Lake Bolac and the foreshore.

Objective 4 – Townships (Willaura)

- To encourage **Willaura** to develop as a key service centre for the local community and surrounding rural hinterland.

Strategies

- Encourage a more diverse range of housing choices including low residential development in close proximity to the services in the town.
- Encourage new settlement in Willaura to maximise the use of existing infrastructure.

Objective 5 – Townships (Pomonal)

- To encourage **Pomonal** to develop as having a semi-rural character which is based on its low density residential development and location on the eastern slopes of the Grampians.

Strategies

- Discourage further rural living development to the west of the town towards the Grampians National Park.
- Encourage residential development to the south of the town centre.

Objective 6 – Townships (Moyston)

- To encourage **Moyston** to attract people who enjoy a rural living experience with convenient access to employment, shopping, schooling and health services in Ararat.

Strategies

- Provide further opportunities for a range of low density residential and rural living residential developments within convenient access to the core community facilities.

21.04 ENVIRONMENT

10/11/2011

C23

[Proposed C29](#)

21.04-1 Biodiversity

10/11/2011

C23

The municipality contains significant areas of public land including Crown reserves, road reserves, stream reserves and a host of other areas. However, dedicated reserves do not capture a representative array of ecosystems and cannot adequately protect biodiversity. The management of biodiversity on private land is now the greatest challenge and opportunity. The protection of remnant vegetation and EVCs on private land is extremely important. The ongoing fragmentation of ecosystems, regardless of their significance, undermines the long term viability of biodiversity in the landscape. It is considered important that future developments do not detract from the natural settings that attract people to the municipality.

Objective 1 - Biodiversity

- To protect and enhance the biodiversity assets of the municipality.

Strategies

- Protect, manage and enhance existing native flora and fauna communities, biodiversity values and riparian zones to provide habitat.
- Protect and enhance native vegetation to achieve a net gain in the area and quality of native vegetation throughout the municipality.
- Protect sites of biological significance.
- Minimise native vegetation loss and ensure replacement of native vegetation using indigenous species where the loss cannot be prevented.
- Encourage and promote the use of indigenous species in tree planting schemes and landscaping schemes for public and private land.
- Minimise land clearing and require detailed site analysis, management and re-mediation plans where extensive clearing is proposed.
- Encourage the establishment, protection, and enhancement of buffer zones around areas of moderate to high biodiversity significance.
- Encourage the establishment and protection of lineal vegetation corridors along drainage lines, waterways, roadsides and ground recharge areas.
- Control pest plant and animal populations of the municipality.
- Identify processes which are potentially threatening to the biodiversity of the region.
- Reduce fragmentation and isolation of vegetation communities.
- Protect the habitat values of wetlands and wetland wildlife habitats designated under Ramsar, JAMBA or CAMBA agreements.
- Implement the recommendations of 'Protecting Roadside Native Grasslands and the 'Sites of Biodiversity Significance in the Ararat Rural City'.

21.04-2 Catchment Management

10/11/2011

C23

[Proposed C29](#)

number of local and regional environmental studies and management plans have been prepared which seek to create sustainable land management through the better co-ordination of government, land and water managers and the community. They include the Regional Catchment Strategies (RCS) of both the Glenelg/Hopkins Catchment Management Authority and the Wimmera Catchment Authority. While the Glenelg/Hopkins RCS covers most of the municipality, the Wimmera RCS also provides a comprehensive approach to the future environmental management of the region. The recommendations of the Regional Catchment Strategies are important in achieving long

term environmental sustainability for the region and will be considered in all relevant decision making.

Objective 2 – Catchment Management

- To integrate and ensure consistency in land use planning and catchment management.

