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Proposed C48gann

CONTEXT

Gannawarra Shire Council acknowledges the Barapa Barapa, Yorta Yorta and Wamba Wamba peoples as the traditional owners of the land now known as Gannawarra.

Gannawarra Shire is located approximately 300 kilometres north-west of Melbourne, on the Murray River and is part of the Loddon Murray region of northern Victoria. The regional centres of Bendigo, Echuca and Swan Hill are nearby. Townships and settlements include Kerang, Cohuna, Koondrook, Lake Charm, Lalbert, Leitchville, Macorna, Murrabit, Mystic Park and Quambatook.

Covering an area of 3,736 square kilometres the Shire incorporates a variety of natural landscapes including lakes and wetlands, red gum forests and the Mallee and is part of the Murray-Darling Basin.

Historically the area was occupied by the Barapa Barapa, Yorta Yorta and Wamba Wamba peoples. White settlement began with graziers taking up leases on the Murray River and around the lakes. The building of the railways, the river trade, land selections, irrigation development and soldier settlement all contributed to the development of the municipality and to the existing pattern of rural and urban land use.

The municipality has grown from a population of 10,549 at the 2016 Census to a population of 10,683 at the 2021 Census. The population is forecast to grow to between 10,929 and 11,394 by 2046. The number of dwellings is forecast to increase from 5387 at the 2021 Census to 5,702 - 5,938 dwellings in 2046. Growth targets have been set for Gannawarra at 850 dwellings by 2051.

Gannawarra Shire's population has a median age of 51 years, indicating a larger cohort of older people. As a comparison, the median age for Victoria is 38. There is evidence of younger populations moving away, while older people look to "age in place".

The future of the municipality is largely dependent upon the provision of increased employment and education opportunities to encourage the retention of population, especially those in the 18-30 year age group. Improving the economic capacity and liveability of the municipality is critical to retaining and attracting people to the region.

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VISION

The Shire's vision for the municipality is:

- Our community will be proud, connected and inclusive as we actively seek opportunities that enhance lifestyle and liveability.
- We will recognise and appreciate the value of the natural environment and how it connects our communities.
- We will strive to be resilient to a changing environment through innovation and collaboration.
- Gannawarra will grow through encouraging economic diversity, creating unique tourism destinations, and embracing our cultural and natural assets.

The Council Plan 2025-2029 identifies three key strategy platforms, as follows:

- Liveability - Enhance the wellbeing and liveability of Gannawarra through infrastructure and services
- Growth - Grow Gannawarra through a diverse and broad economy
- Sustainability - Achieve long term financial and environmental sustainability

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STRATEGIC DIRECTIONS

Townships, settlement and growth

The principal towns in the Shire are Kerang, Cohuna and Koondrook. Other smaller townships and settlements include Quambatook, Leitchville, Murrabit, Mystic Park, Lalbert, Macorna, Kangaroo Lake and Lake Charm.

The Gannawarra Shire Land Use Framework Plan (at Clause 02.04) illustrates the location of the towns and settlements in the Shire.

Kerang performs an important role as a regional and community centre for shopping, employment and business services. The township is well serviced by facilities and provides an attractive living environment for retirees and a base from which to visit tourist and recreation attractions. Kerang is recognised for land management expertise and education. It is the largest population centre in the municipality and has experienced recent growth in households and dwellings.

Cohuna is located on the Murray Valley Highway and performs a service centre role similar to that of Kerang for the south-eastern half of the municipality. The township provides a district centre for shopping, employment and business services, suitable land for retirement and rural residential development, and a gateway to the Gunbower State Forest. Recent trends include new housing growth and economic and industrial development is also expanding. Cohuna is the second largest population centre in the municipality.

Koondrook is located on the Murray River and has a key relationship with Barham across the river in New South Wales. It performs the complementary roles of a heritage, tourist, retiree and rural retreat town. The protection and enhancement of the built and natural environments and river town character are important to the role of Koondrook.

Quambatook performs the role of a local community centre for the surrounding dryland farming community, which has developed a high degree of self-reliance against a background of declining levels of services.

Leitchville performs the role of an employment and residential centre based on the dairy industry and piggeries.

Murrabit performs an important service role to the surrounding rural community and has a unique small town character related to its proximity to the Murray River. Infill and expansion of the township are facilitated through the introduction of sewerage.

Mystic Park, Lalbert, Lake Charm, Macorna and Kangaroo Lake are all small village communities in dryland and irrigated farming areas that provide basic services to the surrounding rural hinterland.

The Shire is able to accommodate additional population growth with fully serviced land available and a range of urban services, facilities and attractions (particularly in Kerang, Cohuna and Koondrook).

At **Macorna** the suitability of vacant land for residential development is limited due to the lack of services and limited capability of the land for the treatment and disposal of wastewater.

Strategic directions for settlement are to:

- Encourage infill residential opportunities in all principal towns to maximise the use of existing infrastructure and control the spread of urban development.
- Provide for a diverse range of residential opportunities.
- Accommodate population growth in Kerang, Cohuna and Koondrook.
- Support additional facilities in the principal towns that generate employment opportunities in the commercial, industrial and community service sectors.
- Promote education and training facilities in the principal towns.

- Improve road access and wastewater management that may allow additional land to be considered for development in the future.
- Implement new structure plans for Kerang, Cohuna, Koondrook and Kerang Lakes.

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Environmental and landscape values

The natural landscape of the municipality is characterised by the openness of irrigated and dryland farming areas. Areas of high landscape quality are generally found along vegetated streams and waterways and in the Kerang lakes area, Gunbower State Forest, the Murray River environs and other state parks and reserves. The rivers, wetlands and lakes systems provide significant habitat for flora and fauna as well as playing a key economic, social and tourism role.

The indigenous remnant vegetation of the municipality has been significantly reduced in area and quality since post-contact settlement. Remnant vegetation on roadsides, public and private land forms a vital network of wildlife corridors and habitat for threatened fauna.

The continued viability of diverse plant and animal populations is dependent upon the maintenance and enhancement of remnant vegetation, as well as sustainable development and land management practices.

Many of the wetlands in the Kerang lakes area and Gunbower Forest have significant conservation value for native flora and fauna and are of national and international significance (under the Ramsar convention). As there are significant numbers of rare or threatened species the importance of the wetlands as breeding grounds for birdlife has been recognised by listing under JAMBA (Japanese and Australian Migratory Bird Agreement) and CAMBA (Chinese and Australian Migratory Bird Agreement). The Northern Plains Grasslands are recognised as areas of particular significance.

There are wetlands located on private land that provide important breeding grounds for threatened bird species and require management.

Strategic directions for the environment are to:

- Encourage the planting of additional native vegetation for habitat and landscape enhancement.
- Protect rivers, lakes and wetlands of international significance.
- Protect and enhance native vegetation, especially in and around rivers, lakes and wetlands.
- Protect and enhance soil and water quality, which is essential for agriculture and ecological health.
- Provide for a range of nature-based activities including conservation, recreation and tourism.

Murray River environs

The municipality has a significant frontage to the Murray River.

The environmental values of the Murray River corridor are of national significance and must be protected and enhanced.

The River Murray Reserve performs an important role in protecting the Murray River from erosion and maintaining flora and fauna habitats. Activities that have altered the quality of its character include clearing of vegetation, irrigation practices, cultivation of adjacent land, access roads, recreation activity, firewood collection, grazing by livestock and water diversion infrastructure.

Land with water frontage (Murray River, Gunbower Creek, Kerang lakes, water courses and wetlands) is increasingly targeted for rural residential development. While this type of development can be facilitated, impacts on environmental values need to be managed.

Strategic directions for the Murray River environs are to:

- Ensure use and development protects important environmental and cultural values of the River Murray Reserve and the Murray River.

- Support opportunities for residential and other uses that preserve the environmental values of the Murray River and its environs.
- Avoid impacts on the quality and quantity of water for downstream users.
- Support management of the quality, quantity and environmental use of water in the Murray River.

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Environmental risks and amenity

In the Loddon Mallee region climate change has brought longer and harsher bushfire seasons, changed rainfall patterns, greater drought risk, more extreme heat and rainfall events and ecological changes. The long-term impacts of climate change and drought are expected to significantly reduce rainfall and water availability for both farming and the environment and to increase rates of evaporation. In addition, a generally hotter, drier climate will impact on agriculture, livestock farming, natural environments, parks and gardens, private gardens, street trees and the appearance and liveability of towns. It will also lead to an increased fire risk.

There is a significant risk of grass and crop fires throughout the municipality, as well as bushfire risk in bushland areas.

Flooding also remains a major hazard in the municipality, with riverine flooding being the greatest overall risk to life, property and community infrastructure.

