

R2: Marked-up draft ordinance

Document name	Source code
<i>Yarriambiack Council Plan (incorporating the Municipal Health and Wellbeing Plan) 2021-2025 (2021)</i>	YCP
<i>Yarriambiack Tree Management Policy (Yarriambiack Shire Council, August 2022)</i>	YTMP
<i>Growing What Is Good Country Plan: Voices of the Wotjobaluk Nations (2017)</i>	BGCP

02 MUNICIPAL PLANNING STRATEGY

02.01 CONTEXT

Yarriambiack Shire is located in the north-western part of Victoria. [The traditional owners of the land include the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk First Nations.](#) [\[BGCP, p.5\]](#) [\[to include appropriate recognition of First Nations people\]](#)

The Shire has an area of 7158 square kilometres which extends from the Wimmera River, just north of the Grampians in the south to the centre of the Mallee in the north.

The Shire's estimated population in 2021 was 6556. [\[ABS Census, 2021\]](#) [\[to update with current factual data\]](#). More than two-thirds of the population live in urban centres above 200 people. Approximately a third of the population live in Warracknabeal, the largest town in the Shire. The Shire's population is projected to decrease by more than 1000 persons by 2036, creating challenges for the planning of facilities and services.

The main employment sectors within the Shire are agriculture, health care and community services, education and training [\[ABS Census, 2021\]](#) [\[to update with current factual data\]](#) and retail trade. These industries are major components of the economy of the Shire and are very important in the service role of the smaller townships.

Most townships within the Shire have excellent community and sporting facilities that have the potential for hosting special events.

Yarriambiack contains significant areas of Mallee Parks and reserved public lands that protect some of the least disturbed mallee ecosystems in Australia. High quality areas of cultural, historical and conservation value include Wyperfeld National Park, Paradise Flora and Fauna Reserve, Outlet Creek, Wathe Flora and Fauna Reserve and Albacutya Reserve. These parks and public lands contain some of the largest areas of semi-arid wilderness and mallee stands in south eastern mainland Australia.

02.02 VISION

Yarriambiack Shire's vision is to provide a [-connected rural community who values its land and wellbeing.](#)

From a land use and development perspective, Council intends to achieve its vision through the implementation of the following objectives:

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- [Supporting agriculture.](#)
- [Staying connected through infrastructure.](#)
- [Strengthening business and tourism.](#)
- [Being environmentally responsible](#) [\[YCP, pg.6\]](#) [\[to reflect adopted Council policy\].](#)

02.03 STRATEGIC DIRECTIONS

02.03-1 SETTLEMENT

The settlement pattern of Yarriambiack Shire is characterised by a number of urban centres and small towns, located in the midst of productive agricultural areas. The maintenance of a clear distinction between urban and rural areas is essential to efficient township development and continued agricultural production.

Factors contributing to the character of these townships include unique rural settings, heritage buildings and a rich community culture. The uniqueness and quality of life offered in each township is of great importance to the people of the Shire.

Some of the towns have lost the threshold population size to attract and to maintain the necessary services and facilities for residents and the surrounding farming district. Given the population thresholds and factors of location, environment and entrepreneurial initiative to rejuvenate towns, Council's settlement strategy is to consolidate development and provide infrastructure within towns in order of highest potential as follows:

- Warracknabeal
- Murtoa
- Hopetoun
- Minyip
- Rupanyup
- Beulah
- Woomelang.

Other settlements including Patchewollock, Brim, Yaapeet, Tempy, Speed and Lascelles will continue to be supported.

Warracknabeal has a district centre role. It is the largest centre of the Shire with the smallest rate of population decline. It is a retail, administrative and industrial centre, well serviced with educational, medical and community services. It is located on important transport routes and has potential for critical mass to support and sustain large industries. Warracknabeal is the second largest grain receipt terminal after Murtoa. Graincorp's maintenance workshop is located in Warracknabeal.

Murtoa is a subdistrict centre and plays an important role in the handling and transportation of grain. It has potential to continue to be a dormitory town for Horsham. It needs to maintain local service centre functions to cater to the needs of township residents and surrounding rural farming community. The town offers attractive housing stock, built heritage, recreational facilities and a rural ambience that together create a character and lifestyle that is valued by the community.

Hopetoun performs a subdistrict role with a number of successful businesses and potential for tourism associated with proximity to Wyperfeld National Park and Lake Lascelles. Its facilities include a hospital, a P-12 college, retail services and a shire office. There is potential for value adding industries associated with the agriculture to be located in Hopetoun.