Strategies

- Minimise the existence and impacts of soil salinity within the municipality.
- Encourage the development of tree planting, tree lots and agroforestry as mechanisms to reduce land degradation and salinity throughout the municipality.
- Support and encourage a total catchment management approach to natural resources.
- Ensure that planning in rural areas has regard to key environmental and natural resource management issues.
- Assist in the restoration and protection of the Black Range.
- Protect high quality agricultural land for agricultural use.
- Encourage farmers to develop whole farm plans to promote the effective management of individual properties.
- Encourage revegetation by the replacement of grazing land with intensive horticultural practice.

Objective 3 – Flooding

- To [protect the community from risks associated with flooding and inundation by flood water, identify and protect land liable to flooding.](#)
- [To protect the capacity of floodplains to store and convey floodwater.](#)
- [To not unduly restrict the development of land affected by flooding and inundation by floodwater.](#)
- [To protect water quality during flood events.](#)

Strategies

- Identify areas subject to flooding, particularly around the various towns.
- [Apply the Land Subject to Inundation Overlay and the Floodway Overlay to areas where the depth and velocity of floodwater has been modelled.](#)
- [Apply the Land Subject to Inundation Overlay to land identified as being potentially affected by floodwater in the Victorian Flood Database.](#)
- [Where flood depth and velocity is known, require development and works to demonstrate it is commensurate with flood risk.](#)
- [Where flood depth is not known, encourage new development and works to be located outside the LSIO area, or on the highest practical ground level.](#)

Objective 4 – Wildfire

- To ensure that new land use and development does not increase the level of fire risk and includes adequate fire protection measures.

Strategies

- Identify, assess and map wildfire prone areas, in consultation with the Country Fire Authority and the Municipal Fire Prevention Committee.
- Ensure housing and other forms of development are sited, designed and maintained to minimise risks from fire.

- Seek the development of biolinks and fire-breaks on private land adjacent to public land where appropriate and encourage the development of ploughed or graded fires breaks on private property, particularly where such property abuts public land.

21.04-3 Water Management

10/11/2011
C23

Water management is a critical issue for the community as it has implications for economic development, settlement and natural resource management. The widespread clearing of land for agriculture has led to increased pollution of waterways. Natural watercourses have changed, with extensive harvesting and redistribution from the surface water system used to sustain agriculture and the rural and township communities. Changes in land use have resulted in sediments, salts, heavy metals, chemicals and nutrients entering the system. There is the need to undertake improvements to the water quality of waterways and catchments through methods such as water use efficiency, water frontage management and waterway management.

Objective 4 – Water Management

- To protect and enhance the quality of both ground and surface waters throughout the municipality and on downstream users.

Strategies

- Protect and manage water resources to ensure the long term sustainability of urban, rural and natural environments.
- Manage waste water in towns without reticulated sewerage.
- Maintain rural flows and natural conditions within waterways.
- Protect high quality frontage environments along waterways and lakes.
- Require appropriate set-backs from waterways and the on-site retention and treatment of stormwater and waste water prior to entering natural systems.
- Establish ‘artificial wetlands’ and stormwater pollution traps as a means of controlling the quality of stormwater run off from urban areas.

21.04-4 Rural Landscapes

10/11/2011
C23

The rural and natural landscapes surrounding the Grampians National Park, Langi Ghiran State Park, Black Range and the Mount Buangor State Park are important assets. These landscapes are sensitive to development as viewed from vantage points within the parks and from adjoining land. Protection of these landscapes is important to tourism and the environment. These parks, along with a large number of other parcels of public land, have detailed management plans for the protection and enhancement of the conservation value of the land. The Grampians Surround Strategy Plan in 1991 aims to co-ordinate the orderly development of private land around the Grampians so it would not have a detrimental impact on the environmental, tourism and landscape values of the Grampians. The Black Range Land Care Group has also prepared a detailed guide inclusive of recommended improvements on the way that this important area is managed in the future.

Objective 5 – Rural Landscapes

- To ensure that land use and development does not adversely impact on the environment, social and economical values of public land.

Strategies

- Recognise that public land is an important resource and ensure that it and adjacent private land are properly managed.
- Control development that may have an effect on landscape qualities and environmental, social and economic values of public land and surrounds.

