

ALPINE PLANNING SCHEME

AMENDMENT C65alpi

EXPLANATORY REPORT

Overview

The amendment proposes to introduce new or revised local content into the Municipal Planning Strategy, Planning Policy Framework, and schedules to zones, overlays, particular provisions, general provisions and operational provisions to implement the recommendations *Alpine Planning Scheme Review 2023*.

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- Alpine Shire Council's website at <https://www.alpineshire.vic.gov.au/>
- During office hours at Alpine Shire Council's offices, 2-6 Churchill Avenue, Bright
- Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection>.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by:

A submission must be sent to:

Strategic Planning, Alpine Shire Council:

By post: PO Box 139, Bright VIC 3741

In person: Alpine Shire Council's offices, 2-6 Churchill Avenue, Bright

By email: info@alpineshire.vic.gov.au

Panel hearing dates

In accordance with Clause 4(2) of Ministerial Direction No.15, the following panel hearing dates have been set for this amendment:

- directions hearing: week starting 9 February 2026
- panel hearing: week starting 16 March 2026

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Alpine Shire Council which is the planning authority for this amendment.

The amendment has been made at the request of the Alpine Shire Council.

Land affected by the amendment

The amendment applies to all land in Alpine Shire.

The amendment also applies to specific land. A mapping reference table and mapping providing further information about the land affected by the amendment is at **Attachments One and Two** to this explanatory report.

What the amendment does

The amendment proposes to introduce new or revised local content into the Municipal Planning Strategy, Planning Policy Framework, and schedules to zones, overlays, particular provisions, general provisions and operational provisions to implement the recommendations of the *Alpine Planning Scheme Review 2023*.

It proposes to rezone the north part of the properties at 27, 33 and 35 King Street, Myrtleford from General Residential Zone (Schedule 1) to Farming Zone so that each land parcel is no longer in two zones.

It proposes to remove Development Plan Overlay (Schedule 1) from the area around Tempo Court, Bright and Development Plan Overlay (Schedule 2) from the area around Glenbourn Drive, Tawonga South as the schedules contain no content.

The amendment proposes to make the following changes to the Alpine Planning Scheme:

- Implements the land use and development directions of Council's adopted strategies and documents, including the:
 - *Alpine Shire Affordable Housing Research and Analysis Paper* (Alpine Shire Council, 2022).
 - *Alpine Shire Economic Development Strategy* (Urban Enterprise and Alpine Shire Council, 2022)
 - *Alpine Shire Events Strategy* (Urban Enterprise, 2021).
 - *Alpine Shire Rural Land Use Strategy* (Alpine Shire Council, 2015).
 - *Alpine Sport and Active Recreation Plan 2022-2033* (Alpine Shire Council, 2022)
 - *Community Vision 2040 and Council Plan 2021-25 including the Municipal Public Health and Wellbeing Plan 2021-2024* (Alpine Shire Council, 2021).
 - *Myrtleford Resilience Plan* (Projectura, 2019).
- Clarifies and improves the style, format, language or grammatical form of content in accordance with the requirements of the *Ministerial Direction: the Form and Content of Planning Schemes* and principles set out in *A Practitioner's Guide to Victoria's Planning Schemes, June 2024* where the intended effect of that clause or any other clause is not changed.
- Updates clause references, department names, legislation names, document references, terminology and statistical data.
- Deletes or adjusts content that conflicts with State planning policy of the Victoria Planning Provisions.
- Removes repetitive content.
- Removes or updates outdated content.

The amendment also introduces policy at Clause 15.01-2L Environmentally Sustainable Design (ESD) of the Alpine Planning Scheme to ensure that development in the Alpine Shire achieves a standard of environmental sustainability, in line with other Councils who use an equivalent local policy.

The ESD policy provides statutory weight to what is currently a voluntary approach in the planning process, by requiring residential and non-residential developments which require a planning permit to achieve best practice environmental objectives.