Strategic directions

- Direct development and growth to take place within the townships of Warracknabeal, Murtoa, Hopetoun, Minyip, Rupanyup, Beulah and Woomelang.
- Facilitate population growth to maintain threshold populations for townships and support delivery of services.
- Reinforce Warracknabeal as the main district service centre within the Shire, especially in terms of provision of community services and facilities, retail and business opportunities, recreational and social activities and the coordination of administrative and government functions.
- Develop an attractive commercial centre in Warracknabeal, with services and facilities that reinforce the role of the township.
- Develop Murtoa and Hopetoun as subdistrict service centres, attracting larger developments and offering a range of services.
- Ensure the continuation of the role of Murtoa as a grain receipt terminal.

- Develop Minyip and Rupanyup as local service centres with a range of retail and commercial facilities.
- Develop Beulah and Woomelang to provide local convenience shopping for surrounding farming communities.
- Develop Patchewollock, Brim, Yaapect, Tempy, Speed, and Lascelles to continue to service the rural hinterland.
- Minimise conflict between agriculture and urban land uses.
- Avoid linear or ribbon development of highways.
- [moved to 02.03-4] [moved as this direction better relates to sustainable rural land use] Provide fully serviced industrial land within Warracknabeal, Murtoa and Hopetoun.

02.03-2 ENVIRONMENTAL AND LANDSCAPE VALUES

The vegetation of the Mallee region within the Shire of Yarriambiack is varied, containing the following vegetation communities:

- Mallee Eucalyptus
- Grasslands
- Pine Buloke Woodland
- Mallee Heath
- Blackbox Woodland
- River Red Gum
- Lake Bed Herb Field
- Rare Saltbush
- Broombrush Mallee

Of particular conservation significance are the Pine Buloke Woodlands and Grasslands.

The road verges throughout the Shire contain remnant vegetation and are valued for their visual quality against a flat and treeless agricultural cropping landscape. The preservation of vegetation on road verges is important to maintain rural character and existing habitat linkages.

Sites of rare or threatened species of Victorian flora and fauna have been identified and mapped in the municipality. The following species are noted as rare or threatened: White-bellied Sea-eagle, Plains Wanderer, Mallee Fowl, Grey-crowned Babbler and Hairy-pod Wattle. The following are noted as endangered: Weeping Myall, and Swamp Sheoak. Pest plants and animals are a concern in the municipality due to their impacts on rare or threatened species.

The rivers and creeks within the municipality play a vital role in the community and have historical significance. Issues relating to waterways include flooding, levee banks, erosion, deterioration of water quality and quantity, the protection of riparian vegetation and public access. Stable and high-quality waterway environments are important. They provide multiple benefits in protecting flora and fauna values, protecting water quality and enhancing landscape values.

Wetland areas, comprising of swamps, land subject to inundation and perennial or intermittent lakes provide important functions such as drainage, flora and fauna habitat, recreation, landscape features, water filtration and water storage. The maintenance of wetlands is a significant environmental issue. The continued drainage of wetlands results in considerable impact on wetland ecology, native vegetation and water quality.

Strategic directions

- Maintain and enhance biodiversity.
- Protect the corridor and habitat value of roadside and riparian vegetation.
- Protect remnant vegetation from clearing.
- Protect the Pine Buloke Woodlands and Grasslands which are a highly significant and threatened vegetation community.
- Maintain and enhance the habitat of rare or threatened species of Victorian flora and fauna, such as those listed under Schedule 2 of the *Flora and Fauna Guarantee Act 1988*.

- Promote effective pest plant and animal control, and ensure works do not contribute to the spread of environmental and agricultural weeds.
- Conserve water catchments, wetlands and watercourses, particularly the Yarriambiack Creek catchment.

02.03-3 ENVIRONMENTAL RISKS AND AMENITY

Management of habitats, remnant vegetation and water catchments are vital to the sustainable growth of the Shire. The degradation of the environment affects both agriculture and tourism alike, with resulting flow on effects to the economy and amenity for residents.

The Shire is located in the catchments of the Wimmera, Avon, and Richardson Rivers. Not all towns are sewered, with some towns relying on septic tanks which discharge effluent into the sub soil. Some of the wastes are not satisfactorily disposed of on site and are entering the town drainage and eventually the river system.

The Southern Mallee is a subsurface catchment with groundwater flows trending in a NW direction towards the Murray River. It contains a significant terminal lakes system and valued biodiversity.