21.04-5 Heritage10/11/2011
C23

Ararat Rural City is covered by three Aboriginal Community Areas, including the Framlingham Aboriginal Trust which covers the majority of the municipality; part of Ballarat and District Aboriginal Co-operative Ltd in the east; and part of the Brambruk Incorporated community in the west. Aboriginal sites typically occur along water courses, stream sides, lakes and in areas which have not been excessively disturbed. The municipality also contains a number of places of post European historic and cultural significance which are important to the local and wider community and must be protected and enhanced for their conservation and tourism potential. The sites (which were documented in the *Ararat Heritage Study 1994*) include buildings, bridges, trees, landscapes and general environments of national, state and local significance. The *Ararat Heritage Study Review (2001)* has added to this and has identified seven heritage precincts.

Objective 6 - Heritage

- To protect, conserve and enhance areas, features and sites of historic, aboriginal, natural and cultural significance.

Strategies

- Identify and protect heritage places.
- Encourage sympathetic forms of development adjacent to heritage sites.
- Consider guidelines (including the Aboriginal cultural resource grid maps) produced by Aboriginal Affairs Victoria.
- Assess heritage applications in accordance with the *Ararat Heritage Study 1994* at Clause 81. Ensure applicants demonstrate how any proposal complies with the Citations, Statements of Significance and/or Development Guidelines within the *Ararat Heritage Study 1994*.
- Assess heritage applications in accordance with the *Ararat Heritage Study Review 2001* at Clause 81. Ensure applicants demonstrate how any proposal complies with the Citations, Statements of Significance and/or Development Guidelines within the *Ararat Heritage Study Review 2001*.

21.04-6 Sustainable Development10/11/2011
C23

The commitment to sustainable development through improved siting and building practices, techniques and design is in-line with the implementation of Clause 15.02 of the Planning Scheme. The efficient use of energy and minimisation of greenhouse gas emissions will be advocated and considered as part of all development proposals. This will be achieved through measures such as efficient building design, passive and active solar applications and the retention of existing vegetation and revegetation.

Ararat Rural City is especially committed to achieving water efficient development. Design requirements and guidance for all new buildings and extensions are provided to ensure that environmental sustainability and efficient water use is a consideration in the design and construction of these buildings wherever possible.

Objective 7 – Sustainable Development

- To encourage water sensitive urban design in all applications for dwellings and subdivision.

Strategies

- Encourage housing design that encompasses both passive and active solar techniques.
- Encourage developments which utilise water sensitive techniques and provide for the retention of stormwater and the re use of waste water.

- Encourage the implementation of waste minimisation programs and water use reduction initiatives as a condition of permit.
- Utilise techniques such as landscaped swales, porous pavements and infiltration trenches.
- Encourage rainwater gathering and solar energy where appropriate technologies and favourable physical circumstances exist.
- Ensure that the design and placement of rainwater gathering and solar energy technologies are considered as part of the overall design of new development.
- Use water sensitive design techniques in new developments.

21.04-710/11/2011
C23**Visual Amenity**

Council acknowledges that the proliferation of signage can significantly reduce the visual amenity of the area. It is considered important that the scale and nature of signage is appropriate to the role and character of its surrounds.

Objective 8 – Visual Amenity

- To preserve the visual amenity of the locality by avoiding disorder, clutter and excessive advertising on buildings, structures and on land.

Strategies

- Ensure that signage is in proportion to the building or structure on which it is to be located so that it does not become the dominant element in the built form.
- Ensure that signage does not obscure or detract from architectural or historic detail of the host, or adjacent, buildings or vistas.
- Ensure that signage is located and designed with regard to the safety of the operation of the road network.