The policy introduces the following objectives to be satisfied where applicable:

- Energy performance
- Integrated water management
- Indoor environment quality
- Transport
- Waste management
- Urban ecology

Specifically, the amendment proposes to make the following changes to the Alpine Planning Scheme:

Municipal Planning Strategy and Planning Policy Framework

- Amend Clauses 02.01 (Context) and 02.03 (Strategic Directions) to add land use and development directions from local and regional documents and strategies; to recognise First Nations peoples; and to include policy guiding new timber plantations to appropriate locations away from areas identified for urban growth, and to ensure new urban development does not adversely impact upon routes associated with agricultural land use, extractive industries, and timber plantations.
- Amend local policy content in Clause 11 (Settlement), Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks and Amenity), Clause 14 (Natural Resource Management), Clause 15 (Built Environment and Heritage), Clause 16 (Housing), Clause 17 (Economic Development), Clause 18 (Transport), and Clause 19 (Infrastructure) of the Planning Policy Framework to add new content from Council adopted documents and strategies, the *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2022), clarify the policy about timber plantations management, particularly proximate to settlements, and inclusion of Stage 1 ESD.

Zones

- Amends the Schedule 1 to Clause 35.07 (Farming Zone) to renumber the schedule in accordance with the planning maps and updates Clause 1.0 to correctly reference the Planning Policy Framework.
- Amend Clauses 3.0, 4.0 and 16.0 of Schedule 1 to Clause 37.01 (Special Use Zone) to align with recent changes to Telecommunications facilities undertaken by Amendment VC226 to Clauses 52.19 (Telecommunications facility), 62.01 (Uses not requiring a permit) and 62.02 (Buildings and works) of the Victoria Planning Provisions, and recent changes removing the requirement for new reticulated gas connections undertaken by Amendment VC250.
- Amend Clauses 6.6, 6.8 and 6.12 of Schedule 1 to Clause 37.01 (Special Use Zone) to align with the provisions of Clause 52.12 (Bushfire protection exemptions) and Clause 52.17 (Native vegetation).
- Amend Schedules 1, 2, 4, 5 and 6 to Clause 37.01 (Special Use Zone) to align with the *Ministerial Direction: the Form and Content of Planning Schemes*.

Overlays

- Amend Schedules 1, 2, 4 and 5 to Clause 42.03 (Significant Landscape Overlay) to align with the *Ministerial Direction: the Form and Content of Planning Schemes*.
- Amend Schedule 1 to Clause 43.01 (Heritage Overlay) to include application requirements.
- Amend Schedule 1 to Clause 43.02 (Design and Development Overlay) to align with the *Ministerial Direction: the Form and Content of Planning Schemes*.

- Delete Schedules 1 and 2 to Clause 43.04 (Development Plan Overlay).

Particular Provisions and General Provisions

- Amend the Schedule to Clause 66.04 (Referral of permit applications under local provisions) with a new schedule to reflect changes to ordinance introduced by Amendment VC148 and recommendations of the Review.
- Amend the Schedule to Clause 66.06 (Notice of permit applications under local provisions) with a new schedule to reflect changes to ordinance introduced by Amendment VC148 and recommendations of the Review.

Operational Provisions

- Amend the Schedule to Clause 72.03 (What does this Planning Scheme consist of?) to delete Planning Scheme Map Nos. 11DPO, 14DPO and 19DPO.
- Amend the Schedule to Clause 72.08 (Background documents) to include the *Affordable Housing and Analysis Paper* (Alpine Shire Council, 2022), the *Community Vision and Council Plan including the Municipal Health and Wellbeing Plan 2022-2026* (Alpine Shire Council, 2021), the *Economic Development Strategy* (Urban Enterprise and Alpine Shire Council, 2022), the *Events Strategy* (Urban Enterprise, 2021), the *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2022), the *Myrtleford Resilience Plan* (Projectura, 2019), and the *Sport and Active Recreation Plan 2022-2033* (Alpine Shire Council, 2022) as background documents.
- Amend the Schedule to Clause 74.01 (Application of zones, overlays and provisions) to delete Schedules 1 and 2 to Clause 43.04 (Development Plan Overlay).
- Amend the Schedule to Clause 74.02 (Further strategic work) to implement the *Alpine Planning Scheme Review 2023*, which revises the further strategic work plan.

