

TOWONG PLANNING SCHEME

AMENDMENT C25

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to areas of Towong Shire where the rural residential land use of the land is the dominant land use, particularly in the west of the municipality and also areas adjacent to established settlements.

In addition to affecting land already zoned Rural Living Zone, the Amendment affects land in the following areas (Figure 1):

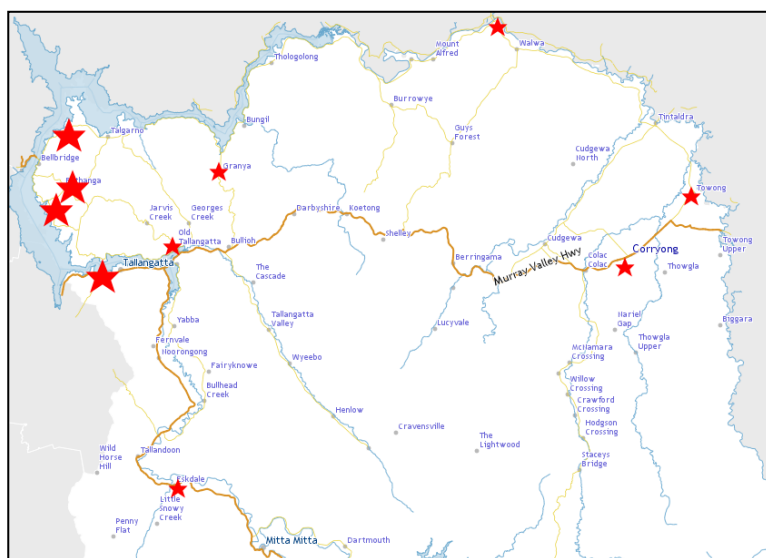


Figure 1: Location of areas to be rezoned

What the amendment does

The Amendment implements the recommendations of the Towong Shire Settlement Strategy, 2010 (the Strategy) and Towong Shire Rural Land Use Study, 2010 (the Study) by rezoning land, applying overlays, amending the Municipal Strategic Statement to delete Clause 22.07 Rural Living and insert Schedule 3 to the Rural Living Zone.

Specifically the amendment:

- Deletes Clause 22.07 Rural Living. The Design and Development Overlay (Schedule 1) and Development Plan Overlay (Schedule 6) replace the local policy;
- Inserts Schedule 3 to Clause 35.03 Rural Living Zone. The Schedule does not specify maximum building sizes and minimum setbacks to enable a greater range of merits based outcomes. The Schedule retains the default minimum lot size of 2 hectares and sets the minimum area for which no permit is required for a dwelling to 2 hectares;

- Amends Schedule 1 to Clause 43.02 Design and Development Overlay (DDO1) to enable a greater range of built form outcomes;
- Applies DDO1 to all areas proposed to be rezoned Rural Living Zone (Schedule 3) excluding land already subject to the Design and Development Overlay, land on Donaldson Street Corryong and the established part of Old Tallangatta);
- Inserts new Schedule 6 to Clause 43.04 Development Plan Overlay (DPO6).
- Applies DPO6 to land proposed to be zoned Rural Living (Schedule 3) excluding land already affected by the Development Plan Overlay, land adjacent to Omeo Highway Eskdale, land at Greenwattle Gap Road Corryong, land on Donaldson Street at Corryong and the established part of Old Tallangatta; and applies DPO6 to land currently zoned Rural Living north of Bellbridge and west of Tallangatta;
- Amends the Schedule to Clause 61.03 to include new planning scheme maps in the Towong Planning Scheme.
- Amends Planning Scheme Map Nos. 1, 2, 3, 5, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 23, 24 and 30.
- Inserts new Planning Scheme Map Nos. 1DPO, 3DDO, 3DPO, 5DPO, 10DPO, 11DDO, 11DPO, 12DPO, 13DPO, 14DDO, 14DPO, 17DPO, 20DDO, 20DPO, 21DDO, 21DPO, 23DDO, 23DPO, 24DDO, 24DPO, 30DDO and 30DPO.
- Amends Planning Scheme Map Nos. 1DDO, 2DPO, 5DDO, 10DDO, 12DDO, 12DPO and 17DDO.