Although soil salinity is not yet a major issue, it is of increasing concern to landholders. Groundwater in the region is saline and rising and dryland salinity is a key land management issue, particularly around the Hopetoun and Patchewollock area. The Southern Mallee has areas of high local and regional watertables. Wind erosion can greatly impact on sustainable land management, particularly for the northern areas of the Shire. It is the prevalent form of erosion in the Mallee region.

A summary of the land systems within the Shire and their corresponding erosion risk is as follows:

- Tempy and Hopetoun – These are ridges running NNW SSE, overlaid by aeolian dunes. The overall erosion hazard is severe when land is cleared. Yet wind erosion hazard is less for the Hopetoun Land System. Dryland salting is also a land management problem.
- Big Desert – This area consists of relatively infertile deep white sand with an exceptionally high erosion hazard when cleared. This soil type has a relatively low carrying capacity to support development. Cleared desert sands have become unmanageable, and dunes are superimposed over ridges in NNW and SSE directions.
- Tyrell Creek – This area consists of grey clays and is prone to being adversely affected by salting.
- Culgoa – This area consists of plains with scattered low hummocks and grasslands. It has a relatively low risk of wind erosion.

Strategic directions

- Ensure development supports catchment strategies and sustainable natural resource management practices, specifically the Wimmera and Mallee Regional Catchment Strategies.
- Maintain and enhance vegetative cover and minimise soil disturbance in areas prone to soil erosion and salinity.
- Prevent inappropriate development in areas affected by groundwater salinity.

02.03-4 NATURAL RESOURCE MANAGEMENT

Sustainable natural resource management is fundamental to the long term economic and social future of the Shire.

Agriculture is the most significant industry in the Shire. Grain production is a major source of employment, important for both the region and State. The agriculture industry is reliant on a land resource that needs to be sustainably managed and protected from conversion to use and development other than agriculture.

While rural areas in the Shire predominantly support broadacre agriculture, opportunities and requirements exist for diversification of agriculture, including the establishment of Rural Dependent Enterprises in these areas. These enterprises may include land uses such as fertiliser processing facilities, transport depots and storage facilities. It is important to facilitate the establishment of these enterprises through appropriate small lot subdivision.

Water management and proper siting and design of dams is important in the Shire considering the extensive rural areas and highly productive agricultural land. Water is scarce, with competing demands from irrigation, domestic use and stock use.

Intensive animal husbandry uses represent an important local industry that can be supported by the grain growing industry. The proper siting and design of this form of use and development is needed to ensure residential amenity and environmental quality is protected.

Deposits of mineral sands and gypsum are located within the Shire. The mining of these deposits have economic, social and environmental significance to the Shire and broader region.

Strategic directions

- Ensure the sustainable development of natural resources in order to maintain ecological processes and genetic diversity.
- Ensure that surface and ground water quality is not adversely affected by use and development
- Protect the natural resources upon which agricultural industries rely, including productive land.
- Promote ecologically-sustainable agricultural industries, and discourage use and development that has the potential to restrict or adversely affect rural activities. [\[moved from 02.03-1\]](#)
- Discourage non-agricultural land uses on high quality agricultural land.
- Discourage subdivision of high-quality agricultural land.
- Establish buffer distances from sensitive land uses for intensive uses such as waste water facilities, pig farms, poultry farms and cattle feedlots.
- Ensure that the use and development of land for intensive animal industry is located so that it does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.
- [\[moved to 02.03-7\]](#)[\[moved to 02.03-7\]](#) Discourage grazing along riparian areas to protect remnant vegetation.
- Facilitate the mining of mineral sand deposits and value-adding uses to enhance the economy of the municipality and greater region.

02.03-5 BUILT ENVIRONMENT AND HERITAGE

The built and natural heritage of the Shire reflects evidence of both Aboriginal and pastoral occupation. The Shire’s settlement was founded on the Yarriambiack Creek and the now partially closed Patchewollock railway line, forming a north-south spine for the Shire. Settlement commenced in the southern areas of the Shire during the mid-Victorian period and progressed with the expansion of the railway network to the north as far as Patchewollock during the inter-war period.

The establishment of primary industries, notably grazing and cropping, secondary industries including flour milling and freezing and services including, local government, education, transport, and other public services, has been associated with the formation and eventual decline of many townships, leaving a remote but rich and exceptionally intact built heritage.

The Shire has a diverse range of townships that provide a representation of the built and cultural heritage of the development of the area. The presentation of the towns from highways, at entrances and along streetscapes is important in building civic and community pride, in protecting existing heritage values and in the attraction of tourism.