Maps

- Amend Planning Scheme Map 2zn to rezone part of the land at 27, 33 and 35 King Street, Myrtleford from the General Residential Zone to the Farming Zone to correct this split zoning anomaly.
- Delete Planning Scheme Maps 11DPO, 14DPO and 19DPO to delete Schedules 1 and 2 to Clause 43.04 (Development Plan Overlay) to remove redundant overlays.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations of the *Alpine Planning Scheme Review 2023* (the Review) in the Alpine Planning Scheme.

The Review was finalised in May 2023 as required by Section 12B of the *Planning and Environment Act 1987*. Periodic reviews ensure planning schemes provide the necessary framework to achieve a council's land use vision for the municipality.

The Review found that the Alpine Planning Scheme contains many policy gaps and is not effectively guiding decision making in Alpine Shire. This is leading to inconsistent decision making and lost opportunities for the most efficient use of land, adaptation to climate change and protection of environmental and landscape values for the benefit of the community. The Review recommends future strategic work required over the next four years to achieve this.

Opportunity has been taken to make changes to the planning scheme to reflect existing Council practice but not already referenced in the planning scheme, including:

- Introducing consideration of the Infrastructure Design Manual.
- Strengthening bushfire policy to consider landscape scale bushfire risk.
- Introducing basic ESD requirements into the Alpine Planning Scheme in accordance with the provisions of other Victorian Planning Schemes.

- Other minor administrative changes and updates

Infrastructure Design Manual

The amendment introduces the Infrastructure Design Manual as a background document, which is an initiative of Victorian regional councils to formulate and maintain a set of consistent requirements and standards for the design and development of infrastructure. The manual is owned and maintained by the Local Government Infrastructure Design Association, of which Alpine Shire Council is a member of.

The amendment implements the recommendations of the Infrastructure Design Manual Advisory Committee, Greater Shepparton Amendment C112, and Amendment GC112 to give significance to the Infrastructure Design Manual by introducing the manual as a background document to the Alpine Shire Planning Scheme.

Environmentally Sustainable Design

The Alpine Planning Scheme does not currently contain a local ESD planning policy, which limits Council's ability to consider and implement ESD principles when assessing a planning permit application.

The proposed local policy will ensure basic ESD initiatives are considered at the time of planning approval for new developments, and provide clear objectives and application requirements for planning permit applications.

The inclusion of an ESD policy is supported by a number of local and state policies and align with national and international sustainability and climate objectives, including the *Climate Change Act 2017*, *Planning and Environment Act 1987*, *EPBC Act 1999*, and the findings of the *Advisory Committee and Panel Report on the Environmentally Efficient Design Local Policies (7 April 2014)*. The policy is consistent with that employed by numerous Victorian Councils and is already widely accepted within the planning sector. The policy is congruent with the Council Plan 2021-25 and Community Vision for 2040, the addition of ESD supports the following vision and strategic objectives:

Vision 3 – Our natural environment is protected and preserved

- 3.1.1 Achieve net-zero greenhouse gas emissions from Council activities by 2023
- 3.1.2 Increase the capacity of the community to mitigate and adapt to climate change
- 3.2 Stewardship and care of our natural environment
- 3.3 Responsible management of waste
- 3.4 A community that is prepared for, can respond to, and recover from emergencies
- 3.5 Reducing the impact of climate change on health

