



Campaspe Planning Department

September 2017

Overview

- Snapshot
- Population
- Key issues
- Statutory Planning
- Garden Area
- Strategic Planning
- Future Projects
- Know Your Council
- Planning Resources



Snap shot

- ❑ The Campaspe Shire is approximately 200km north of Melbourne.
- ❑ The shire's key strategic assets include:
 - Natural river beauty,
 - Climate,
 - Agricultural land,
 - Manufacturing,
 - Processing, a modernised irrigation system,
 - Heritage assets,
 - Port of Echuca; and
 - tourism.



Population

- The estimated 2013 population of the shire was approximately 37,000
- Other primary population centres include:
 - Kyabram,
 - Rochester,
 - Tongala,
 - Rushworth,
 - Stanhope,
 - Lockington,
 - Gunbower,
 - Girgarre; and
 - Colbinabbin



Key Issues

□ Settlement

- Ensure residential development is well planned and sequenced

□ Agriculture

- Agriculture is to remain the major economic driver in the region



Key Issues

□ Heritage

- To protect and enhance heritage places



□ Tourism

- Build on tourism activities that takes advantage of the natural attributes.



□ Climate Change

- Ensure development is resilient to climate change impacts



Statutory Planning

- Planning makes decisions on land use applications relating to land within the Shire of Campaspe;
- Role includes:
 - Assessing applications;
 - Providing customer support;
 - Responding to community queries;
 - Supporting other Council officers and external authorities with technical advice;
 - Representing Council at Victorian Civil and Administrative Tribunal (VCAT)



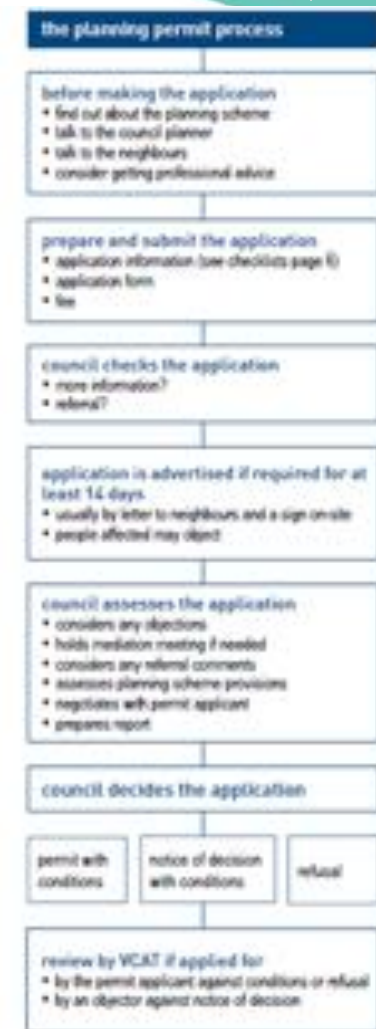
Statutory Planning

- ▣ Decisions must be made in accordance with the *Planning and Environment Act, 1987*
- ▣ Applications vary from simple to large and complex and include amongst others:
 - Applications for the use of the land
 - Applications for works
 - Subdivision
 - Native vegetation removal
 - Heritage, signage, painting and works



Statutory Planning

- The application process includes:
 - Pre-application meetings;
 - Reviewing applications/site visits;
 - Assessing the suitability of any proposal;
 - Facilitating the giving of notice if required;
 - Hosting consultations and liaising between applicants, objectors, referral authorities and other Council departments throughout the process;
 - Writing delegate/Council reports for the application;
 - Representing Council at VCAT if the outcome is appealed.



Garden Area

- ❑ The Garden Area requirement was introduced in March 2017
- ❑ It is defined pursuant to Clause 72 as:
 - An uncovered outdoor area of a dwelling or residential building normally associated with a garden. It includes open entertaining areas, decks, lawns, garden beds, swimming pools, tennis courts and the like. It does not include a driveway, any area set aside for car parking, any building or roofed area and any area that has a dimension of less than 1 metre.