The Shire is characterised in many areas by open plains, traditional grid pattern towns and wide streets. The siting of buildings is critical to visual appearance and maintenance of the pastoral settlement pattern.

Strategic directions

- Ensure the protection, maintenance and enhancement of heritage areas and features.
- Ensure the design, layout, height and appearance of use and development improves the character, presentation, amenity and visual qualities of towns.
- [\[moved to 02.03-6\]](#) [\[moved as it duplicates the strategy above and is better located under housing below\]](#) Encourage well designed development that is attractive, well landscaped and ecologically sustainable.
- Ensure rural development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.

- Ensure development improves the entries to towns, the streetscapes of commercial centres and streetscapes along highways.

02.03-6 HOUSING

Medium density housing is limited in the Shire. With changing housing needs, a wider range of housing types is required and clear direction for the form and design of these types of development is also needed.

Strategic directions

- Protect existing residential amenity. Encourage the use of vacant housing stock in existing settlements that preserves the surrounding residential amenity.
- Provide for a variety of lot sizes and housing choice to meet the requirements of all age groups, household types and lifestyles.
- **Ensure medium** density development is appropriately sited considering the streetscape and environmental attributes of adjacent residential areas [moved from 02.03-5][moved as it better relates to the above objective re: direction for the form and design' of housing types']
- Accommodate medium density development close to community services and commercial centres.

02.03-7 ECONOMIC DEVELOPMENT

Agriculture

The Shire makes a significant contribution to the agricultural production of the State, especially in terms of grain, cropping, lamb and wool.

The Shire serves as the centre of grain production and handling for the Wimmera/Mallee region, making grain productivity essential for the local economy. The condition of natural resources, including the capacity of soil and water to support agricultural production, is a primary factor that determines the viability of agriculture. The agricultural industry of the Shire also includes products and investments based around local processing, value adding businesses and equipment manufacturing and maintenance.

Strategic directions

- Protect rural areas for sustainable and productive agricultural, mining and other primary industries.
- Encourage agricultural diversity and promote opportunities for new farming enterprises. [moved from 02.03-4]
- Support industries and services that add value to agriculture.

Commercial and retail

It is of great importance for the prosperity of the Shire that the commercial and retail centres are attractive and commercially successful. Such centres attract residents, visitors and investors. A strong network of activity centres provides focus and creates a sense of community.

Strategic directions

- Ensure the cohesive design of development in commercial and retail centres to provide functional centres with a pleasant amenity for shoppers and other visitors.
- Locate commercial, service and retail uses within the network of activity centres.

Industrial

The Yarriambiack Shire has several areas of industrial development with the potential for further manufacturing. Increased opportunities and diversity in industrial development is critical to the creation of employment within the Shire. However, access to infrastructure, availability of cheap and developed land, incentives, raw materials and markets are key considerations for the establishment and operation of successful industries.

The landscape and streetscapes of the Shire, particularly in and around townships can be impacted on by inappropriately sited and designed industrial development.

Strategic directions

- Ensure an adequate supply of serviced industrial land is available at locations with good road access, drainage and reticulated services.
- Encourage the use and development of land for industry, including value-adding enterprises involved in processing local products at the source of agricultural production.
- Avoid negative impacts from industrial development.
- Encourage small scale industrial uses in townships.
- Encourage the expansion of extractive industries, including the mining and processing of gypsum.

Tourism

The Shire’s unique and diverse natural resources provide the basis for the recreation and tourism industry, including the Big Desert State Forest, the Little Desert National Park, Wyperfeld National Park, Wathe Corridor, Wathe State Forest and Lakes Hindmarsh and Albacutya. The expansion of tourism results in opportunities for the innovative use of existing resources , including sporting, recreational facilities and housing stock within townships.

Strategic directions

- Facilitate quality tourist uses and development that are related to the productive base of the Shire, the agricultural economy and tradition, the natural environment and conservation of natural features.
- Encourage tourism-related use and development that do not impact on the environment nor detract from the character of the towns and districts.
- Protect the natural and physical features that contribute to the ‘tourism experience’ including the natural environment, heritage elements, landscape features and cultural activities.
- Encourage the expansion and diversification of accommodation to facilitate and promote tourism.

02.03-8 TRANSPORT

General

The Shire’s transport infrastructure includes rail, road and air links to other cities and regional centres and is crucial to the operation of the local economy, particularly the grain industry.