Vision 4 – The connection between people and place is strengthened

- 4.2 Planning and development that reflects the aspirations of the community
 - 4.2.1 The development of our townships, settlements and landscapes is managed sensitively and sustainably
 - 4.2.2 Adequate, inclusive and sustainable housing
 - 4.2.4 Maintain a current Planning Scheme that reflects the development aspirations of the community and supports sustainable development

Referral Triggers

The amendment reflects discussions held between the primary timber plantation manager in Alpine Shire aimed at clarifying policy, particularly as it relates to the management of interfaces between timber plantations and residential areas, and the haulage of timber and other agricultural products. This includes the introduction of a notification trigger in Clause 66.06 (Notice of permit applications under local provisions) for applications for a development plan, subdivision of land, or the development of accommodation, within 300 meters of a timber plantation.

This Section 52 notice under the Planning and Environment Act will have the effect of ensuring the timber plantation manager can advise Council of concerns it may have on permit applications and of any mitigation that might be required to minimise amenity impacts between timber plantations near settlements and new sensitive uses. This notice requirement is the appropriate tool to ensure that potential impacts can be properly considered before Council makes decisions on planning applications near timber plantations, as in accordance with the advice set in *Planning Practice Note 54: Managing referrals and notice requirements*.

The amendment also updates the referral of permit applications under local provisions for the North

East Catchment Management Authority, and North East Water, to include the referral trigger for the Development Plan Overlay 3 (DPO3) in the schedule to Clause 66.04 (Referral of permit applications under local provisions) in accordance with the *Ministerial Direction: the Form and Content of Planning Schemes*, the *Practitioner's Guide to Victoria's Planning Schemes, June 2024*, and *Planning Practice Note 54: Managing referrals and notice requirements*.

Minor Changes and Updates

The amendment seeks to:

- Include application requirements in Schedule 1 to Clause 43.01 (Heritage Overlay), which currently do not exist the planning scheme, to assist landowners in the preparation of planning permit applications and to ensure consistent decision-making by Council.
- Remove the Development Plan Overlay (Schedule 1 to Clause 43.04 (Development Plan Overlay)) from land zoned Low Density Residential Zone along Louie Court, Paiano Lane and Tempo Crescent to the east of Bright as the schedule does not contain any information and the development of the land is largely complete. These properties are identified in Appendix One.
- Remove the Development Plan Overlay (Schedule 2 to Clause 43.04 (Development Plan Overlay)) from land zoned Low Density Residential Zone along Glenbourn Drive and Highland Court in Tawonga South as the schedule does not contain any information to guide the future development of the land. These properties are identified in Appendix One.
- Re-introduce key directions of the Alpine Shire Rural Land Use Strategy 2015 that were introduced via Amendment C39, and then removed through the Planning Policy Framework translation (Amendment C62alpi). The removal was not policy neutral, and the policy that was removed is relied upon for decision making.
- Rezone part of the land at 27, 33 and 35 King Street, Myrtleford from the General Residential Zone to the Farming Zone to correct a zoning anomaly. The land supports existing light industrial uses, although is zoned General Residential Zone, preventing some of these local businesses from expanding. These properties are identified in Appendix One.

The Review has identified policy-neutral changes that should be made to the planning scheme to align with the *Ministerial Direction: the Form and Content of Planning Schemes* and the principles set out in *A Practitioner's Guide to Victoria's Planning Schemes, June 2024*; to make factual changes to the Municipal Planning Strategy to include the most recent Australian Bureau of Statistics and other economic data; and the need to include land use and development directions from local and regional strategies in the Planning Policy Framework.

The amendment also seeks to align local provisions in Schedule 1 to Clause 37.01 Special Use Zone applying to the Dinner Plain Village with:

- The recent changes to Telecommunications facilities undertaken by Amendment VC226. Amongst other things, Amendment VC226 updated telecommunications terminology in the Victoria Planning Provisions, and included exemptions in Clauses 52.19 (Telecommunications facility), 62.01 (Uses not requiring a permit) and 62.02 (Buildings and works) of the Victoria Planning Provisions. Currently, antenna require a planning permit in the Schedule 1 to Clause 37.01 Special Use Zone and the amendment seeks to remove this planning permit trigger under the schedule.
- The provisions of Clause 52.12 (Bushfire protection exemptions) and Clause 52.17 (Native vegetation).
- Removing the requirement for reticulated gas connections for development in line with the changes introduced by Amendment VC250 which supports the implementation of the *Victorias Gas Substitution Roadmap* (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments, and residential subdivisions.