21.04-810/11/2011
C23**Policy Guidelines – Visual Amenity (Signage)**

Applications for signage will be assessed in accordance with the following Policy Guidelines:

Retail, office and industrial areas

- High wall and panel signs are discouraged from visually dominating the viewable proportion of the wall.
- Any sign unrelated to the business conducted on the land is discouraged.
- Bunting, promotional, high wall, sky, panel, animated and reflective signs are discouraged due to visual clutter and detriment to the amenity of the area.
- Promotional signs that project outside the perimeter of the building are discouraged because of their visual dominance and detriment to the amenity of the area.
- Above verandah signs are discouraged from being greater than 1.5 m² and that project no more than 0.7 metre from the wall face.
- Pole signs are encouraged to be limited to one per premises, and be no higher than the building on the site and the total advertising area no greater than 6 m².

Rural areas

- Any sign unrelated to the activity conducted on the land is discouraged.
- Promotional, panel and sky signs are discouraged along the Western Highway given that they are visually intrusive and dominant, and will detract from the visual amenity of both the highway and rural environment in which they are set.

Residential areas

- The quantity of signs is encouraged to be kept to a minimum and be designed with regard to the character and amenity of the area.
- Bunting, pole, promotional, high wall, sky, panel, animated and reflective signs are discouraged as they are intrusive in residential areas.

Roads and public land

- The proliferation of signs on roads and public land are discouraged given that visual clutter and dominance of signs would reduce landscape values and amenity of the area.

21.04.0
10/11/2011
C23

Implementation - Environment

- Apply the Significant Landscape Overlay to land that has particular landscape qualities including the Black Range area generally above the 340 metre contour.
- Apply the Environmental Significance Overlay and the Vegetation Protection Overlay to those sites identified as being of “Biodiversity Significance”.
- Apply the Heritage Overlay to those precincts and buildings identified in the *Ararat Heritage Study Review 2001*.

21.04-10

10/11/2011
C23

Further Strategic Work - Environment

- Review the *Ararat Heritage Study 1994*.
- Undertake a heritage study for the balance of the Ararat Rural City inclusive of significant buildings, precincts, trees, vegetation and sites of Aboriginal significance.
- Adopt the salinity and erosion management overlays as identified by CMAs and DSE.
- Consider appropriate overlays arising from the Wimmera CMA salinity analysis, native vegetation mapping, roadside vegetation mapping and Water Resources Plan.
- Consider the Elmhurst and Lake Bolac water catchment area for inclusion in an appropriate overlay to take account of waste water management containment.
- Prepare an environmentally sustainable policy encompassing water sensitive design.
- Develop future flood mapping of Mt Cole Creek flood plain within Ararat Rural City.
- In conjunction with water authorities, identify the capacity of sub-catchments or specific land areas to harvest water for commercial purposes or access commercial water through the distribution network.

44.04

21/09/2009
VC60

LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.

To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

44.04-1

15/09/2008
VC49

Buildings and works

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 4500 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

- The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- To post and wire and post and rail fencing.

44.04-2

19/01/2006
VC37

Subdivision

A permit is required to subdivide land.

44.04-3

19/01/2006
VC37

Application requirements

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

44.04-4

19/01/2006
VC37

Exemption from notice and review

An application under this overlay is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

44.04-5

19/01/2006
VC37

Referral of applications

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

44.04-6

21/09/2009
VC60

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.

- The effect of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

44.0321/09/2009
VC60**FLOODWAY OVERLAY**

Shown on the planning scheme map as **FO** or **RFO** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.

To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

44.03-115/09/2008
VC49**Buildings and works**

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 4500 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

- The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- To post and wire and post and rail fencing.

44.03-2 Subdivision

19/01/2006
VC37

A permit is required to subdivide land. A permit may only be granted to subdivide land if the following apply:

- The subdivision does not create any new lots, which are entirely within this overlay. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.
- The subdivision is the resubdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.