Rail

Rail is central to the agricultural industry. Murtoa is the strategic grain receival point in Victoria and grain is transported to either Portland or Geelong for export. There is however no passenger rail service to the Shire despite the Melbourne-Adelaide rail line traversing the southwest part of the Shire.

Road

The Henty Highway and the Borung Highway provide the Shire with a north-south link and an east-west link respectively. Warracknabeal is well served by both highways. The Borung Highway joins the Western Highway at Dimboola providing direct access to Adelaide and Melbourne. The Shire has adopted a hierarchy of roads for the local road network that classifies roads in accordance with their functional use and prescribes desirable standards for construction.

New development in rural areas may strain the existing road infrastructure. It is essential that adequate standards of road infrastructure are provided and costs are not unnecessarily imposed on the community due to sub-standard road infrastructure.

Air

Excellent sealed and lit aerodromes operate at Warracknabeal and Hopetoun which provide for private landings at any time. However, no regular services are available.

Public transport

Bus services operate within the Shire between various urban centres and regional centres.

Strategic directions

- Ensure use and development does not lessen the service, safety and amenity of roads.
- Maintain the aerodromes located at Hopetoun and Warracknabeal as important and convenient access points for residents, visitors and investors to the Shire.
- Maintain the railway link to Murtoa as an important infrastructure support to the grain growing industry and the economy of the Shire.
- Ensure the improvement and upgrading of roads and infrastructure is commensurate with the expected impacts of use and development.
- Ensure use and development does not restrict existing road access.

02.03-9 INFRASTRUCTURE

General

The ageing and declining population of the Shire is affecting the ability to provide appropriate levels of services and maintain community facilities.

The withdrawal of community, health and commercial services in local townships is posing problems of equity to the elderly and disadvantaged groups in the community from accessing community, commercial and health facilities.

Water supply, drainage and sewerage

The townships of Beulah, Brim, Hopetoun, Minyip, Murtoa, Rupanyup and Warracknabeal have access to treated drinking water, whilst the remaining townships do not. Except for Murtoa, Rupanyup, Minyip, Hopetoun and Warracknabeal, all the towns in Yarriambiack treat their waste through on-site septic tanks. The levels of effectiveness of these septic tanks are variable between townships.

There are environmental concerns regarding unsatisfactory on-site effluent waste disposal causing offsite effects, and community concerns over poor supply and quality of water to under-serviced townships.

Farms are provided with stock and domestic water using rural water pipelines.

Power and telecommunications

There is an identified lack of satisfactory power supply that has hampered efforts to attract industry to certain towns.

Whilst mobile phone service in the Shire is generally poor, digital mobile phone reception is satisfactory in Warracknabeal.