The Amendment also updates Schedules 1, 2, 3, 4 and 6 to Clause 37.01 Special Use Zone by replacing 'search for stone' with 'stone exploration' in the table of uses as the former is not a land use term in Clause 73.03. The amendment also updates Schedule 5 and 6 to Clause 37.01 Special Use Zone by replacing 'extensive animal husbandry' with 'grazing animal production' in the table of uses to reflect the change in the land use term introduced by Amendment VC150.

How does the amendment implement the objectives of planning in Victoria?

The proposed amendment implements the following objectives of planning in Victoria included at Section 4(1) of the *Planning and Environment Act 1987*:

- *Section 4(1)(a) - to provide for the fair, orderly, economic and sustainable use, and development of land.*
- *Section 4(1)(b) - to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *Section 4(1)(c) - to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *Section 4(1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest or otherwise of special cultural value.*
- *Section 4(1)(e) - to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*
- *Section 4(1)(f) - to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- *Section 4(1)(g) - to balance the present and future interests of all Victorians.*

The amendment seeks to implement the Review by making corrections and updating the Alpine Planning Scheme to reflect the key strategic directions established for Alpine Shire. This will provide certainty for all users of the planning system by ensuring the fair, orderly, economic and sustainable development of land in the municipality, which is consistent with the objectives of planning in Victoria.

The incorporation of an ESD local planning policy is consistent with the objectives of the planning framework established by the Act, in particular;

- to ensure sound, strategic planning and co-ordinated action at State, regional and municipal levels: section 4(2)(a);
- to enable land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels: section 4(2) (c);
- to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land: section 4(2) (d);
- to facilitate development which achieves the objectives of planning in Victoria and planning objectives set up in planning schemes: section 4(2) (e); and
- to encourage the achievement of planning objectives through positive actions by responsible authorities and planning authorities: section 4(2) (g).

The Amendment achieves the above objectives by supporting and strengthening the application of ESD and construction principles and methods; an approach that is in the equitable interests of all Victorians.

How does the amendment address any environmental, social and economic effects?

While the changes to the Alpine Planning Scheme are generally administrative and policy neutral arising from the Review, the amendment is expected to have positive environmental, social and economic effects for Victorian businesses, industry and the community by:

- Improving the clarity and transparency of local policy content in the Municipal Planning Strategy, Planning Policy Framework and local schedules, which will result in greater certainty for users of the planning system.
- Reducing unnecessary costs to applicants and Council by enhancing the effectiveness and efficiency of the Alpine Planning Scheme.
- Improving planning outcomes by removing errors, inconsistencies and incompatibility in local policy content in the Municipal Planning Strategy, Planning Policy Framework and local schedules.

The application of updated and improved local policy content in the Municipal Planning Strategy, Planning Policy Framework and amended local schedules will provide certainty to the users of the planning system by ensuring land use and development outcomes are consistent with environmental, social and economic land use objectives of planning in Alpine Shire and Victoria.

The introduction of an ESD policy will result in additional environmental, social, and economic benefits that will result in a net community benefit, including;

Environmental effects

- creating more energy and water efficient development to reduce wastage and reliance on non-renewable resources
- improving indoor environmental quality for the health and productivity of building occupants
- improving stormwater management to mitigate the impacts of stormwater on the environment, and provide cooling, local habitat and amenity benefits
- avoiding more waste generation by promoting greater reuse and recycling (in that order) during the design, construction and operation stages of development
- increasing resource recovery and minimising materials sent to landfill
- encouraging better protection and enhancement of biodiversity
- reducing heat island effects through building design, landscape design, water sensitive urban design and the retention of canopy and significant trees
- minimising car dependency by ensuring that the built environment is designed to promote the use of walking, cycling and public transport (in that order) and
- promoting the use of low emissions vehicle technologies and supporting infrastructure.