44.03-3 Application requirements

21/09/2009
VC60

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

Flood risk report

If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report to the satisfaction of the responsible authority, which must consider the following, where applicable:

- The State Planning Policy Framework and the Local Planning Policy Framework.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

44.03-4 Exemption from notice and review

19/01/2006
VC37

An application under this overlay is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

44.03-5 Referral of applications

19/01/2006
VC37

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

44.03-6 Decision guidelines

21/09/2009
VC60

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.
- The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

Amendment C29

List of changes to the Ararat Planning Scheme

Clause / Map Numbers	Change	Comment
PLANNING SCHEME MAP CHANGES		
Map No30LSIO-FO.	Insert new Planning Scheme Map in the manner shown on the attached map marked "Ararat Planning Scheme, Amendment C29".	Inserts new planning scheme map into the Ararat Planning Scheme.
TABLE OF CONTENTS		
Table of Contents	Insert: "44.03 Floodway Overlay and 44.04 Land Subject to Inundation Overlay"	Updates the Table of Contents.
LOCAL PLANNING POLICY FRAMEWORK		
Clause 21.03	<p>Replace Subclause 21.03-1 with:</p> <p>21.03-1 Townships</p> <p>From the current population of about 11,250 (Council Plan 2009), Victoria in Future forecasts that the population of the municipality will grow to about 12,200 persons in 2026. The number of dwellings is forecast to grow from 4762 to 5297 at a rate of 21 dwellings per annum. Much of this growth will be due to changing household structures, including a reduction in the average size of households from 2.4 persons per dwelling in 2001 to 2.23 persons per dwelling in 2021. The above indicates the need to provide approximately 3.0 hectares of land per annum to accommodate residential needs to the year 2011. With a reduction in household size and an ageing population, there is likely to be an increased demand for a diverse range of dwellings including small houses such as one and two bedroom units. It is envisaged that the majority of these new dwellings (70%) will be located in the town of Ararat. It is also expected that Moyston and Pomonal will experience significant growth.</p> <p>The Ararat Rural Zone Review (2007) examines urban residential and rural residential development throughout the municipality. It identifies preferred locations for urban residential within and adjacent to Ararat, Willaura and Lake Bolac when reticulated sewer is provided to that town. It also identifies preferred locations for rural residential development adjacent to the townships of Pomonal, Lake Bolac and Moyston. Opportunities are also identified to the north and east of Ararat.</p> <p>The municipality retains a distinctive pattern of urban development based on separate townships and settlements that have developed as a result of historical, locational and environmental</p>	The change to 21.03 improves the performance of the MSS in recognising and responding to risks associated with flooding.

Clause / Map Numbers	Change	Comment
	<p>factors. There is the need to maintain a network of viable towns and settlements, contain development within these areas, and to limit the impact of surrounding agricultural activities on these settlements. It is also necessary to ensure that growth and development is only supported where environmental, water quality and effluent treatment management can be demonstrated.</p> <p>Ararat will continue to accommodate most of the new residential development as people prefer to enjoy convenient access to schools, health services, high quality shopping and employment opportunities available in the town. There are opportunities in Ararat to provide higher density housing on infill sites, high quality residential estates and rural living development at the edges of the town.</p> <p>Willaura is the municipality's second largest settlement with infrastructure and services in place capable of sustaining a significant population increase. Willaura is viewed as an alternative housing and settlement location capable of supporting increased demand for housing.</p> <p>Objective 1 – Townships (General)</p> <ul style="list-style-type: none"> ▪ To retain and promote the individual character and role of each of the towns in the municipality. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Contain urban development within existing towns. ▪ Encourage towns to develop in accordance with the township framework plans forming part of this clause. ▪ Encourage greater diversity in the range of housing opportunities provided, including additional small lot and multi-unit housing. ▪ Discourage any additional residential development in those areas which are outside of the Urban Zones and associated framework plans for each individual town. ▪ Encourage the provision of a diverse range of dwellings particularly higher density developments within the existing townships. ▪ Ensure that new residential and rural residential areas have convenient and safe connections to the commercial and community facilities in the town centres. ▪ Control development in townships having regard to the environmental and physical sensitivities. ▪ Ensure new development responds to risks associated with flooding and inundation ▪ Protect existing residential amenity from the intrusion of industrial uses and ensure that future residential areas are not compromised by industrial development. (▪ Ensure that applications for residential, community or other sensitive land uses demonstrate that the site is not contaminated. 	