The municipality is located on the alluvial plains of four major watercourses, namely the Murray, Loddon and Avoca Rivers and Pyramid Creek. Each has a natural tendency to spread floodwaters over a wide area of the floodplain.

The siting and construction of levee banks is very important as they confine floodwaters to that part of a floodplain where their passage causes minimal damage, ensuring lives, health and property can be protected.

Strategic directions for climate change, floodplains and fire risk are to:

- Encourage land use and development that supports adjustments to farming practices, the management of the natural environment and township development in order to adapt to reduced rainfall and water availability.
- Plan for the likelihood of additional extreme weather events, including droughts, fire, floods and storms.
- Minimise the potential for damage and risks to public safety and property from flooding.

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Natural resource management

Agriculture

The Shire has a diverse agricultural sector that is changing as a result of impacts from a range of factors including water trade, water allocations, irrigation system modernisation, world commodity markets and the input costs of farm production.

Historically, agriculture in the municipality has been reliant on the local dairy industry and large scale grain production, with significant handling and storage facilities.

New agricultural enterprises are continuing to develop with major horticultural developments in stone fruit, tomato processing, corporate dairy investments, value adding of local products and further development of the livestock industry. Tradeable water rights have diversified the horticultural base with the introduction of olives, grapes, cherries, tomatoes and walnuts. Farms on both dryland and irrigated land are increasing in size to provide better economies of scale.

One of the Shire's major strengths is the availability of water and the opportunity to develop and intensify irrigated agriculture, with about 55 per cent of the municipality supplied with irrigation infrastructure. The sale of water from irrigated land and the modernisation of the irrigation network impacts on agricultural options and can introduce pockets of non-irrigated land into irrigated areas.

Fragmentation of productive agricultural land by inappropriate subdivision is to be avoided to ensure the productive capacity of the land is maintained. Development of dwellings at a density greater than is required for the rural use of land can give rise to rural residential enclaves which are remote from townships and which may conflict with agricultural practices. Isolated dwellings in rural areas that are not associated with agriculture can disrupt agricultural activities and should not impinge on the appropriate use of agricultural land.

The future of agriculture is dependent on sustainable practices that:

- Minimise pollution of waterways, soil salinity and erosion.
- Protect and manage native vegetation.

Sustainable management of land and water resources will raise productivity levels into the future.

Strategic directions for sustainable agriculture are to:

- Protect the agricultural base of the municipality.
- Support innovative agricultural projects and diversified rural land uses such as intensive livestock, organics, intensive dairy and horticulture.
- Manage rural residential development within agricultural areas.
- Support well-located intensive animal industries, processing factories, corporate farming and intensive agriculture in appropriate locations.
- Encourage agricultural value-adding industries in the municipality.
- Discourage fragmentation of productive agricultural land.
- Avoid impacts that result in increased salinity levels and erosion to ensure ongoing agricultural growth.
- Encourage opportunities for high value irrigated agriculture by:
 - Delivering water to suitable soils.
 - Encouraging enterprise mix.
 - Protecting land and water resources.

Catchment planning

The Shire is committed to an ecologically sustainable catchment that will:

- Improve water quality.
- Protect floodplains, watercourses and wetlands.

This will also maintain biodiversity, prevent erosion and control water tables and salinity.

Strategic directions for catchment planning are to:

- Manage floodwaters, stormwater runoff, effluent and waste materials.
- Retain remnant vegetation.
- Minimise the impacts of unsewered towns and individual wastewater treatment systems on land in the catchment.

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Built environment and heritage

Design

The Shire comprises rural landscapes and urban townships that are valued for their social, environmental, economic and aesthetic qualities. The siting and design of buildings is important for maintaining and enhancing these different qualities of the municipality.

Strategic directions for design are to:

- Maintain the open rural landscape and the street grid pattern of townships.
- Ensure design, siting, layout, height and appearance of development contributes to the improvement of the character, presentation, amenity and visual qualities of towns.
- Enhance the visual attractiveness of the municipality's towns and rural areas by improving parks, street planting and public art.
- Increase tree cover and shading in town nature strips, centres and parks to reduce the impact of extreme heat.
- Implement an Ecologically Sustainable Development (ESD) policy for new buildings and redevelopments.

Post-contact heritage

The heritage places within the Shire demonstrate various important phases in the development of individual towns and the region.

In particular, Koondrook's relatively intact heritage town centre and river bank provides an important insight into the history of Victoria's economic development. It demonstrates the growth of a Murray River township that draws income from the Riverina and its local timber resources.

The renovation, repair and re-use of heritage buildings are a significant component of local economic development and add to the attractiveness of the municipality.

Strategic direction for post-contact heritage is to:

- Protect and maintain local post-contact heritage, including buildings, sites, places, objects and landscapes, particularly those associated with farming development, supply and use of water and commercial river transport.

Aboriginal heritage

The Barapa Barapa people and the Wamba Wamba people are the descendants of the original inhabitants of the area and have a special connection to the land, particularly the riverine corridor of the Murray River.

Aboriginal places and objects have important cultural heritage value for the municipality. The Victorian Aboriginal Heritage Register identifies places across the municipality that are known to have significant Aboriginal cultural heritage.

Strategic direction for Aboriginal heritage is to:

- Protect local Aboriginal cultural heritage that is significant in accordance with Aboriginal tradition.

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Built environment and housing

Residential stock in the municipality comprises mostly single-family dwellings with three or four bedrooms. An increasing number of households comprise one or two persons of retirement age, and this is projected to continue.

A greater range of housing stock, that is well located and fully serviced, will be needed to meet the requirements of the future.

There is demand for land for rural residential development, particularly in waterside locations.

The Shire provides significant opportunities for environmentally sustainable rural residential development in the vicinity of waterways that enhances the natural and environmental qualities of the water body.

Rural residential subdivision and development provides an alternative lifestyle choice and presents the opportunity to generate economic activity and attract additional permanent residents to the municipality.

Council's strategic directions are to:

- Support rural residential development that protects water quality, environmental and landscape values of water bodies, including lakes, rivers and streams.
- Locate low density residential development in Kerang, Cohuna and Koondrook at the edge of or within townships where:
 - Reticulated water and power are available.
 - Wastewater can be disposed of by reticulated sewerage or other approved treatment.
- Encourage residential infill in developed urban areas.
- Support residential development in Kerang, Cohuna and Koondrook that is located to protect agricultural land and utilises existing infrastructure.
- Direct medium density multi-dwelling development to the towns of Kerang, Cohuna and Koondrook.
- Support housing that is suitable for retirement living.
- Locate rural residential development to avoid conflict with other forms of development, particularly with fully serviced urban residential development.
- Discourage rural residential development of land that has been strategically identified for fully serviced urban residential development, unless rural residential subdivisions can be designed to facilitate later re-subdivision and servicing.
- Support developments that utilise environmentally sustainable design principles.

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Economic development

The central retail core of Kerang, Cohuna and Koondrook attract residents and visitors for shopping. Retail and other commercial enterprises are key employers in the municipality.

The strength of retailing in the townships depends largely on a prosperous agricultural sector.

Continuing economic development is vital to the future of the municipality. Commerce and industry provide essential economic activity and employment.

Areas of northwest Victoria provide opportunities for the mining of mineral sands for regionally significant projects.

Strategic directions for economic development are to:

- Accommodate retail, office and other commercial opportunities in town centres.
- Provide infrastructure that supports commercial development.
- Accommodate low-intensity retail and service business premises on the edge of core retail areas and on highway sites.
- Support renewable energy opportunities.

- Support mineral sands mining opportunities.
- Encourage economic opportunities which utilise existing irrigation infrastructure and serviced industrial estates.

Industry

Industrial development is important for widening the range of employment opportunities in the municipality. Manufacturing is potentially a major growth area and employer with much of the sector linked to agriculture involving processing of raw product such as milk, fruit and grains, as well as the manufacturing of equipment to support the agricultural industry.

New industries are encouraged to locate in existing industrial areas. Large-scale rural industries could be considered for sites in rural areas that are located well away from urban areas.

Enlarging and diversifying the industrial base is vital for creating employment and economic development opportunities.

Larger centres that are easily accessed by road, such as Swan Hill, Bendigo and Echuca are potential threats to the prosperity of smaller regional and sub-regional industrial centres.

Strategic directions for industry are to:

- Support industries that process products from the municipality and beyond and those that provide goods and services relevant to agriculture.
- Support the development of existing industrial estates in Kerang, Cohuna and Koondrook.
- Support the provision of fully-serviced industrial land in Kerang, Cohuna and Koondrook.