Description of land	Proposed changes
Lakeside areas south of Kurrajong Gap Road adjacent to Lake Road	Rezoned to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)
The Bethanga Creek catchment, including areas adjacent to Martin's Road and land south of Retalicks and Mahers Road	Rezoned to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)
The south, south east and west of Tallangatta	In the existing Rural Living Zone: Change Rural Living Zone Schedule 1 to Schedule 3, apply the Development Plan Overlay (Schedule 6) and amend the schedule to the Design and Development Overlay (Schedule 1) In the proposed Rural Living Zone: Rezoned to Rural Living Zone (Schedule 3)
Areas adjacent to Murray River Road near the peninsula at Drummond Road at Talgarno	Rezoned to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)
An area around Granya in the Cottontree Creek catchment and Macfarlane's Lane area	Rezoned to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)
The existing extent of Old Tallangatta and areas to the north of the settlement framed by Jarvis Creek Road	Rezoned to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)
Land to the south and east of Parkhill Road Eskdale and to the north of the Omeo Highway at the northern entrance to Eskdale	Rezoned to Rural Living Zone (Schedule 3), and apply Design and Development Overlay (Schedule 1)

Land between Murray River Road and the Upper Murray Resort approximately 3 km north west of Walwa	Rezone to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)
An area adjacent to the existing rural living area on Greenwattle Gap Road 3 km south west of Corryong	Rezone to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)
A small area comprised of three lots at the north west end of Donaldson Street Corryong	Rezone to the Rural Living Zone.
Land at Towong south-west of Hume Street and adjacent to the Murray River Road	Rezone to Rural Living Zone (Schedule 3), apply Development Plan Overlay (Schedule 6) and apply Design and Development Overlay (Schedule 1)

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations of the Towong Shire Settlement Strategy, 2010 Towong Shire Rural Land Use Study, 2010 and to implement the current Council Plan. It is supported by the Municipal Strategic Statement (MSS) and the Hume Regional Growth Plan (RGP).

The central purpose of the amendment is to formalise within the Planning Scheme existing areas of rural living. Amendment C14 commenced this process in 2007. Amendment C14 translated Rural Zone land into the revised suite of rural zones (Farming Zone, Rural Activity Zone, Rural Living Zone, Rural Conservation Zone) when the Rural Zone was removed from the Victorian Planning Provisions. Amendment C25 seeks to apply the Rural Living Zone to key 'de facto' rural living areas that were not addressed in the earlier amendment.

Historically the rural residential segment of the residential market has not been well catered for within Towong Shire. This has resulted in relatively large rural lots being used and developed for rural living purposes, creating inefficient land use planning outcomes. Amendment C25 will allow rural residential development to be undertaken in appropriate areas already dominated by this land use type, thereby providing a broader range of options to the residential land market. It will do this in areas close to existing settlements that are not strategically important for agriculture, largely away from identified natural hazards.

An emphasis of Amendment C25 is the rezoning of land in the western part of Towong Shire from Rural Activity Zone to Rural Living. This area is in proximity to Albury/Wodonga. It is essentially an 'amenity' landscape located within 'peri urban' hinterland of Albury Wodonga where the areas proposed for rezoning are characterised by:

- An absence of high quality agricultural land;
- An absence of agriculture as a land use;
- A highly desirable rural residential environment characterised by high levels of residential amenity afforded by the Lake Hume environs and varied topography;
- Existing high rates of commuting of residents to Albury / Wodonga;
- Heavy fragmentation of rural land holdings particularly in the Bellbridge and Bethanga areas and around the margins of Lake Hume;
- Strong demand for rural residential development.

Rural living is the dominant land use in lakeside areas to the south of Bellbridge, near Tallangatta and in the Bethanga Creek catchment around Bethanga. The conventional planning approach of applying zones that give primacy to agriculture in an increasingly vain

attempt to protect any remaining vestiges of agriculture is no longer considered to be a relevant or appropriate planning approach in these areas. These areas are dominated by rural residential development and contain few, if any viable agricultural enterprises. The higher land values in these areas driven by lifestyle residents and people paying a higher price for the amenity of the landscape has made increasing operational scale impossible for farming enterprises and is a clear indication that the true value of the land in such areas lies in its amenity value rather than its productive value. In these areas it is evident that the market is prepared to purchase larger properties for the purpose of rural living, and if genuine rural living type development is not permitted, relatively large land parcels will continue to be traded essentially just for rural residential purposes.