Economic effects

- whilst the upfront cost of development may increase in some instances, the Amendment will facilitate better consumer outcomes will by:
 - aligning ESD outcomes to development scale
 - maximising cost-neutral ESD outcomes and avoiding retrofitting costs through more considered design and planning of development
 - reducing operating costs over the life of a building
 - lowering peak demands for energy and water consumption.

Social effects

- increasing affordability over the life of a building for commercial and residential occupiers through reduced servicing costs
- improving resilience to a warming climate
- providing comfort, liveability and overall productivity for building occupiers.

Does the amendment address relevant bushfire risk?

Alpine has a significant level of bushfire risk, due to the presence of large amounts of native vegetation and a steadily increasing population. The Municipal Planning Strategy states that bushfire is a key environmental risk for Alpine and that future development should avoid bushfire prone areas.

The amendment will strengthen the protection of the Alpine Shire from the risk of bushfire by updating strategies in Clauses 02.03-3 (Environmental risks and amenity) and 13.02-1L (Bushfire planning) to provide greater clarity and include extra requirements to ensure that any development in areas where the impacts of a landscape-scale bushfire cannot be mitigated through on-site measures are avoided.

The proposed changes and the introduction of adopted strategies into the Planning Scheme will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in accordance with the objectives of Clause 13.02-1S (Bushfire planning) as it does not seek to facilitate the intensification of development or vegetation in a bushfire risk area.

The Country Fire Authority (CFA) was consulted during the development of the *Alpine Planning Scheme Review 2023* and the preparation of this amendment. The CFA did not provide any comments during the engagement process associated with the preparation of the Review and expressed concerns at pre-authorisation stage that the amendment, amongst other things, did not undertake a comprehensive bushfire assessment. The CFA recommended that a bushfire assessment be undertaken as part of the Review to better consider bushfire hazard and risk that can be incorporated into any proposed policy changes and other key strategic planning projects.

The CFA's concerns have not been resolved as part of this amendment as the Review is a health check on the effectiveness and efficiency of the planning scheme, and is not considered to be an appropriate time to consider this work. Since the preparation of the Review a Bushfire Planning Study has been undertaken in consultation with the CFA as part of Council's strategic planning work program, and its findings will be implemented into the Alpine Planning Scheme through future planning scheme amendments.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment seeks to bring the Alpine Planning Scheme into compliance with the *Ministerial Direction: the Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

The proposed amendment has been prepared in accordance with the strategic considerations set out in *Ministerial Direction 11 Strategic Assessment of Amendments* under Section 12 of the *Planning and Environment Act 1987*. The amendment has been assessed against environmental, economic, and social effects as well as bushfire risk and the objectives of planning in Victoria and is deemed to comply with the Minister's direction. Details of these assessments are outlined within the relevant sections of this explanatory report.

The amendment meets the requirements of Minister's Direction No. 19 Ministerial Direction on the preparation and content of amendments that may significantly impact the environment, amenity and human health, which requires planning authorities to seek the views of the Environment Protection Authority in the preparation of planning scheme reviews that could result in the use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste.

The EPA was consulted during the preparation of this amendment.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The proposed amendment is consistent with State Planning Policy, Plan for Victoria, and regional plans, by including or updating policies that build upon and support the state and regional policies in the Planning Policy Framework. Any competing policies have been removed.

This ensures that the Local Planning Policy in the Planning Policy Framework responds to a demonstrated need, is linked to a strategic direction in the Municipal Planning Strategy, and is designed to provide certainty to the responsible authority and community regarding the outcomes sought by the Alpine Planning Scheme.