Before

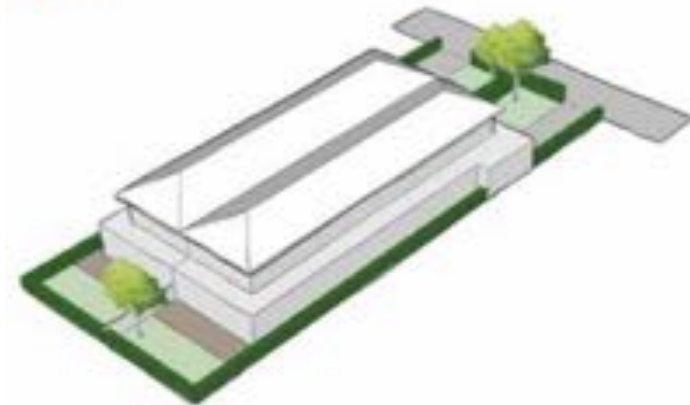


Figure 1: Typical dual occupancy constructed without the new 35% minimum garden area requirement

After

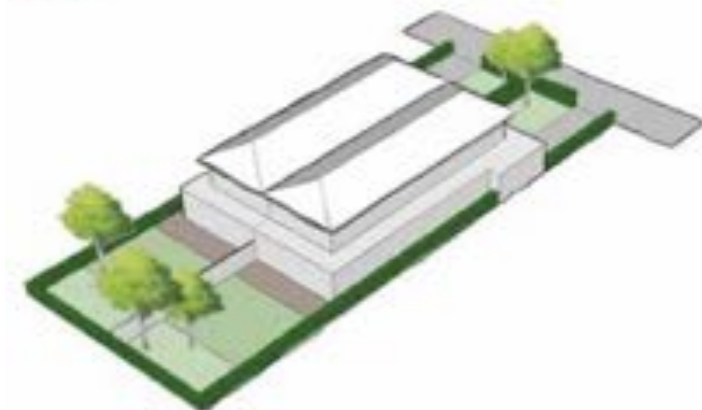


Figure 2: Dual occupancy constructed with the new 35% minimum garden area requirement



Garden Area

- ❑ What Zone does it apply to?
 - Neighbourhood Character Zone and General Residential Zone
- ❑ What is the requirement?
 - A subdivision that creates a vacant lot capable of development for a dwelling or residential building, must ensure that each lot created contains the minimum garden area set out in Clause 32.08-4

Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%

The minimum garden area is mandatory and cannot be reduced

Before

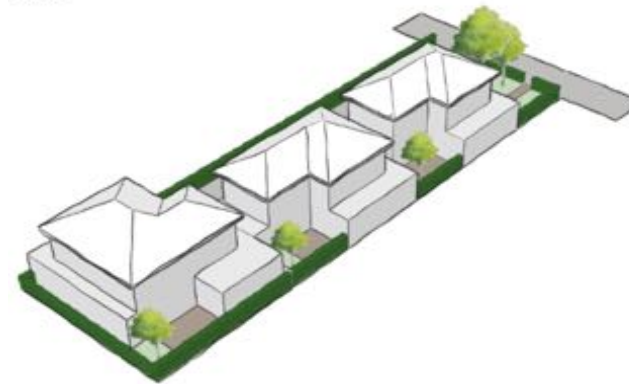


Figure 1: Typical townhouse development constructed without the new 35% minimum garden area requirement.

After

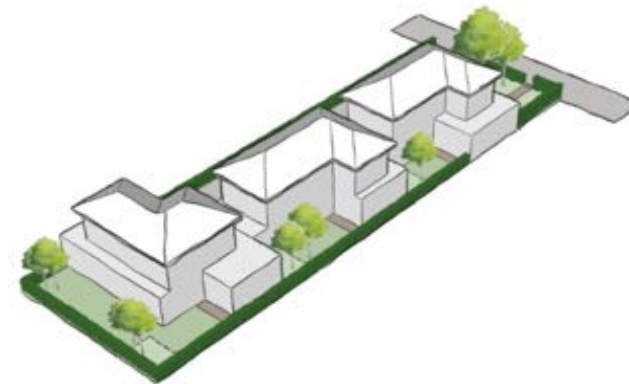


Figure 2: Townhouse development constructed with the new 35% minimum garden area requirement.



Garden Area

- Where a vacant lot less than 400 square metres is created, that lot must contain at least 25 percent of the lot as garden area. This does not apply to land where an approved precinct structure plan or an equivalent strategic plan applies.

□ How is it enforced?

- Presumably this will need to be secured by a Section 173 agreement or restriction on title or determined by the Department.



Strategic Planning

- A function within Planning & Building Department.
- Councils may amend planning schemes to achieve a desirable planning outcome or to support a new policy direction.
- Amendments to the scheme have significant planning implications and affect the wider community because they change the way land can be used or developed, and change the basis for making planning decisions in the future
- A major tool which allows Council to strategically consider the Shire.