Clause / Map Numbers	Change	Comment
	<ul style="list-style-type: none"> ▪ Assist in establishment of small business opportunities. ▪ Support commercial opportunities in smaller townships. ▪ Provide a variety of appropriately zoned land as to ensure all business opportunities can be considered. ▪ Focus commercial activity around existing commercial centres in all towns. ▪ Restrict residential development in areas identified for present and future industrial or commercial development (other than for shop top opportunities). <p>Objective 3 – Townships (Ararat)</p> <ul style="list-style-type: none"> ▪ To encourage Ararat to develop as the major residential, service and business centre in the municipality. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Direct new development to growth areas to the north-west and north of the town. ▪ Provide opportunities for rural living to the east and north of the town. ▪ Provide for a range of residential, commercial, industrial and other land uses that complement the former Aradale site. ▪ Ensure that development around Greenhill Lake is sympathetic to the natural environment. <p>Objective 4 – Townships (Lake Bolac)</p> <ul style="list-style-type: none"> ▪ To encourage Lake Bolac to develop as a service centre, a lake-side settlement and focus for recreation opportunities. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Encourage additional rural residential development along the Lake, unless reticulated sewer is provided and development should then mainly comprise urban infill. ▪ Enhance the visual appearance of the Lake Bolac township, particularly along the Mortlake Ararat Road and the Glenelg Highway. ▪ Encourage the development of a management plan for Lake Bolac and the foreshore. <p>Objective 5 – Townships (Willaura)</p> <ul style="list-style-type: none"> ▪ To encourage Willaura to develop as a key service centre for the local community and surrounding rural hinterland. 	

Clause / Map Numbers	Change	Comment
	<p>Strategies</p> <ul style="list-style-type: none"> ▪ Encourage a more diverse range of housing choices including low residential development in close proximity to the services in the town. ▪ Encourage new settlement in Willaura to maximise the use of existing infrastructure. <p>Objective 6 – Townships (Pomonal)</p> <ul style="list-style-type: none"> ▪ To encourage Pomonal to develop as having a semi-rural character which is based on its low density residential development and location on the eastern slopes of the Grampians. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Discourage further rural living development to the west of the town towards the Grampians National Park. ▪ Encourage residential development to the south of the town centre. <p>Objective 7 – Townships (Moyston)</p> <ul style="list-style-type: none"> ▪ To encourage Moyston to attract people who enjoy a rural living experience with convenient access to employment, shopping, schooling and health services in Ararat. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Provide further opportunities for a range of low density residential and rural living residential developments within convenient access to the core community facilities. 	
Clause 21.04	<p>Replace Subclause 21.03-1 with:</p> <p>21.04-2 Catchment Management</p> <p>A number of local and regional environmental studies and management plans have been prepared which seek to create sustainable land management through the better co-ordination of government, land and water managers and the community. They include the Regional Catchment Strategies (RCS) of both the Glenelg/Hopkins Catchment Management Authority and the Wimmera Catchment Authority. While the Glenelg/Hopkins RCS covers most of the municipality, the Wimmera RCS also provides a comprehensive approach to the future environmental management of the region. The recommendations of the Regional Catchment Strategies are important in achieving long term environmental sustainability for the region and</p>	The change to 21.04 improves the performance of the MSS in recognising and responding to risks associated with flooding.