The other areas nominated for rezoning by Amendment C25 elsewhere within the municipality will provide greater choice to the residential market in areas where this has previously not been available in a coordinated manner. The nominated areas are adjacent to existing townships and it is anticipated that providing for rural residential development in such areas will complement and enhance existing communities and assist them to become more sustainable.

Amendment C25 seeks to provide for ordered rural residential development in appropriate locations with safeguards for landscape, amenity and the environment.

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

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the Planning and Environment Act 1987 through:

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Providing for the protection of natural and man-made resources.
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Enhancing employment, community and residential living opportunities for the land and area.
- Protecting public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- Balancing the present and future interests of all Victorians.
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels.
- Enabling 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.

The amendment achieves this by enabling use and development of land that achieves the objectives of planning in Victoria by providing rural living zoned land in suitable locations to meet long term demand for rural residential living.

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

Environmental effects

A landscape scale land capability assessment of each area to be rezoned has been undertaken as part of the process of preparing Amendment C25. These assessments provide advice about the broad capability of each proposed rural living area to sustainably manage wastewater in accordance with statutory requirements and seek to minimise the environmental and public health risks by ensuring that future un-sewered rural residential development only proceeds on land that has an acceptable capacity for on-site waste water management. The land capability assessment process suggests that each area to be

rezoned contains land where on-site wastewater management can occur in accordance with statutory requirements with minimal residual risk to public health or the environment.

Amendment C25 will provide enduring positive environmental outcomes and has been framed to protect and enhance environmental values. Deployment of the Development Plan Overlay (Schedule 6), Design Development Overlay (Schedule 1) will ensure that development responds to site opportunities and constraints, has regard for landscape values, avoids steep land, protects water quality and existing remnant native vegetation. These overlays will require all rural living development to be undertaken in a manner that ensures enhanced environmental outcomes, particularly in relation to the protection of water quality.

Social and Economic effects:

The amendment is expected provide enduring positive social and economic benefits. These benefits will accrue through enhancement and protection of lifestyle, environment, landscape and through provision of a broader range of residential options within the municipality.

Anticipated social benefits include:

- Population growth;
- Increased social diversity;
- Increased diversity in community skills, ideas and values;
- Increased membership of community groups (local voluntary, community institutions);
- Additional social networks and improved community services;
- Possible provision of new services as a consequence of skills and professional capabilities; and
- New community leadership.

Within western Towong Shire and the other areas proposed for rezoning it is increasingly evident that grazing at the scale traditionally undertaken has become comparatively less viable than it has been in the past. Response to decreasing viability has, in part, been offset by growth in demand for rural residential development. The retreat of agriculture as a land use from western Towong shire and particularly in the areas proposed for rezoning has been significant, sustained and seems appears inexorable. It is clear that there is progressive and shift away from traditional full time farming and associated production-based dominant land uses to a rural residential dominated land use pattern with residents that commute to the nearby urban centre for employment.

Western Towong Shire is an area of significant economic change. In western Towong Shire, particularly in Towong Statistical Local Area 'A' (SLA 'A') the decoupling from the agriculture sector is advanced and gathering pace. This is evidenced by the following:

- 51% reduction in the number of beef cattle (1997 - 2011);
- 88% reduction of dairy cattle (1997-2011);
- 67% reduction in the sheep population (1997-2011);
- 28% reduction in agricultural employment over the period 1991-2006;
- A significant reduction in the number of farm enterprises over the period 1997 – 2011 including:
 - 91% reduction in the number of dairy enterprises.
 - 39% reduction in the number of beef enterprises.
 - 74% reduction in the number of beef / sheep enterprises; and
 - 91% of all farm businesses within Towong SLA 'A' have annual Estimated Value of Agricultural Operations (EVAO) of less than \$350K meaning that these enterprises

are under significant economic pressure if they are simply relying on income from the farm business alone.

The amendment recognises and acknowledges these fundamental economic changes and the land use implications of these changes. It seeks to plan for these changes in an orderly and coordinated manner.

It is also expected that deploying the Rural Living Zone in these areas will reduce the expectation that other rural parts of the Shire, such as areas of higher quality agricultural land will be able to be used for rural residential purposes. The areas nominated for rezoning do not contain farmland of strategic significance and they contribute little to overall agricultural output from the Shire.

Positive economic effects and benefits will accrue from the amendment because it will allow existing rural residential areas to be developed more efficiently and effectively allowing additional settlement to be directed to areas where rural living is already the dominant land use, thereby promoting infrastructure efficiencies. In addition, the areas to be zoned are generally located in close proximity to existing towns and settlements and their on-going development will assist in supporting of the social infrastructure within the Shire and the on-going viability and sustainability of adjacent settlements.