The inclusion of ESD in this amendment supports the following elements of the Planning Policy Framework:

Clause 11: Settlement

- 11.01-1S (Settlement) To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- 11.03-1s (Activity centres) To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
- 11.03-2S (Growth areas) To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting

primary production, major sources of raw materials and valued environmental areas.

Clause 12: Environmental and Landscape Values

- 12.01-1S (Protection of biodiversity) To protect and enhance Victoria's biodiversity.
- 12.05-1S (Environmentally sensitive areas) To protect and conserve environmentally sensitive areas.

Clause 13: Environmental Risks and Amenity

- 13.01-1S (Natural hazards and climate change) Site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards.
- 13.06-1S (Air quality management) Ensure that land use planning and transport infrastructure provision contribute to improved air quality.

Clause 14.02: Water

- 14.02-1S (Catchment planning and management) To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.
- 14.02-2S (Water quality) To protect water quality.

Clause 15: Built Environment and Heritage

- 15.01-2S (Building design) To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 16: Housing

- 16.01-1S (Housing supply) To facilitate well-located, integrated and diverse housing that meets community needs.
- 16.01-2S (Housing affordability) Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.

Clause 18: Integrated Transport

- 18.01-3S (Sustainable and safe transport) To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

Clause 19: Infrastructure

- 19.01-1S (Energy supply) Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.
- 19.03-3S (Integrated water management) To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.
- 19.03-5S (Waste and resource recovery) To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

How does the amendment support or implement the Municipal Planning Strategy?

The proposed amendment seeks to update the Municipal Planning Strategy to include the land use and development directions in a number of local and regional strategies, which underpins the policy content of the Planning Policy Framework and local schedules.

Introducing an ESD policy to the planning scheme supports the Vision and Strategic Directions outlined in the Municipal Planning Strategy, including;

- 02.03-2 Sustainable development in Alpine areas; plan for the impact of climate change by supporting adaptive responses, and minimising activities that contribute to climate change.
- 02.03-5 Built environment and heritage; ensure new development responds to built and natural landscapes, and incorporates high quality architectural standards to protect and improve the aesthetics and liveability of the shire.

- 02.03-5 Built environment and heritage; Promote environmentally sustainable development
- 02.03-6 Housing; encourage diversity and choice in housing options

The ESD policy reinforces the need for future development to respond to sustainable development principles, providing guidance in achieving sustainability in the most efficient way. The policy provides a specific framework for the consideration of ESD during the planning permit process, specifying what types of development should implement ESD measures and to what degree.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions. The amendment updates local policy and associated local content consistent with the *Ministerial Direction: the Form and Content of Planning Schemes* and the principles set out in *A Practitioner's Guide to Victoria's Planning Schemes, June 2024*.

The proposed amendment applies the appropriate planning provisions to land throughout the municipality allowing the planning controls contained within the Victoria Planning Provisions to be correctly applied.

How does the amendment address the views of any relevant agency?

The views of relevant agencies were sought and assisted in the formation of the *Alpine Planning Scheme Review 2023*.

The agencies consulted in the development of the Review include Country Fire Authority, East Gippsland Water, Goulburn Murray Water, North East Catchment Management Authority, North East Water, the Country Fire Authority and the Environment Protection Authority.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, safety, and health and wellbeing.

The proposed amendment does not have any detrimental implications on the objectives, strategies and decision making principles set out in the *Transport Integration Act 2010*.

The Minister has not prepared any statements of policy principles under Section 22 of the *Transport Integration Act 2010*; therefore, no such statements are applicable to this proposed amendment.

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

It is expected that the proposed amendment will have a positive effect on the resource and administrative costs of the responsible authority. The amendment seeks to provide a clear set of policies to give a greater level of certainty to the community and other stakeholders about land use and development in the municipality. This will have the effect of reducing the burden on the responsible authority of administering the planning scheme.