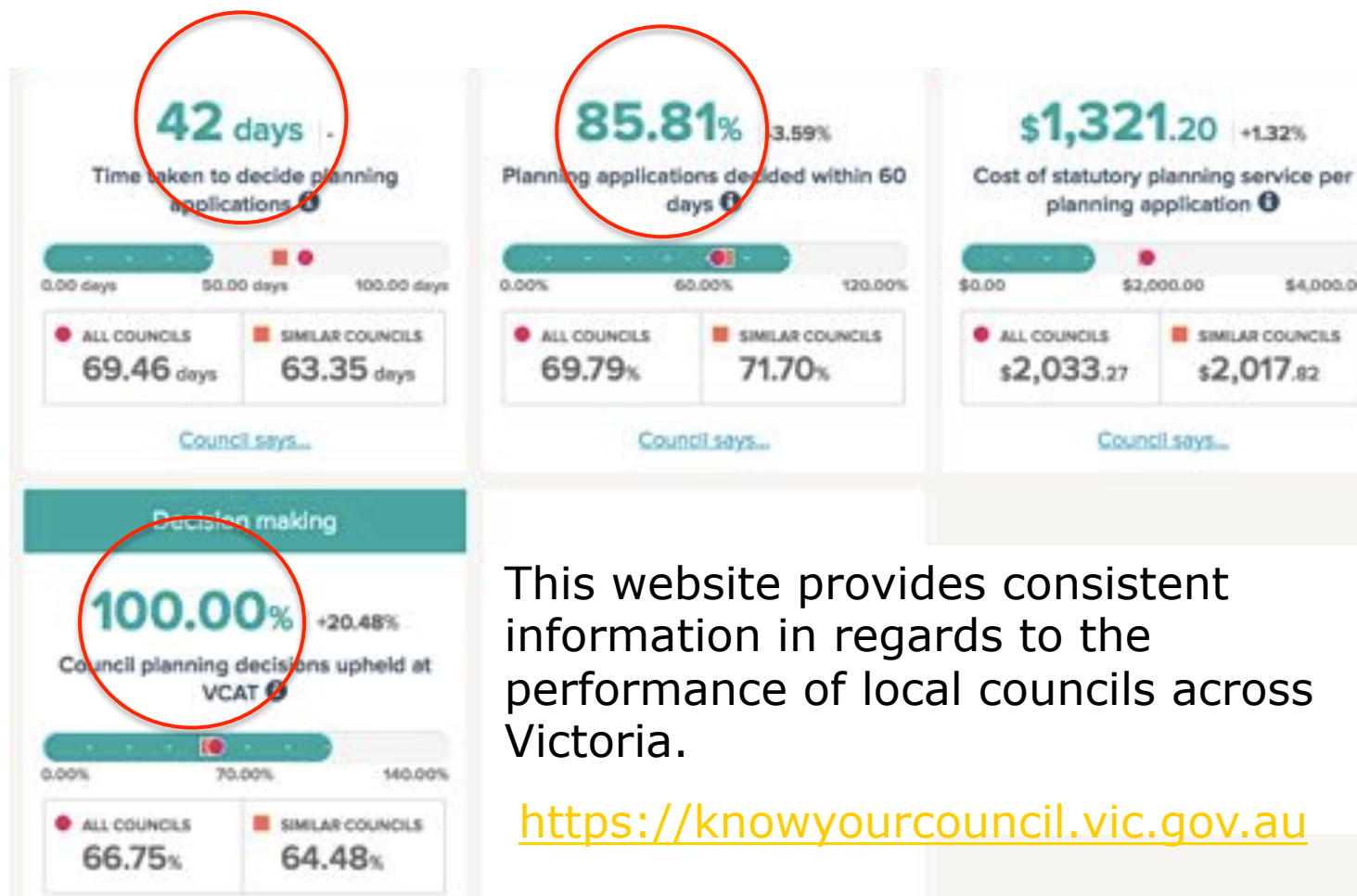
Strategic Projects

Current/future Projects:

- ❑ Echuca West Precinct Structure Plan
- ❑ Car parking
- ❑ Commercial Strategy
- ❑ Rochester Flood Study
- ❑ Neighbourhood Character Guidelines



Know Your Council



This website provides consistent information in regards to the performance of local councils across Victoria.

<https://knowyourcouncil.vic.gov.au>



Planning Resources

- Have a pre-application meeting
- Keep up to date - Planning Matters Online
 - <https://www.planning.vic.gov.au/publications/planning-matters>
- Check Practice Notes
 - <https://www.planning.vic.gov.au/publications/planning-practice-notes>