Clause / Map Numbers	Change	Comment
	<p>will be considered in all relevant decision making.</p> <p>Objective 2 – Catchment Management</p> <ul style="list-style-type: none"> ▪ To integrate and ensure consistency in land use planning and catchment management. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Minimise the existence and impacts of soil salinity within the municipality. ▪ Encourage the development of tree planting, tree lots and agroforestry as mechanisms to reduce land degradation and salinity throughout the municipality. ▪ Support and encourage a total catchment management approach to natural resources. ▪ Ensure that planning in rural areas has regard to key environmental and natural resource management issues. ▪ Assist in the restoration and protection of the Black Range. ▪ Protect high quality agricultural land for agricultural use. ▪ Encourage farmers to develop whole farm plans to promote the effective management of individual properties. ▪ Encourage revegetation by the replacement of grazing land with intensive horticultural practice. <p>Objective 3 – Flooding</p> <ul style="list-style-type: none"> ▪ To protect the community from risks associated with flooding and inundation by flood water.. ▪ To protect the capacity of floodplains to store and convey floodwater. ▪ To not unduly restrict the development of land affected by flooding and inundation by floodwater. ▪ To protect water quality during flood events. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Identify areas subject to flooding, particularly around the various towns. ▪ Apply the Land Subject to Inundation Overlay and the Floodway Overlay to areas where the depth and velocity of floodwater has been modelled. 	

Clause / Map Numbers	Change	Comment
	<ul style="list-style-type: none"> ▪ Apply the Land Subject to Inundation Overlay to land identified as being potentially affected by floodwater in the Victorian Flood Database. ▪ Where flood depth and velocity is known, require development and works to demonstrate it is commensurate with flood risk. ▪ Where flood depth is not know, encourage new development and works to be located outside the LSIO area, or on the highest practical ground level. <p>Objective 4 – Wildfire</p> <ul style="list-style-type: none"> ▪ To ensure that new land use and development does not increase the level of fire risk and includes adequate fire protection measures. <p>Strategies</p> <ul style="list-style-type: none"> ▪ Identify, assess and map wildfire prone areas, in consultation with the Country Fire Authority and the Municipal Fire Prevention Committee. ▪ Ensure housing and other forms of development are sited, designed and maintained to minimise risks from fire. ▪ Seek the development of biolinks and fire-breaks on private land adjacent to public land where appropriate and encourage the development of ploughed or graded fires breaks on private property, particularly where such property abuts public land. 	
OVERLAYS		
Clause 44.03	Insert Clause 44.03 Floodway Overlay in the form of the attached document.	Inserts the Floodway Overlay into the Ararat Planning Scheme.
Clause 44.03 Schedule	Insert a new Schedule to Clause 44.03 in the form of the attached document.	Inserts a schedule to the Floodway Overlay into the Ararat Planning Scheme.
Clause 44.04	Insert Clause 44.04 Land Subject to Inundation Overlay in the form of the attached document.	Inserts the Land Subject to Inundation Overlay into the Ararat Planning Scheme.
Clause 44.04 Schedule	Insert a new Schedule to Clause 44.04 in the form of the attached document.	Inserts a schedule to the Land Subject to Inundation Overlay into the Ararat Planning Scheme.
GENERAL PROVISIONS		
Clause 61.03 Schedule	Insert new Planning Scheme Map No. : 30 LSIO-FO.	Updates the Schedule to Clause 61.03 to insert planning scheme maps to the Ararat Planning Scheme.

Clause / Map Numbers	Change	Comment
LIST OF AMENDMENTS		
List of Amendments	Insert: Amendment number “C29”, In operation from “[DATE TO BE INSERTED BY DPCD]”, Brief description: “The amendment implements the findings of the Wickliffe Flood Investigation by improving the performance of the MSS with respect to recognising and responding to risks associated with flooding, as well as introducing the Floodway Overlay and the Land Subject to Inundation Overlay map to areas identified as being subject to flood risk in the Wickliffe Flood Investigation.”	Updates the list of amendments in the Ararat Planning Scheme.

Planning and Environment Act 1987

ARARAT PLANNING SCHEME

AMENDMENT C29

INSTRUCTION SHEET

The planning authority for this amendment is the Ararat Shire Council.

The Ararat Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one attached map.