ATTACHMENT 1 - Mapping reference table

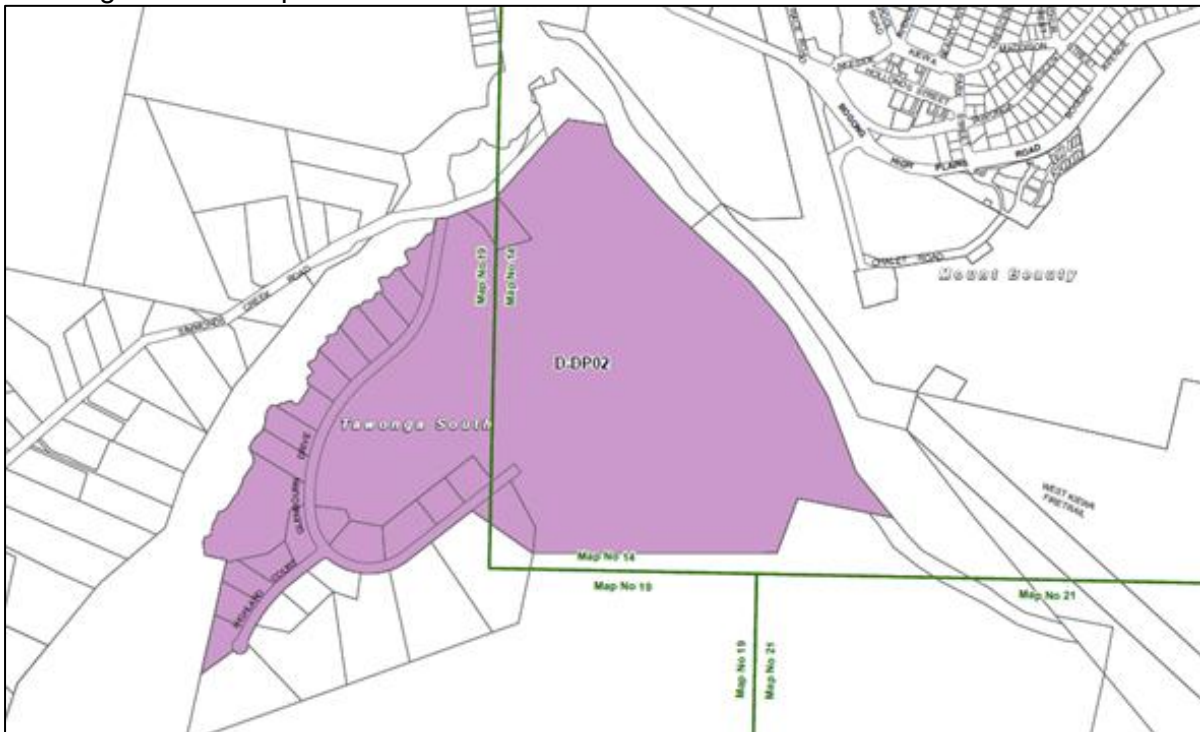
| Location | Land /Area Affected | Mapping Reference | Address | Proposed changes | | |
|---------------|--|--|---------------------------------------|------------------------|---------|----------|
| | | | | Zone | Overlay | Deletion |
| Myrtleford | 27, 33 and 35 King Street, Myrtleford | Planning Scheme Map No. 2zn | 27, 33 and 35 King Street, Myrtleford | Rezone from GRZ1 to FZ | | |
| Bright | All land affected by Schedule 1 to Clause 43.04 Development Plan Overlay | Planning Scheme Map No. 11DPO | | | | D-DDO2 |
| Tawonga South | All land affected by Schedule 2 to Clause 43.04 Development Plan Overlay | Planning Scheme Map No.s 14DPO and 19DPO | | | | D-DDO1 |

ATTACHMENT 2 - Mapping

Planning Scheme Map No. 2zn



Planning Scheme Map No.s 14DPO and 19DPO



Planning Scheme Map No. 11DPO