Tourism

Tourism in the Shire is linked to the municipality's natural and cultural attractions. The management of lakes and wetlands and the Murray River environs is important to the continuing development of tourism in the region. The natural and built assets of the municipality provide many opportunities for innovative tourism development, particularly attractions based on experiencing local heritage, natural assets, agriculture and industrial history.

Strategic directions for tourism are to:

- Support sustainable tourism development along the waterfront.
- Encourage tourism based on the municipality's natural environment, early settlement, agricultural history and industrial heritage.
- Encourage the growth of tourism that recognises the significance of local Aboriginal cultural heritage.

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Transport

Transport services are available across the municipality, with major road freight operators and sealed aerodrome runways located in Cohuna and Kerang. Rail remains important for regional transport and the movement of bulk agricultural produce, with passenger rail services to and from Kerang.

The Murray Valley and Loddon Valley Highways and other major roads provide access to regional centres and ports for the export of local produce. Within the municipality, local and regional roads complement this main road network.

The Kerang Airport is a major asset to the municipality with opportunities for further development. Other airfields and local landing strips are also important assets, especially for use in emergencies.

Local streets, footpaths and walking / cycling tracks provide practical access and recreational opportunities for residents and visitors.

Strategic directions for transport are to:

- Discourage land use and development that impacts on the functions of Kerang Airport.
- Protect local landing strips for commuting and emergency use.
- Support use and development that maintains and improves existing local transport infrastructure, including local roads, streets and bridges, that are essential for local access and economic activity.
- Encourage walking and cycling, including by maintaining and improving existing tracks.

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Infrastructure

Urban and rural infrastructure is critical to improving the liveability and amenity of residents.

The Shire has significant infrastructure advantages with an excellent power supply, world-class potable water supplies and access to the Loddon Valley and Murray Valley Highways. Reticulated natural gas is currently only available in Kerang, but its provision to other main towns would benefit existing industry, attract new industries and benefit residents.

The generation of renewable energy has potential for employment creation, and for reducing the overall costs of energy in the municipality. The Shire is ideally located to generate significant solar electricity. This will reduce the dependence on energy supplies from outside the municipality and contribute to reducing greenhouse emissions.

Inadequate drainage increases groundwater recharge, places strains on remnant vegetation, leads to loss of agricultural productivity and may cause structural damage to roads, buildings and infrastructure.

Strategic directions for infrastructure are to:

- Support the provision of reticulated gas.
- Encourage the use and development of land for solar energy production.
- Support drainage infrastructure in rural areas, particularly in irrigated areas.
- Minimise the impacts of development on stormwater.

Community Infrastructure

Community development is part of the attractiveness of both towns and rural districts. The Shire has a great range of health and educational services and there is significant infrastructure capacity for the region to accommodate people needing higher levels of health care.

Education, health and community services are vital to the welfare of residents and are significant generators of employment and economic activity.

Educational facilities include pre-school, primary schools and secondary colleges, as well as the Kerang Learning Centre, Cohuna Learning Centre and Bendigo Regional Institute of TAFE.

Strategic directions for community infrastructure are to:

- Support the use and development of land for a range of accessible community facilities such as educational, cultural, health, open space and community support facilities.

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31/07/2018
VC148

AGRICULTURE

14.01-1S

20/03/2023
VC229

Protection of agricultural land

Objective

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

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Protection of agricultural land - Gannawarra

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Policy application

This policy applies to land in the Farming Zone.

Strategies

Discourage new dwellings in agricultural areas that are not required to support commercial agriculture.

Discourage the construction of dwellings on lots smaller than the minimum subdivision area unless the land is either:

- Being used for an agricultural enterprise.
- Has limited agricultural potential but contains native vegetation that will be retained and managed, and the new dwelling will not inhibit agricultural activities on nearby land.

Encourage the consolidation of land in the same ownership to support new dwellings and excisions of existing dwellings.

Encourage the consolidation of agricultural land into larger parcels and discourage the fragmentation of agricultural land.

Discourage proposed excisions of existing dwellings and re-subdivisions of lots containing a dwelling that impact on commercial agriculture.

Policy document

Consider as relevant:

- *Gannawarra Shire Rural Excision Guidelines* (Gannawarra Shire Council, 2011)

14.01-2S

21/09/2018
VC150

Sustainable agricultural land use

Objective

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

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31/07/2018
VC148

Agricultural productivity - Loddon Mallee North

Strategies

Support emerging agribusinesses and location clusters, including intensive animal industries.

Protect and maintain productive irrigation assets necessary to help grow the region as an important food bowl for domestic and international exports.

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Sustainable farming

Strategies

Support development of intensive hydroponic growing systems for the agricultural sector where conversion of land to non-soil-based use and development will contribute to public benefit and will not prejudice supply of agricultural land that is well-suited to soil-based agriculture.

Retain agricultural land in productive lot sizes.

Encourage on-farm drainage re-use for effective nutrient management.

Encourage re-vegetation of agricultural land and retention of existing tree cover so as to improve productivity by providing shelter for livestock and crops and by reducing wind erosion and salinity.

Encourage on-farm drainage and sustainable agricultural industries that are based on efficient use and re-use of water.

Encourage the establishment of solar energy facilities either as stand-alone enterprises or as part of commercial agriculture, including livestock production.

Facilitate the establishment of value-adding and agricultural service industries in rural areas where:

- They cannot be located in an industrial zone.
- There is all-weather road access.
- Off-site effects can be minimised.
- They process at or near the source of the farm product or are established as an adjunct to agriculture.

Support organic farming opportunities.

Support the development of intensive hydroponic growing systems for the agricultural sector to land which is generally not suitable for soil-based agriculture.

Support the development of intensive animal industries, including opportunities in dairying.

Policy guidelines

Consider as relevant:

- Locating enclosures, yards or buildings where animals are intensively raised at least:
 - 200 metres from any river, creek, watercourse or pondage.
 - 500 metres from a dwelling on any other property.
 - 30 metres from any road (whether or not this road forms the frontage of the land).
- Discouraging the use of sites smaller than 4 hectares in area for Intensive animal production, Pig farm, Poultry farm or Poultry hatchery.
- Designing development to treat and dispose of all manure and polluted run-off water from any enclosures, yards or buildings used in conjunction with Intensive animal production, Pig farm, Poultry farm or Poultry hatchery, or any water otherwise contaminated as a result of such uses, within the boundaries of the site or in an alternative appropriate manner.

14.01-3S

20/03/2023
VC229

Forestry and timber production

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022)

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31/07/2018
VC148

Agricultural productivity - Geelong G21

Strategy

Support new opportunities in farming and fisheries.

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31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

16.01-1S

16/04/2026
VC300

Housing supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Mid-Rise Design Guide* (Department of Transport and Planning, 2026)

Table 1 - Metropolitan Melbourne Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Growth Municipalities			
Mitchell	66,000	56,000	10,000
Cardinia	30,000	21,000	9,000
Casey	87,000	58,500	28,500
Hume	79,000	53,500	25,500
Melton	109,000	104,000	5,000
Whittlesea	72,000	43,000	29,000

GANNAWARRA PLANNING SCHEME

Wyndham	99,000	74,000	25,000
Inner Melbourne			
Melbourne	119,500	-	119,500
Port Phillip	55,000	-	55,000
Stonnington	50,000	-	50,000
Yarra	44,000	-	44,000
Middle Melbourne			
Banyule	45,500	-	45,500
Bayside	30,000	-	30,000
Boroondara	65,500	-	65,500
Darebin	69,000	-	69,000
Glen Eira	63,500	-	63,500
Hobsons Bay	22,500	-	22,500
Kingston	51,500	-	51,500
Manningham	28,500	-	28,500
Maribyrnong	48,000	-	48,000
Merri-bek	69,000	-	69,000
Monash	69,500	-	69,500
Moonee Valley	47,500	-	47,500
Whitehorse	76,500	-	76,500
Outer Melbourne			
Brimbank	59,500	-	59,500
Frankston	33,000	-	33,000
Greater Dandenong	52,500	-	52,500
Knox	43,000	-	43,000
Maroondah	39,500	-	39,500
Mornington Peninsula	24,000	-	24,000
Nillumbik	6,500	-	6,500
Yarra Ranges	25,000	-	25,000

Table 2 - Regional Victoria Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
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GANNAWARRA PLANNING SCHEME