Does the amendment address relevant bushfire risk?

The land parcels covered by the Planning Scheme Amendment are not subject to the Bushfire Management Overlay and the proposed Planning Scheme Amendment does not alter any existing planning controls which relate to the management of bushfire risk.

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

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment is consistent with Minister's Direction No 11, Strategic Assessment of Amendments.

The amendment has been framed to ensure that it is consistent with the Department of Environment Land Water and Planning *Practice Note 37 Rural Residential Development* (June 2015). This Practice Note requires consideration under the following key headings:

Strategy

The proposed rural residential development fits into the overall strategic planning of the municipality and is explicitly recommended by the Strategy and the Study. Areas in the Bethanga peninsula have been recommended for rezoning by multiple planning strategies reaching back into the late 1970's. It is also consistent with the aspirations of the Hume Regional Growth Plan.

An analysis of the four proposed rural living areas in the west of the municipality (Table 1) underscores the dominance of rural living as a land use within each of these areas. Each area is characterised by a high proportion of relatively small lots coupled with a high proportion of properties with dwellings. The developable component of each study area will be significantly less than the nominated size of the study area with constraints such as slope, waterway setbacks and Lake Hume setbacks all significantly reducing the available area for development. The high proportion small lots together with a high proportion of properties with dwellings illustrates the demand and market preference for rural living in these areas underscores the need for a zoning response that recognises the dominant land use and market preferences. Whilst the rezoning of these areas existing 'de facto' rural living areas is consistent with the strategy promulgated by the Rural Land Use Study and Settlement Strategy, it represents a pragmatic response to existing and established land use patterns and reflects the desire to better plan for the inevitable future demand for rural living in these areas. Ultimately Amendment C25 will provide for the ordered future rural residential

development of these established rural living areas with improved safeguards for landscape, amenity and the environment.

Proposed Area	Size of Proposed Area (ha)	Proportion of properties <20ha	Proportion of Properties with a dwelling
Lakeside / Bethanga	2275	69%	73%
Granya	387	77%	38%
Talgarno	942	49%	81%
Tallangatta	781	60%	73%

As previously indicated, the other areas nominated for rezoning by Amendment C25 are intended to provide greater choice to the residential market in areas where this has previously not been available in a coordinated manner. The nominated areas are adjacent to existing townships (Figure 1 and Table 2) and it is anticipated that providing for rural residential development in such areas will complement and enhance existing communities and assist them to become more sustainable. Table 2 provides an indication of possible lot yields in each area.

Area	Total Area (ha)	Approximate Developable Area (ha)*	Approximate Lot Yield
Old Tallangatta	33	6	3
Walwa	21	11	5
Towong	67	44	22
Corryong	51	12	6
Eskdale	63	11	5

*Proportion of nominated area not already developed and clear of physical constraints

Housing need

Historically the rural residential market segment has not been well catered for within Towong Shire. This has resulted areas of 'de facto' rural living becoming established in an ad hoc manner often with relatively large rural lots being used and developed essentially for rural residential purposes. Amendment C25 will allow rural living to be undertaken in discrete areas providing a broader range of options to the residential land market in areas where the market has already signalled its preference for this type of residential product.

In western Towong Shire the strong demand for rural residential development is clearly evidenced by:

- Almost half of all Towong Shire dwelling and subdivision planning applications between 1999-2010 being located within 40 minutes commuting time from Albury/Wodonga;
- The market value of land is a function of its amenity value rather than productive value and the market is prepared to purchase larger rural properties for the purpose of rural living;

- Increasing importance of the rural balance areas within western Towong Shire as a settlement destination; and
- Rural residential development being the dominant land use in lakeside areas to the south of Bellbridge, near Tallangatta and in the Bethanga Creek catchment.

If genuine rural living type subdivision is not permitted large rural land parcels will continue to be traded essentially just for rural residential purposes. The introduction of the Rural Living Zone will promote a more orderly, efficient and effective use of land in these areas.

Location

Amendment C25 seeks to direct new rural residential development into areas nominated by the Towong Shire Settlement Strategy and Rural Land Use Study where rural residential development already is the dominant land use and in areas adjacent to existing settlements where the future rural residential development can readily integrate physically, socially and economically with adjacent established settlements without deleterious impacts on natural resources and the environment. The areas proposed for rezoning are located close to existing settlements and this will serve to provide support and help sustain these settlements and communities.