Overlay Maps

1. Insert new Planning Scheme Map No. 30LSIO-FO in the manner shown on the attached map marked "Ararat Planning Scheme, Amendment C29"

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document. The changes are as follows:
 - Subclause 21.03-1 has been amended.
3. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document. The changes are as follows:
 - Subclause 21.04-2 has been amended.
4. In Overlays – insert Clause 44.03 in the form of the attached document.
5. In Overlays – following Clause 44.03, insert a new Schedule in the form of the attached document.
6. In Overlays – insert Clause 44.04 in the form of the attached document.
7. In Overlays – following Clause 44.04, insert a new Schedule in the form of the attached document.
8. In General Provisions – Clause 61.03, replace the schedule with a new Schedule in the form of the attached document.

End of document

17/01/2013
C49
Proposed 29

SCHEDULE TO CLAUSE 61.03

Maps comprising part of this scheme:

- 1, 1SLO, 1VPO1, 1VPO2, 1WMO
- 2, 2SLO, 2VPO1, 2VPO2, 2WMO
- 3, 3ESO, 3HO, 3SLO, 3VPO1, 3VPO2, 3WMO
- 4, 4ESO, 4HO, 4SLO, 4VPO1, 4VPO2, 4WMO
- 5, 5DDO, 5DPO, 5ESO, 5HO, 5SLO, 5VPO1, 5VPO2, 5WMO
- 6, 6VPO1, 6VPO2, 6WMO
- 7, 7HO, 7EAO, 7VPO1, 7VPO2, 7RXO
- 8, 8HO, 8PAO, 8RXO, 8EAO, 8VPO1, 8VPO2
- 9, 9HO, 9VPO1, 9VPO2, 9WMO, 9EAO
- 10, 10HO, 10EAO, 10VPO2, 10WMO
- 11, 11DDO, 11ESO, 11HO, 11PAO, 11RXO, 11VPO1, 11VPO2, 11DPO
- 12, 12DDO, 12DPO, 12ESO, 12HO, 12VPO1, 12VPO2, 12WMO
- 13, 13ESO, 13VPO1, 13VPO2, 13WMO
- 14, 14ESO, 14HO, 14VPO1, 14VPO2, 14WMO
- 15, 15ESO, 15VPO1, 15VPO2
- 16, 16ESO, 16HO, 16SLO, 16VPO1, 16VPO2, 16WMO
- 17, 17ESO, 17HO, 17SLO, 17VPO1, 17VPO2, 17WMO
- 18, 18ESO, 18HO, 18SLO, 18RO, 18VPO1, 18VPO2, 18WMO
- 19, 19DDO, 19ESO, 19HO, 19VPO1, 19VPO2, 19WMO
- 20, 20ESO, 20HO, 20VPO1, 20VPO2, 20WMO
- 21, 21HO, 21VPO1, 21VPO2, 21WMO
- 22, 22SLO, 22ESO, 22VPO1, 22VPO2, 22WMO
- 23, 23SLO, 23ESO, 23VPO1, 23VPO2
- 24, 24ESO, 24HO, 24SLO, 24VPO1, 24VPO2, 24WMO
- 25, 25EAO, 25HO, 25ESO, 25VPO2, 25PAO
- 26, 26ESO, 26HO, 26RO, 26VPO2, 26WMO
- 27, 27ESO, 27HO, 27VPO1, 27VPO2, 27WMO
- 28, 28ESO, 28SLO, 28VPO1, 28VPO2, 28WMO
- 29, 29ESO, 29HO, 29SLO, 29VPO2, 29WMO
- 30, 30ESO, 30HO, 30VPO1, 30VPO2, 30LSIO-FO
- 31, 31EAO, 31ESO, 31VPO1, 31VPO2
- 32, 32ESO, 32VPO2, 32WMO
- 33, 33ESO
- 34, 34ESO, 34VPO1, 34VPO2, 34WMO
- 35, 35ESO, 35HO, 35VPO1, 35VPO2