Barwon			
Colac Otway	3,700	-	-
Greater Geelong	128,600	51,100	77,500
Queenscliffe	400	-	-
Surf Coast	8,000	-	-
Central Highlands			-
Ararat	1,000	-	-
Ballarat	46,900	18,900	28,000
Golden Plains	12,500	-	-
Hepburn	3,150	-	-
Moorabool	20,000	-	-
Pyrenees	1,300	-	-
Gippsland			-
Bass Coast	19,250	-	-
Baw Baw	25,700	-	-
East Gippsland	11,000	-	-
Latrobe	13,000	-	-
South Gippsland	8,000	-	-
Wellington	8,000	-	-
Goulburn			
Greater Shepparton	15,250	-	-
Mitchell	66,000	56,000	10,000
Moir	4,500	-	-
Murrindindi	3,350	-	-
Strathbogie	2,400	-	-
Great South Coast			
Corangamite	1,400	-	-
Glenelg	1,400	-	-
Moyne	2,900	-	-
Southern Grampians	1,250	-	-
Warrnambool	7,200	-	-
Loddon Campaspe			

GANNAWARRA PLANNING SCHEME

Campaspe	4,500	-	-
Central Goldfields	1,700	-	-
Greater Bendigo	37,000	11,000	26,000
Loddon	550	-	-
Macedon Ranges	13,200	-	-
Mount Alexander	4,500	-	-
Mallee			
Buloke	150	-	-
Gannawarra	850	-	-
Mildura	8,500	-	-
Swan Hill	2,100	-	-
Ovens Murray			
Alpine	1,250	-	-
Benalla	1,700	-	-
Indigo	3,100	-	-
Mansfield	3,900	-	-
Towong	550	-	-
Wangaratta	6,000	-	-
Wodonga	15,200	-	-
Wimmera Southern Mallee			
Hindmarsh	250	-	-
Horsham	3,300	-	-
Northern Grampians	750	-	-
West Wimmera	200	-	-
Yarriambiack	300	-	-

16.01-1L

03/03/2022
C46gann

Residential development in the Commercial 1 Zone

Strategy

Discourage dwellings other than those above shops in the Commercial 1 Zone in Kerang, Cohuna and Koondrook.

16.01-2S

02/09/2025
VC283

Housing affordability

Objective

To deliver affordable housing in areas with good access to opportunities and services.

Strategies

Improve housing affordability by:

- Ensuring housing supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-3S

09/10/2020
VC169

Rural residential development

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3R

09/10/2020
VC169

Rural residential development - Loddon Mallee North

Strategy

Plan strategically for the most appropriate locations for rural residential growth in the hinterland areas of Mildura, Swan Hill and Echuca.

16.01-3L

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Proposed C48gann

Rural residential housing - Gannawarra

Objective

To manage rural residential development in agricultural areas.

Strategies

Design rural residential development so that it avoids impacting on commercial agriculture and is protected from hazards.

Discourage subdivision that results in a concentration of lots that conflict with the general use and character of the rural area unless the clustering of lots will not limit the productive use and development of larger lots, whether in the subdivision or the surrounding area.

Avoid pollution and contamination from rural residential development by planting and maintaining native vegetation and preserving landscape quality.

Encourage the supply of reticulated sewerage in rural residential development; unless each lot can contain and absorb wastewater without impacting water quality.

Ensure that access to lots is provided from public roads and not via carriageway easements.

Policy guideline

Consider as relevant:

- Encouraging larger rural living subdivision (generally those creating four or more rural living lots) alongside proposals to rezone the land to a more suitable zone.

16.01-4S

04/11/2022
VC226

Community care accommodation

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S

09/10/2020
VC169

Residential aged care facilities

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

17.03

31/07/2018
VC148

INDUSTRY

17.03-1S

14/01/2025
VC237

Industrial land supply

Objective

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-1L

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Proposed C48gann

Industrial land supply in Gannawarra

Strategies

Support the expansion of the manufacturing sector within industrial estates in Kerang and Cohuna.

17.03-2S

14/01/2025
VC237

Sustainable industry

Objective

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Support the retention of small-scale industries servicing established urban areas through appropriate zoning.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-3S

02/09/2025
VC283

Significant industrial land

Objective

To protect significant industrial land.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)
- *Industrial and Commercial Land Classifications* (Department of Transport and Planning, 2025)

17.04

31/07/2018
VC148

TOURISM

17.04-1S

31/07/2018
VC148

Facilitating tourism

Objective

To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies

Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

Seek to ensure that tourism facilities have access to suitable transport.

Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

Create innovative tourism experiences.

Encourage investment that meets demand and supports growth in tourism.

Policy guidelines

Consider as relevant:

- Any applicable regional tourism development strategy.

Policy documents

Consider as relevant:

- *Tourism Investment Guidelines – Your Guide to Tourism Investment in Victoria* (Tourism Victoria, 2008)

17.04-1R

31/07/2018
VC148

Tourism - Loddon Mallee North

Strategy

Support nature-based tourism and protect these activities from urban encroachment.

17.04-1L

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Proposed C48gann

Tourism in Gannawarra

Strategies

Support the development of nature-based tourism in Koondrook and Cohuna

17.04-2S

20/03/2023
VC229

Coastal and maritime tourism and recreation

Objective

To encourage a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities that strengthen people's connection with the marine and coastal environment.

Strategies

Support safe and sustainable recreation and tourism development including ecotourism, tourism and major maritime events that:

- Responds to identified demand.
- Minimises impact on environmental and cultural values.
- Minimises impact on other users.
- Minimises direct and cumulative impacts.
- Maintains public safety.
- Responds to the carrying capacity of the site.
- Minimises exposure to coastal hazard risks and risks posed by climate change.

Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.

Ensure sites and facilities are accessible to all.

Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.

Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.

Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.

Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.

Support a sustainable network of facilities for recreational boating and water-based activities that respond to:

- Identified demand.
- Use and safety considerations.
- The carrying capacity of the location.
- Coastal processes.
- Environmental values.

Strategically plan and operate ports to complement each other in the context of the broader economy, transport networks and the maritime and coastal environments within which they are regulated.

Provide public access to recreational facilities and activities on land and water.

Policy guidelines

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Gippsland Boating Coastal Action Plan 2013 - Gippsland Coastal Board*
- *Recreational Boating Facilities Framework July 2014 - Central Coastal Board*
- *Western Boating Coastal Action Plan 2010 - Western Coastal Board*

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

19.01

31/07/2018
VC148

ENERGY

19.01-1S

05/09/2025
VC268

Energy supply

Objective

To facilitate appropriate development of energy supply infrastructure.

Strategies

Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.

Develop appropriate infrastructure to meet community demand for energy services.

Ensure energy generation, storage, transmission and distribution infrastructure and projects are resilient to the impacts of climate change.

Facilitate the production and distribution of zero emission gases and fuels.

Support energy infrastructure projects in locations that minimise land use conflicts, including in any renewable energy zones declared under section 63 of the *National Electricity (Victoria) Act 2005*.

Support energy infrastructure projects in locations that take advantage of existing and planned resources and infrastructure networks.

Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.

Facilitate renewable energy generation and storage to meet on-site energy needs.

Policy guidelines

Consider as relevant:

- The long-term emissions reduction target specified in section 6 of Part 2 of the *Climate Action Act 2017*.
- Interim emissions reduction targets determined under Division 2 of Part 2 of the *Climate Action Act 2017*.
- Adaptation action plans prepared under Division 2 of Part 5 of the *Climate Action Act 2017*.

Policy documents

Consider as relevant:

- *2025 Victorian Transmission Plan* (VicGrid, 2025)

19.01-2S

05/09/2025
VC268

Renewable energy

Objective

To support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies

Facilitate renewable energy development in appropriate locations, including in any renewable energy zones declared under section 63 of the *National Electricity (Victoria) Act 2005*.

Protect renewable energy infrastructure against competing and incompatible uses.

Set aside suitable land for future renewable energy infrastructure.

Consider the economic, social and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

Support wind energy facilities in locations with consistently strong winds over the year.

Policy documents

Consider as relevant:

- *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (Department of Environment, Land, Water and Planning, November 2021)
- *Solar Energy Facilities Design and Development Guideline* (Department of Environment, Land, Water and Planning, October 2022)
- *Victoria's Climate Change Strategy* (Department of Environment, Land, Water and Planning, May 2021)
- *Community Engagement and Benefit Sharing in Renewable Energy Development in Victoria* (Department of Environment, Land, Water and Planning, July 2021)
- *2025 Victorian Transmission Plan* (VicGrid, 2025)

19.01-2R

31/07/2018
VC148

Renewable energy - Loddon Mallee North

Strategy

Support and facilitate renewable energy generation and protect these activities from urban encroachment.

19.01-2L

Renewable energy - Gannawarra

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Proposed C48gann

Strategies

Support renewable energy development including micro-grids, hydrogen and waste to energy.