Protection of Environment, Landscape, Natural Resources and Biodiversity

Amendment C25 will provide safeguards which will serve to protect environmental qualities of each area, including landscape, water quality, native vegetation, habitat and biodiversity. The amendment has been framed to protect and enhance such values by applying the Development Plan Overlay and Design Development Overlay.

Land Use Compatibility

The proposed rural residential land use and development is compatible with existing and likely future land uses. In each case, the areas nominated are either already dominated by rural residential development or are adjacent to existing settlements.

Land Servicing Capability

Each area can efficiently be serviced by social and physical infrastructure, at an acceptable and sustainable community cost and each area has land that can manage wastewater in accordance with statutory requirements.

Subdivision and Design

A feature of most areas nominated by Amendment C25 is the high levels of rural residential amenity. The proposed Design Development Overlay together with Development Plan Overlay will ensure appropriate amenity and landscape protection safeguards and will ensure subdivision design responds to site opportunities and constraints and promotes infrastructure efficiencies.

How does the amendment support or implement the State Planning Policy Framework?

The amendment will assist in implementing the following State Planning Policies:

- Clause 11 - Settlement.
The amendment seeks to provide residential diversity and choice. In line with direction provided by State Planning Policy, the amendment seeks to take advantage of existing settlement patterns by directing future rural residential development into those areas where this land use type is already the dominant land use. Also in line with the direction of the State Planning Policy, Amendment C25 seeks to foster the sustainability of small rural settlements and avoid encroachment from rural residential settlement on land of strategic importance for agriculture. The Regional Growth Plan recognises that western Towong Shire is an area where there will be on-going demand for rural living and Amendment C25 seeks to cater for that acknowledged demand.

- Clause 12.01-1 Protection of habitat and 12.01-2 Native vegetation management.
The amendment includes robust measures to ensure the protection and enhancement of environmental values.
- Clause 12.04-2 – Landscapes.
The proposed Design Development Overlay, together with the Development Plan Overlay and for those areas in the environs of Lake Hume, the existing Significant Landscape Overlay offer protection of landscape values.
- Clause 13 Environmental Risks.
All areas nominated by the amendment are largely external to identified environmental hazards.
- Clause 14.01-1 Protection of agricultural land.
The nominated rural living areas have been selected because they contain little or no agriculture and are external to areas of high quality agricultural land as identified by the Towong Shire Rural Land Use Study. No agricultural land of local regional or regional significance is included in the areas to be rezoned.
- Clauses 14.02-1 Catchment planning and management and 14.02-2 Water quality.
Landscape scale land capability assessments have been undertaken to identify the broad scale suitability of the proposed areas to be rezoned including the identification of any hazards within these areas. The Development Plan Overlay and the requirements for additional land capability assessment prior to development will ensure development can only occur where the attributes of the land enable the management of domestic waste water in accordance statutory requirements, thereby ensuring water resource protection.
- Clause 16.01-4 Housing diversity.
The market has shown a strong preference for rural residential development in most of the areas nominated and the rezoning of these areas will better allow the Planning Scheme to continue to provide this type of product to the market in a manner that is orderly and co-ordinated.
- Clause 16.02-1 Rural Residential Development.
In line with the policy direction, the amendment seeks to rezone land for rural residential development on areas that have been identified by previous settlement planning and external to high quality productive agricultural land, close to existing towns and settlements and in areas which can be supplied with electricity and good quality road access. It also seeks to consolidate future rural residential settlement in areas already dominated by this land use type.

How does the amendment support or implement the Local Planning Policy Framework?

- Clause 21.05 (Settlement)
This clause highlights that rural living is the dominant land use in lakeside areas to the south of Bellbridge, near Tallangatta and in the Bethanga Creek catchment and it is increasingly evident that grazing at the scale traditionally undertaken in these areas has become comparatively less viable than it has been in the past. According to the Municipal Strategic Statement (MSS), a clear response to decreasing viability has been a growth in demand for rural lifestyle options. It also highlights that the retreat of traditional agriculture as a land use from the western Towong Shire landscape has been significant, sustained and appears inexorable. It is clear that there is progressive shift away from traditional full time farming and associated production-based land uses to a new multi-functional land use pattern with residents that commute to the nearby urban centre for employment. This part of the MSS suggests that much of western Towong Shire is closer to the central business districts of Albury and Wodonga than established the Albury-Wodonga commuter towns of Barnawartha, Chiltern, Howlong, Rutherglen,

Yackandandah, Beechworth and Kiewa-Tangambalanga and affords excellent scope for additional rural living opportunities.