19.01-3S

Pipeline infrastructure

31/07/2018
VC148

Objective

To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

Strategies

Plan for the development of pipeline infrastructure subject to the *Pipelines Act 2005*.

Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.

Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites.

Provide for environmental management during construction and on-going operation of pipeline easements.

19.03

31/07/2018
VC148

DEVELOPMENT INFRASTRUCTURE

19.03-1S

24/01/2020
VC160

Development and infrastructure contributions plans

Objective

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-2S

09/10/2020
VC169

Infrastructure design and provision

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

19.03-2L

Infrastructure design and provision

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Proposed C48gann

Strategy

Provide a consistent approach to the design and construction of infrastructure across the municipality.

Policy guideline

Consider as relevant:

- The standards identified in the *Infrastructure Design Manual*.

Policy document

Consider as relevant:

- *The Infrastructure Design Manual, Version 5.6, 2* (Local Government Infrastructure Design Association, December 2025)

19.03-3S

04/02/2026
VC265

Integrated water management

Objective

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban stormwater management guidance* (Environment Protection Authority - Publication 1739.1, 2021)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Victorian guideline for water recycling* (Environment Protection Authority - Publication 1910, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Environment Protection Authority - Publication 1911, March 2021)

19.03-4S

04/11/2022
VC226

Telecommunications

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

19.03-5S

28/04/2026
VC232

Waste and resource recovery

Objective

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy documents

Consider as relevant:

- *Victorian Recycling Infrastructure Plan* (Department of Energy, Environment and Climate Action, October 2024)
- *Management and Storage of Combustible Recyclable and Waste Materials - Guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria a New Economy* (Department of Environment, Land, Water and Planning, February 2020)

28/05/2021
C44gann

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO1**.

WATERWAY ENVIRONS

1.0

28/05/2021
C44gann

Statement of environmental significance

Water quality in the lower end of the Loddon catchment has declined since European settlement and land development. The North Central Regional Catchment Strategy reports the existence of a number of threats that impact on the health of watercourses and wetlands, particularly in the lower end of catchments.

The environmental condition of waterways has declined as a consequence of levee banking, stream modification and construction of water storages for irrigation and domestic water supply which has altered flow levels and flooding regimes.

The Murray River and its tributaries comprise major waterways of local, state, national and international significance.

Waterway management is linked to water quality and flooding. Several strategies have been developed to reverse the trend of the declining condition of watercourses. This overlay supports the implementation of water management strategies for the Loddon and Avoca catchments.

2.0

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Environmental objective to be achieved

To protect and enhance the environmental values, water quality, natural processes and ecological health of the Murray River, its tributaries and associated waterways by ensuring that the use and development of land is compatible with the long-term sustainability of the waterway environment and minimises erosion, sedimentation, and adverse impacts on water flows.

3.0

28/05/2021
C44gann

Permit requirement

A permit is not required for:

- Any building or works located more than 100 metres from the bank of the waterway, drainage line or channel.
- Repairs and routine maintenance to existing buildings and works.
- Works undertaken by a public authority to:
 - Regulate flooding.
 - Construct or redirect a waterway.
- Buildings and works associated with passive recreation.

4.0

28/05/2021
C44gann

Application requirements

None specified.

5.0

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Proposed C48gann

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of any relevant State Environment Protection Policy.
- In relation to the Murray River, whether the proposed development has a demonstrated essential relationship with the Murray River and the new development is located and set back as far practicable from the bank of the Murray River.

GANNAWARRA PLANNING SCHEME

- The existing use and development of land and the reason for additional or proposed development in relation to that use.
- The possible effect of the development on the quality and quantity of water.
- The potential for flooding to occur and the effect of any possible flooding on any development.
- The proper management of the land as a floodplain.
- The conservation of natural habitats.
- The preservation of and impact on soils and the need to prevent erosion.
- The protection of the area for its recreation value.
- The effect of any development on the flow of flood waters and flood control measures.
- The need to prevent or reduce the concentrated diversion of floodwater or stormwater.
- The conservation of natural habitats and the preservation of native fauna, fish and other aquatic life.

28/05/2021
C44gann

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

AIRPORT ENVIRONS

1.0

28/05/2021
C44gann

Design objectives

To maintain the efficiency and safety of the airport.

To prevent any use or development of the land within the overlay which could prejudice the safety and efficiency of the airport.

To recognise and implement any adopted Obstacle Limitation Surface Plan (the Obstacle Limitation Surface Plan Sheet 2 of 2, Reference Number F1359, showing air contours and prepared by Price Merrett and Associates Pty Ltd, is an incorporated document in the planning scheme).

To plan any new use or development in the vicinity of the airport to ensure that visual amenity is maintained.

2.0

28/05/2021
C44gann

Buildings and works

A permit is not required to:

- Undertake internal and external alterations to an existing building where the height of the buildings is not increased.
- To construct a building or carry out works where the building or works will not create any structure which would exceed in height the contours on the Obstacle Limitation Surface Plan.

3.0

28/05/2021
C44gann

Subdivision

None specified.

4.0

28/05/2021
C44gann

Signs

None specified.

5.0

28/05/2021
C44gann

Application requirements

None specified.

6.0

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Proposed C48gann

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to prevent the construction of buildings or structures which could interfere with or cause a safety hazard to aircraft operations in the immediate vicinity of the airport.
- The existing and likely future use and development of the airport and nearby land.
- The availability and suitability of other land for the proposed building.
- The need to include a condition requiring all vegetation to have a mature height less than the relevant air contour shown on the Obstacle Limitation Surface Plan.
- The effect of the proposed development on the clear flight path of aircraft as shown on the Obstacle Limitation Surface Plan.

28/05/2021
C44gann

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO2**.

HIGHWAY PROTECTION ENVIRONS

1.0

28/05/2021
C44gann

Statement of environmental significance

Travelling along the highways that traverse the municipality provides views of the open rural landscape which is a feature that defines the rural image of the municipality. The visual appearance and presentation of the town approaches and entrances are important for the towns' community, tourism and business functions.

This overlay will assist in the implementation of relevant strategic policies contained in the Municipal Planning Strategy and relevant local policies.

2.0

--/--/---
Proposed C48gann

Environmental objective to be achieved

To preserve and enhance the tree lined character of the roadsides along the approaches to the towns and along main roads, whilst maintaining and enhancing the safety and amenity of main roads.

3.0

20/01/2022
VC205

Permit requirement

A permit is not required for:

- Any building more than 100 metres from a road in a Transport Zone 2.
- Any works more than 20 metres from a road in a Transport Zone 2.
- Repairs and routine maintenance to existing buildings and works.
- Works undertaken by a public authority to:
 - Regulate the flow of water in a waterway.
 - Regulate flooding.
 - Construct or redirect a waterway.

4.0

--/--/---
Proposed C48gann

Application requirements

None specified.

5.0

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Proposed C48gann

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of any development on the safety and operation of the road.
- The prevention of ribbon development in the vicinity of the main road.
- The preservation of the amenity of the neighbourhood and the need to prevent unnecessary intrusive development in visually exposed areas.
- The need to retain a buffer strip of vegetation in the vicinity of roads and property boundaries, or in visually prominent areas of the site.
- The need to control the exterior colours and finishes of buildings, structures and works that directly affect the visual quality of the area, and to encourage, where appropriate, such buildings, structures and works to respect the character and atmosphere of the surrounding town.

28/05/2021
C44gann

SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as **VPO2**.

REMNANT VEGETATION

1.0

28/05/2021
C44gann

Statement of nature and significance of vegetation to be protected

The vegetation of the Gannawarra Shire is highly depleted due to European settlement and broad scale agricultural land use. The remaining vegetation is significant for its diversity and environmental value in providing habitat areas of State and National significance.

At least fifty species of plants within the municipality are listed as rare or threatened in Victoria, and at least five species are threatened nationally. The municipality also contains significant vegetation communities, including Black Box grassy woodlands and high-diversity grasslands. Retaining vegetation is critical to fauna habitat, catchment management (in terms of surface and ground water quality), the control of salinisation, acidity, waterlogging and the prevention of erosion.

The ability to maintain environmental systems and viable habitat areas within the municipality is highly dependent on retaining existing vegetation and encouraging revegetation with indigenous species. Smaller areas of native vegetation act as important components of the remaining habitat, providing movement corridors for animals, and repositories for genetic variability in plants.

The retention of the extent and quality of remnant vegetation, and its enhancement, is a key objective of Victoria's Biodiversity Strategy.

Roadside and riparian vegetation and vegetation on private land form a vital network of wildlife corridors and habitat within the municipality. The continued viability of these plant and animal populations is dependent upon the maintenance and enhancement of remnant vegetation, as well as on sustainable development and land management practices.

2.0

28/05/2021
C44gann

Vegetation protection objectives to be achieved

To protect remnant native vegetation and habitat, including the understorey, and facilitate natural revegetation.

To promote the maintenance of ecological processes and genetic diversity.

To encourage the establishment and enhancement of habitat corridors to link pockets of remnant vegetation.

To recognise the catchment-wide land and water management benefits resulting from vegetation retention.

3.0

28/05/2021
C44gann

Permit requirement

A permit is required to remove, destroy or lop any vegetation, other than vegetation which is not native vegetation.

4.0

28/05/2021
C44gann

Application requirements

The following application requirements apply to an application for a permit to remove native vegetation under Clause 42.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Indicate the total extent of native vegetation on the subject land and the extent of proposed clearing, destruction or lopping and the location of any river, stream, waterway, wetland or channel on the subject land.
- Specify the purpose of the proposed clearing.

- Demonstrate that the need for removal, destruction or lopping of remnant native vegetation has been reduced to the maximum extent that is reasonable and practicable.
- Specify proposals for revegetation following ground disturbance, or restoration of an alternate site, including proposed species and ground stabilisation.

5.0

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Proposed C48gann

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to retain remnant vegetation and conserve flora and fauna habitats including habitat corridors and biolinks.
- The value of the flora, fauna or habitat in terms of physical condition, rarity or variety.
- The purpose of removal, destruction or lopping of native vegetation and alternative options for carrying out development on the land.
- The likely effect of removal, destruction or lopping of vegetation on resident and migratory fauna and the need to retain trees (live and dead) with hollows, for habitat value.
- The need to retain the connectivity in a local, regional, state wide or national context of linear remnants (vegetation along roadsides, railway lines, rivers and streams), habitat corridors, and biolinks.
- The likely impacts on soil, water, flora, fauna, air and ecosystems.
- The future use of the land and whether it is appropriate to include conditions requiring planting, replanting or other treatment of any part of the land.
- The latest information available on rare or threatened species.

28/05/2021
C44gann

SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

LAKE ENVIRONS

1.0

28/05/2021
C44gann

Statement of environmental significance

The North Central Regional Catchment Strategy reports that there has been a significant reduction in the extent of wetlands including freshwater meadows and shallow and deep-water marshes since European settlement and land development.

Poor water quality poses a threat not just to aquatic ecology but also to recreation, tourism, aesthetic values, urban water supply, domestic and stock water supply and irrigation usage.

The Kerang Wetlands are a system of public lands reserved as Nature Reserves, Wildlife Refuges and State Forest. The wetlands systems are integral to the maintenance of natural, cultural and catchment values associated with major rivers in the municipality including the Loddon and Avoca Rivers and the riparian environs of the Murray River. Incorporated into these wetlands is a comprehensive irrigation system for agricultural and horticultural use.

The wetlands contain outstanding ecological values, including internationally significant wildlife habitats and catchment values concerning water supply, water quality, drainage, salinity control and recreational values.

This overlay will assist in the implementation of the Biodiversity Program of the North Central Regional Catchment Strategy.

2.0

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Proposed C48gann

Environmental objective to be achieved

To recognise the important function and significance of existing lakes in the land pattern by:

- Protecting and enhancing the visual and environmental character, biodiversity, ecological values and cultural values of the lakes and their environs.
- Providing for appropriate development on land adjacent to Lake Charm, Kangaroo Lake and Racecourse Lake, consistent with the use of the area for tourist, holiday and recreational purposes, while protecting the natural beauty and amenity of the land and lakes themselves.
- Maintaining the function of the lakes as a flood control basin.

3.0

28/05/2021
C44gann

Permit requirement

A permit is not required for:

- Maintenance activities and environmental improvement works undertaken by the public authority responsible for management of the land.
- Buildings and works associated with passive recreation.

4.0

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Proposed C48gann

Application requirements

None Specified

5.0

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Proposed C48gann

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The comments of the Secretary to the Department of Energy, Environment and Climate Action (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*), Parks Victoria or any other relevant authority.

GANNAWARRA PLANNING SCHEME

- The effect of any development on botanical, zoological or geological values, including the desirability of maintaining existing remnant vegetation.
- The desirability of excluding stock from wetlands to enhance their environmental values.
- The need to revegetate wetland areas with appropriate indigenous plant species.
- The compatibility of the development with the existing natural environment.
- The existing use and development of the land and the reason for additional proposed development in relation to that use.
- The desirability of locating any building other than a pumping station or Minor utility installation more than 50 metres from the lake.

28/05/2021
C44gann**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION (INNER AREA)**1.0**28/05/2021
C44gann**Design objectives**

To ensure that the height of buildings and works do not encroach on the flight path areas associated with the hospital helicopter landing sites.

To ensure that the height of development avoids creating a hazard to aircraft using the hospital helicopter landing sites.

2.0---/---/---
Proposed C48gann**Buildings and works**

A permit is not required to construct a building or to construct or carry out works that would result in the height of the building or works being less than the referral height specified in Table 1.

Table 1: Helicopter Landing Site Elevations

Helicopter landing site	Helipad height (AHD)	Referral height (AHD)
Cohuna Hospital	80.8 metres	80.8 metres
Kerang Hospital	78.7 metres	78.7 metres

Note: AHD means Australian Height Datum

A permit is not required to construct or carry out buildings and works in relation to an existing dwelling that exceeds the heights specified in Table 1 provided:

- The buildings and works do not exceed the existing height of the building (measured at the apex of the roofline).
- The lot does not immediately adjoin the hospital land (hospital land is defined by the extent of the Public Use Zone 3).

A permit is not required to construct a building or to construct or carry out works within the Public Use Zone 3.

Note: Check the "Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas Incorporated Document (Victorian Health Building Authority, October 2024)" for additional requirements for land affected by this schedule.

Referral of applications

An application must be referred to the referral authority specified in Clause 66.04 or a schedule to that clause.

Exemption from notice and appeal

An application is exempt from 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.

3.028/05/2021
C44gann**Subdivision**

A permit is not required to subdivide land.

4.028/05/2021
C44gann**Signs**

None specified.

5.0

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Proposed C48gann

Application requirements

An application must include the following information (prepared by a suitably qualified person):

- The location and topography of the subject land in relation to the helicopter landing site.
- The location and height of the main features on the subject land, including existing buildings, structures, trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the proposed buildings, works and construction equipment measured relative to the height of the helipad (AHD).

6.0

21/03/2025
GC242

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings or works will have an impact on the flight paths associated with the helicopter landing sites at Cohuna Hospital and Kerang Hospital.
- The views of the Department of Health.

28/05/2021
C44gann

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

INDUSTRIAL DEVELOPMENT PLAN

1.0

28/05/2021
C44gann

Objectives

None specified.

2.0

28/05/2021
C44gann

Requirement before a permit is granted

A permit may be granted to alter or extend an existing building or works before the development plan has been prepared.

3.0

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Proposed C48gann

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Where services are available all industrial developments and subdivision shall be serviced with reticulated water and sewerage.
- All industrial development and subdivision must be serviced with sealed roads.

4.0

28/05/2021
C44gann

Requirements for development plan

A development plan must include the following requirements:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between highways, major roads and urban areas.
- Provide a Soil and Water Report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts soil and water downstream of the development.

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

KOONDROOK CARAVAN PARK

Purpose

To recognise and provide for the use and development of land for tourism facilities including the Koondrook Caravan Park.

To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

1.0

01/12/2023
VC217

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Camping and caravan park	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Search for stone	Must not be costeaning or bulk sampling
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Camping and caravan park and Corrective institution)	
Agriculture (other than Apiculture and Intensive animal husbandry)	
Car park	
Industry (other than Automated collection point)	
Mining – if the Section 1 condition is not met	
Place of assembly (other than Exhibition centre and Night club)	
Retail premise (other than Adult sex product shop)	

Use	Condition
Search for stone – if the Section 1 condition is not met	
Store (other than Freezing and cool storage and Shipping container storage)	
Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Cemetery
Corrective institution
Fuel depot
Freezing and cool storage
Intensive animal husbandry
Motor racing track
Night club
Shipping container storage
Transport terminal
Warehouse (other than Store)

2.0

28/05/2021
C44gann

Use of land

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Appearance of any building, works or materials.
- Emission of noise, artificial light, waste water or waste products.
- Noise emission levels must not exceed the following levels:
 - Public address systems 55db(A) LEQ.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of traffic to be generated on roads.
- The provision of car parking.
- The amenity of the adjoining area.

3.0

28/05/2021
C44gann

Subdivision

None specified.