This clause makes reference to the *Towong Shire Settlement Strategy* and notes that it represents a study of the future needs for residential and rural based living in the Towong Shire. The *Strategy* identifies residential and rural living opportunities within the Shire and recommends the provision of additional residential and rural living opportunities adjacent to existing towns and further rural living opportunities, particularly in the western part of the Shire.

Clause 21.05 also considers that the areas proposed for rezoning in the western part of the shire are characterised by:

- An absence of high quality agricultural land.
- High levels of residential amenity afforded by the Lake Hume environs and varied topography.
- A high proportion of residents commuting to Albury/Wodonga.
- Heavy fragmentation of rural land holdings particularly in the Bellbridge/Bethanga area and around the margins of Lake Hume.
- A decoupling from the agriculture sector that is advanced and gathering pace.

The Municipal Strategic Statement specifically recommends:

- The formalisation through appropriate rezoning, areas where rural living is the dominant land use to the south and west of Tallangatta, south of Bellbridge, in the Bethanga Creek catchment near Bethanga and between Walwa and Jingellic.
- Encouragement of residential and rural living opportunities in areas nominated by the Towong Shire Settlement Strategy, in particular areas adjacent to existing towns, in the western part of Towong Shire and in areas where rural living is the dominant land use.

Amendment C25 explicitly delivers on the strategic direction provided by Clause 21.05 of the Municipal Strategic Statement.

- Clauses 21.06 (Environment) and 21.07 (Economy)

Both of these clauses seek to implement the recommendations of the Towong Shire Settlement Strategy and Towong Shire Rural Land Use Study. Consistent with other parts of the MSS, Clause 21.07 highlights the development pressures on land uses in the western part of the Shire associated with the proximity of Albury/Wodonga and the general retreat of agriculture from this part of Towong Shire. Once again, it seeks to encourage residential and rural living opportunities in areas adjacent to existing towns, in the western part of Towong Shire and in areas where rural living is the dominant land use.

Amendment C25 explicitly delivers on the strategic direction provided by these parts of the Municipal Strategic Statement.

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

The amendment makes proper use of the Victoria Planning Provisions through the application of the Rural Living Zone in line with the direction provided by VPP Practice Note 42 *'Applying the Rural Zones'*. Consistent with the guidance of the Practice Note, Amendment C25 will ensure that RLZ is applied to areas where:

- The rural land has a mainly a rural residential function;
- Farming may take place on the land but this is subordinate to the residential use;
- Farming is of a nature or scale that will not conflict with housing; and
- Residents will have access to most of the normal services and infrastructure provided in urban areas.

In accordance with the direction provided by this Practice Note, Amendment C25 seeks to rezone rural areas that have already been substantially subdivided and developed for dwellings and areas in proximity to existing settlements with a range of urban services and infrastructure.

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

This amendment implements the recommendations of the Towong Shire Settlement Strategy and Towong Shire Rural Land Use Study and relevant agency views were sought and included in the framing of the recommendations of these two strategies. Goulburn Murray Water has also been consulted about amendment C25 given the proximity of areas to be rezoned to Lake Hume and given the declared potable water supply status of Towong Shire.

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

The amendment will not have significant impacts on the transport system. The proposed Schedule to the Development Plan Overlay includes provision, where appropriate, for a Transport Impact Assessment Report to accompany an application to develop land in order to determine the extent of mitigating works required on arterial roads. The Development Plan Overlay also seeks to minimise the number of new entrances to major roads.

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

Any increase in administrative costs arising from the amendment have been considered by the responsible authority. The benefits that will accrue from the amendment justify the possible increased administrative costs.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Towong Shire Council 32 Towong Street Tallangatta 3700
- Towong Shire Library and Offices 76 Hanson Street Corryong 3707

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority, Towong Shire Council. The closing date for submissions is Thursday, 7 April 2016.

Submissions about the amendment must be sent to:

Manager Planning
Towong Shire Council
P.O. Box 55
TALLANGATTA VIC 3700

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 commencing 16 May 2016
- panel hearing: Week commencing 6 June 2016