4.0

28/05/2021
C44gann

Buildings and works

A permit is required to construct a building or carry out works for a Section 2 Use.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage, driveways, vehicle parking and loading areas.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.

5.0

28/05/2021
C44gann

Signs

None specified.

28/05/2021
C44gann

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO4**.

AREAS OF POOR DRAINAGE OR POTENTIALLY SUBJECT TO INUNDATION

1.0

28/05/2021
C44gann

Statement of environmental significance

Flooding is a major issue for Gannawarra Shire. The municipality is located on the alluvial plains of four major waterways, the Murray, Loddon and Avoca Rivers and Pyramid Creek. Each of these waterways has a natural tendency to flood over a wide area.

Significant areas of the municipality are subject to poor drainage.

This overlay will assist in the implementation of floodplain management studies and support strategic policies in the Municipal Planning Strategy.

2.0

--/--/---
Proposed C48gann

Environmental objective to be achieved

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

3.0

28/05/2021
C44gann

Permit requirement

A permit is not required for:

- Earthworks less than 500 millimetres in height.
- The construction of a dwelling, provided the floor level is 450 millimetres (minimum) above the general surrounding natural surface level.
- The construction of garages, carports, out-buildings, sheds and fencing appurtenant to existing dwellings.
- A single non-habitable building with a floor area less than 200 square metres.
- A single extension to a non-habitable building provided that the total floor area of the building is less than 200 square metres.
- A single extension to an existing habitable dwelling provided that the floor level of the extension is either 450 millimetres (minimum) above the general surrounding natural surface level or is no lower than the floor level of the existing dwelling.
- An upper storey extension to an existing building within the existing building footprint.
- A protective levee bank around the immediate surrounds of the habitable dwelling, except if the levee is located on Crown land.
- Replacement of an existing electricity line transmission tower.
- Minor irrigation channels less than 500 millimetres in height.
- Earthworks greater than 500 millimetres in height created during the construction of a dam of less than 3000 cubic metres capacity.
- Repairs and routine maintenance to existing buildings and works excluding levees.
- Repairs and routine maintenance that do not affect the overall height, length or location of an existing levee bank.
- Works undertaken by a public authority to:
 - Regulate the flow in a waterway.

- Regulate flooding.
- Construct or redirect a waterway.
- The development of land for passive recreation.

4.0

28/05/2021
C44gann

Application requirements

None specified.

5.0

28/05/2021
C44gann

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Any comments of the floodplain management authority.

28/05/2021
C44gann**SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**.

HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION (OUTER AREA)**1.0**28/05/2021
C44gann**Design objectives**

To ensure that the height of buildings and works do not encroach on the flight path areas associated with the hospital helicopter landing sites.

To ensure that the height of development avoids creating a hazard to aircraft using the hospital helicopter landing sites.

2.0---/---/---
Proposed C48gann**Buildings and works**

A permit is not required to construct a building or to construct or carry out works that would result in the height of the building or works being less than the referral height specified in Table 1.

Table 1: Helicopter Landing Site Elevations

Helicopter landing site	Helipad height (AHD)	Referral height (AHD)
Cohuna Hospital	80.8 metres	90.8 metres
Kerang Hospital	78.7 metres	88.7 metres

Note: AHD means Australian Height Datum

A permit is not required to construct or carry out buildings and works in relation to an existing dwelling that exceeds the heights specified in Table 1 provided:

- The buildings and works do not exceed the existing height of the building (measured at the apex of the roofline).
- The lot does not immediately adjoin the hospital land (hospital land is defined by the extent of the Public Use Zone 3).

A permit is not required to construct a building or to construct or carry out works within the Public Use Zone 3.

Note: Check the "Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas Incorporated Document (Victorian Health Building Authority, October 2024)" for additional requirements for land affected by this schedule.

Referral of applications

An application must be referred to the referral authority specified in Clause 66.04 or a schedule to that clause.

Exemption from notice and review

An application is exempt from 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.

3.028/05/2021
C44gann**Subdivision**

A permit is not required to subdivide land.

4.028/05/2021
C44gann**Signs**

None specified.

5.0

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Proposed C48gann

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany the application, as appropriate, to the satisfaction of the responsible authority:

- The location and topography of the subject land in relation to the helicopter landing site.
- The location and height of the main features on the subject land, including existing buildings, structures, trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the proposed buildings, works and construction equipment measured relative to the height of the helipad (AHD).

6.0

21/03/2025
GC242

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings or works will have an impact on the flight paths associated with the helicopter landing sites at Cohuna Hospital and Kerang Hospital.
- The views of the Department of Health.

28/05/2021
C44gann

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

COHUNA ISLAND ROAD, COHUNA

This schedule applies to land comprised in Crown Allotments 73 and 74, Section D, Parish of Cohuna.

1.0

28/05/2021
C44gann

Objectives

None specified.

2.0

28/05/2021
C44gann

Requirement before a permit is granted

A permit may be granted prior to the preparation of a development plan to the satisfaction of the responsible authority for:

- Alterations and extensions to an existing dwelling, and outbuildings associated with an existing dwelling.

3.0

28/05/2021
C44gann

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- All residential development must be serviced with reticulated water and underground reticulated electricity.
- All residential development must be serviced with stormwater drainage, utilising water sensitive urban design principles. The provision of drainage must assist in controlling salinity risks on the land and avoiding adverse impacts on nearby land. Retardation and treatment of stormwater will be required prior to outfall to an approved point of discharge, to the satisfaction of the responsible authority. As far as practicable, stormwater from each lot must be collected and absorbed on the lot.

4.0

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Proposed C48gann

Requirements for development plan

A development plan must include the following requirements:

- Show a building envelope on each lot to be created, which must be at least 50 metres from the boundary of the Gunbower State Forest, at least 50 metres from the boundary of the Gunbower Creek reserve, at least 20 metres from any road and 5 metres from other boundaries of the lot. All buildings and wastewater disposal fields must be within the building envelope.
- Provide for access to each lot as follows:
 - Lots in Crown Allotment 73 may have direct vehicular access from Cohuna Island Road provided that driveways are paired as close together as practicable and sightlines are to the satisfaction of the responsible authority.
 - Lots in Crown Allotment 74 must have vehicular access from a sealed internal road, except that one lot only may have direct vehicular access from Cohuna Island Road.
 - Pedestrian access may be provided from the lots to Cohuna Island Road and Gunbower State Forest.
- Provide that no vehicular access is allowed from any lot to Gunbower State Forest.
- Require the form and type of fencing to be of an open farm style to the satisfaction of the responsible authority.

GANNAWARRA PLANNING SCHEME

- Include a landscaping plan prepared for the subject land as a whole which retains existing trees wherever practicable and requires the planting of trees and shrubs indigenous to the area.
- Include a Land Management Plan as described in Planning Practice Note PPN37 *Rural Residential Development Nov 2013 (page 6)* to address the environmental and natural resource issues relevant to the site, to the satisfaction of the responsible authority.

These requirements are in addition to those of the Low Density Residential Zone.

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SCHEDULE TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ**.

1.0

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Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	Land comprised in CA 73 and 74, Section D, Parish of Cohuna, Cohuna Island Road, Cohuna	1.5 hectares if not supplied with reticulated sewerage.
	All other land	

2.0

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Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

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SCHEDULE TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as **FZ**.

1.0

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Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	Dryland areas - land outside the declared or licensed irrigated areas	40 hectares
	Irrigated areas - land within a declared and gazetted irrigation district; or where a water licence has been issued by the appropriate water authority	20 hectares, or less than 20 hectares where the proposal satisfies the objectives and strategies of Clause 14.01-2 (Sustainable agricultural land use) to the satisfaction of the responsible authority
	All land, if a lot is being subdivided to provide a site for specific use, other than accommodation, for which a permit has been granted	0.5 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	Dryland areas	40 hectares
	Irrigated areas	20 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	A Transport Zone 2 or land in a Public Acquisition Overlay if:	100 metres
	- The Head, Transport for Victoria is the acquiring authority; and - The purpose of the acquisition is for a road.	

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	Land	Area/Dimensions/Distance
	A Transport Zone 3 or land in a Public Acquisition Overlay if: ▪ The Head, Transport for Victoria is not the acquiring authority; and ▪ The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres)	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres)	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or a designated flood plain (metres)	None specified	None specified
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

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SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE**1.0**

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Permit exemptions and conditions

Public land	Use or development	Conditions
Land, described as Crown Allotment 3A, Section 11, Township of Kerang, formerly known as Nancarrow Park, Shadforth Street, Kerang	Must be used and developed for the purpose of a Residential aged care facility	Must be undertaken by or on behalf of Kerang District Health. A minimum area of 0.2 hectares must be set aside for public open space.
All other land	None specified	None specified

2.0

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Sign requirements

Land	Sign Category
None specified	None specified

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SCHEDULE TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO** or **RFO**.

1.0

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Floodway objectives to be achieved

None specified.

2.0

28/05/2021
C44gann

Statement of risk

None specified.

3.0

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Permit requirement

A permit is not required to construct or carry out:

Buildings

- A single non-habitable agricultural building with a floor area less than 200 square metres setback 30 metres or more from any watercourse.
- A single extension to a non-habitable agricultural building provided that the total area of the building is less than 200 square metres setback 30 metres or more from any watercourse.
- A single extension to an existing habitable dwelling provided that the floor level of the extension is not lower than the existing floor level, the floor area of the extension does not exceed 20 square metres and it is the only extension undertaken since 9 September 1999.
- An upper storey extension to an existing building within the existing building footprint.
- A pergola, verandah, deck or open sided carport associated with an existing dwelling.
- A single non-habitable outbuilding not exceeding 60 square metres associated with an existing dwelling.
- An in-ground swimming pool or spa and associated mechanical and safety equipment, with open style safety fencing, if associated with an existing dwelling.
- Open type fencing (not including solid fences such as wooden or metal paling fences, wire mesh fences or brick, stone and concrete walls).
- Replacement of an existing electricity line transmission tower.
- A mast, antenna, lighting or telecommunications tower.
- A non-domestic disabled access ramp.
- A rainwater tank.

Works

- Earthworks that do not change the topography of the land by more than 300 millimetres.
- Earthworks that do not change the rate of water flow or the discharge point of water across a property boundary.
- A protective levee bank around the immediate surrounds of a habitable dwelling.
- A sportsground, racecourse or recreation area with no permanent grandstand or raised viewing area.
- Roadworks or works to any other existing access way (public or private) that:
 - Do not change the finished level of the road surface; or
 - Are limited to resurfacing of an existing road.

- A bicycle path or pedestrian track constructed at general natural surface elevation.
- Repairs and routine maintenance that do not affect the overall height, length or location of an existing levee bank.

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

None specified.

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SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO**.

1.0

28/05/2021
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Land subject to inundation objectives to be achieved

None specified.

2.0

28/05/2021
C44gann

Statement of risk

None specified.

3.0

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Permit requirement

A permit is not required to construct or carry out the following buildings or works:

Buildings

- A single non-habitable agricultural building with a floor area less than 200 square metres setback 30 metres or more from any watercourse.
- A single extension to a non-habitable agricultural building provided that the total area of the building is less than 200 square metres setback 30 metres or more from any watercourse.
- A single extension to an existing habitable dwelling provided the floor level of the extension is not lower than the existing floor level, the floor area of the extension does not exceed 40 square metres, and it is the only extension undertaken since 9 September 1999.
- An upper storey extension to an existing building within the existing building footprint.
- A replacement dwelling where the floor level is at least 300 millimetres above the 100-year ARI flood level (or a higher level set by the relevant floodplain manager), provided that the replacement dwelling is generally sited in the same location as the existing dwelling and has a gross floor area of no more than 40 square metres greater than the existing dwelling.
- A pergola, verandah, deck or open sided carport associated with an existing dwelling.
- An in-ground swimming pool or spa and associated mechanical and safety equipment, if associated with an existing dwelling on a lot.
- A fence in a residential, commercial, township or industrial zone.
- Open type fencing (not including solid fences such as wooden or metal paling fences, cyclone mesh fences or brick, stone and concrete walls).
- Replacement of an existing electricity line transmission tower.
- A mast, antenna or telecommunications tower.
- A non-domestic disabled access ramp.
- A rainwater tank.

Works

- Earthworks that do not raise ground level topography by more than 300 millimetres and do not change the rate of water flow or the discharge point of water across a property boundary.
- A protective levee bank around the immediate surrounds of a habitable dwelling.
- Earthworks greater than 300 millimetres in height created during the construction of a dam of less than 3000 cubic metres capacity.
- A sportsground, racecourse or recreation area with no permanent grandstand or raised viewing area.
- Roadworks or works to any other accessway (public or private) that:

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- Do not change the finished level of the road surface; or
- Are limited to resurfacing of an existing road.
- A bicycle path or pedestrian track constructed at general natural surface elevation.
- Repairs and routine maintenance that do not affect the overall height, length or location of an existing levee bank.

4.0

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Application requirements

None specified.

5.0

28/05/2021
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Decision guidelines

None specified.

12/11/2015
C30

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0

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Proposed C48gann

Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
Clause 42.01 - Schedule 1 (ESO)	Application for buildings or works within 100m of the Murray River Application for buildings or works within 50m of any public land managed by the Department of Energy, Environment and Climate Action or Parks Victoria	Department of Energy, Environment and Climate Action
Clause 42.01 - Schedule 2 (ESO)	Applications adjoining land in the Transport Zone 2	Roads Corporation
Clause 42.01 - Schedule 3 (ESO)	Applications for buildings and works within 50m of public land that is managed by the Department of Energy, Environment, and Climate Action or Parks Victoria	Department of Energy, Environment and Climate Action
Clause 42.02 - Schedule 1 (VPO)	Application to remove, lop or destroy native vegetation.	Department of Energy, Environment and Climate Action
Clause 42.02 - Schedule 2 (VPO)	Application to remove, lop or destroy native vegetation	Department of Energy, Environment and Climate Action
Clause 43.02 - Schedule 1 (DDO)	Applications for buildings and works for a structure which would exceed in height the contours on the Obstacle Limitation Surface Plan	Civil Aviation Safety Authority

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

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Proposed C48gann

Background documents

Name of background document	Amendment number - clause reference
Climate Change Adaptation and Mitigation Strategy (Ironbark Sustainability, 2022)	C48gann
Gannawarra Shire Onsite Wastewater Management Plan 2024-2029	C48gann
Fitzroy Street, Kerang Development Plan, (Research Planning Design Group, January 2003)	C9
Gannawarra Economic Development Strategy 2019-2024	C48gann
Gannawarra Environmental Sustainability Strategy 2013-2016, Gannawarra Shire Council, date unknown	C30
Gannawarra Roadside Management Plan, (Andrew Pearson, 2000)	C9
Gannawarra Shire Rural Excision Guidelines, adopted 20 April 2011	C30
Gannawarra Shire Waterfront Development Guidelines, adopted 20 April 2011	C30
Gannawarra Stormwater Management Plan, (PPK Environment and Infrastructure, May 2002)	C9
Gannawarra 2025 Strategic Community Plan, December 2010	C30
Gannawarra Urban Growth Strategy, (Remplan, 2023)	C48gann
Gannawarra Waterfront Masterplans, (Urban Enterprise, March 2019)	C48gann
Infrastructure Design Manual, (Local Government Infrastructure Design Association, Version 5.6, 2 December 2025)	C30
Lake Charm, Kangaroo Lake and Gunbower Creek Environs Strategy, (Parsons Brinckerhoff, 2013)	C30
North Central Regional Catchment Strategy 2021-2027	C48gann
Urban and Rural Strategy Plan, (Parsons Brinckerhoff, November 2007)	C23

03/03/2022
C46gann

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0

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Proposed C48gann

Further strategic work

- Prepare design guidelines that promote the sensitive development of waterfront land alongside rivers, lakes and wetlands.
- Undertake strategic planning to implement the Gannawarra Urban Growth Strategy and prepare structure plans for identified townships.
- Identify, evaluate and protect wetlands on freehold land, which make an important contribution to the maintenance of biodiversity.
- Re-examine and re-map flood controls, including the Floodway Overlay and Land Subject to Inundation Overlay, to take account of the removal of irrigation channels which also act as levee banks.
- Review all Environmental Significance Overlays.
- Continue to work with the CMA to identify land with poor drainage, and assist in implementing the North Central Regional Catchment Strategy as needed.
- Re-examine and re-map areas of significant remnant indigenous vegetation including grasslands in order to reassess the extent of the Vegetation Protection Overlay.
- Implement the *Lake Charm, Kangaroo Lake and Gunbower Creek Environs Strategy* to provide additional land for rural residential development.
- Undertake a rural land use strategy to address issues with land fragmentation, appropriate rural development and emerging agricultural issues.
- Implement the first stage of the Gannawarra Heritage Study, including review and mapping of significant trees, including those identified in the Gannawarra Heritage Study, for possible inclusion in the Heritage Overlay.
- Prepare an Industrial and Commercial Land Strategy to assess supply and demand and identify suitable area for very large-scale industrial development in rural areas well away from residential and other sensitive uses.