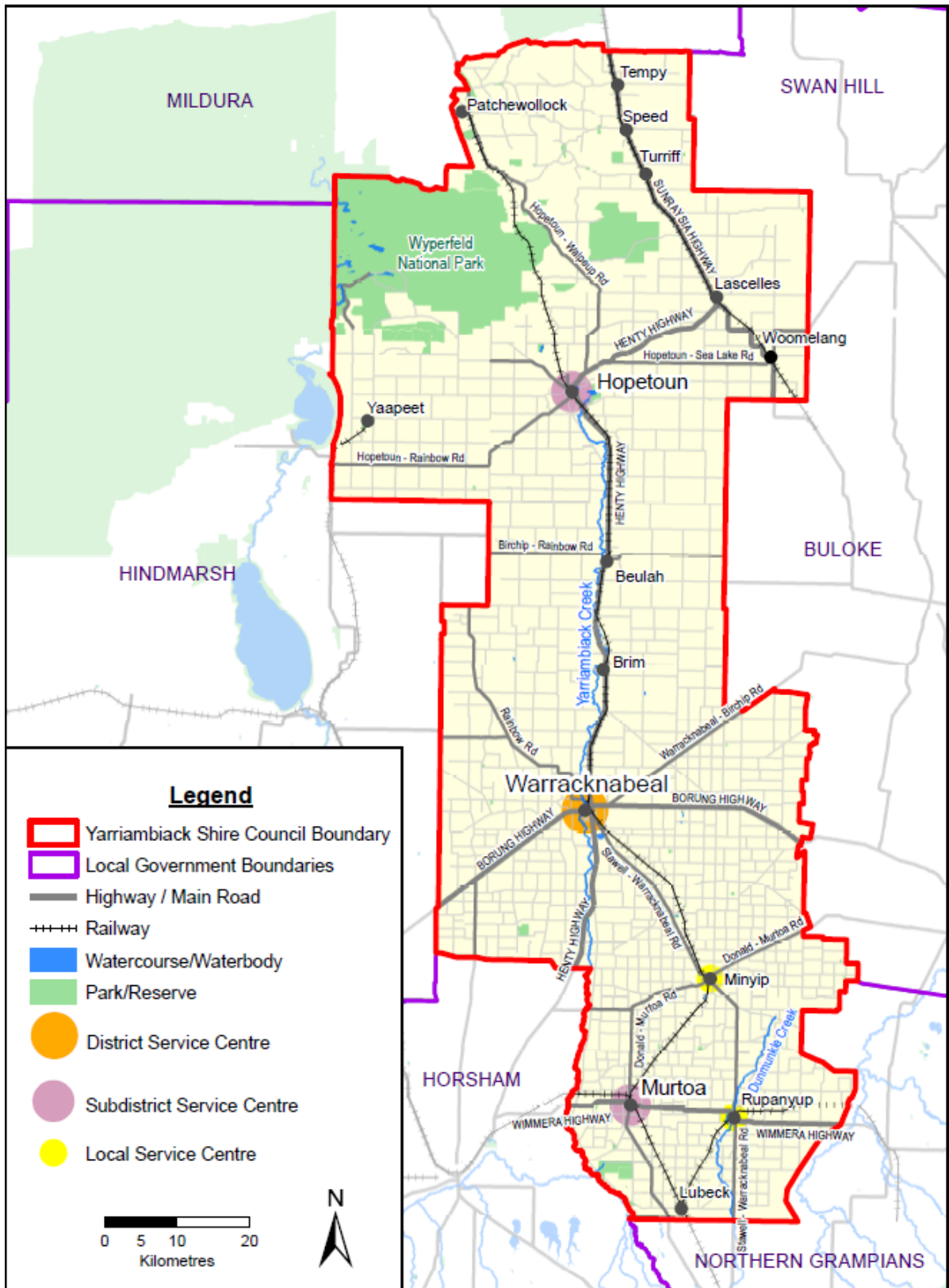
Strategic directions

- Direct services and infrastructure to townships identified as having highest potential to maintain population base.
- Coordinate the provision of essential infrastructure to support urban settlements and economic development.
- Encourage the efficient and orderly provision of public services and provision of infrastructure for reticulated water, sewerage (if available), power, communications and drainage.
- Encourage the reuse of drainage water and/or disposal to sources other than natural water courses.
- Ensure that septic tanks are appropriately installed and monitored for their performance.
- Facilitate the improved supply of electricity to townships to assist industrial and economic development.
- Support the establishment of a good standard of telecommunications infrastructure.

02.04 STRATEGIC FRAMEWORK PLAN

This strategic framework plan is to be read in conjunction with the strategic directions in Clause 02.03.

Yarriambiack strategic framework plan



13.04-3L SALINITY - YARRIAMBIACK

Strategy

Ensure use and development does not result in an increase in salinity recharge after runoff or an increase in salinity levels.

15.01-1L URBAN DESIGN – YARRIAMBIACK

- Encourage the planting of street trees in urban areas across the Shire, including streetscapes, parks and carparks to increase shade and reduce heat impacts. . [YCP, pg. 27, 28] [to reflect adopted Council policy]
- Ensure species selection for street trees complements neighbourhood character and enhances visual amenity in streetscapes, parks, and carparks [YTP, pg. 5][to reflect adopted Council policy]

15.01-2L INDUSTRIAL DEVELOPMENT DESIGN - YARRIAMBIACK

Policy application

This policy applies to applications for industrial development. [to clarify where the policy applies, in accordance with the PG]

Strategy

Design and site development on industrial sites so that it is attractive and well-presented through:

- Using brick, stone, concrete, or non-reflective colour-impregnated steel cladding as external finishes for walls of buildings.
- All-weather sealed car parking and external storage areas.
- Landscaping that:
 - Provides a visual and amenity buffer to the street and adjacent land in a residential zone.
 - Defines areas of pedestrian and vehicular movement.
 - Is low maintenance.
 - Allows maintenance and landscaping of areas where future building may occur.
- Avoiding the need for fencing unless visibility for safety is not essential and the fence is:
 - Required for security or to screen unsightly spaces.
 - Low in height, except where it is to screen outdoor storage areas, loading bays or car parking areas.
- Avoiding the storage of goods or materials in a setback area.

Policy guidelines

Consider as relevant:

- Using land within 7.5 metres of the front boundary for car parking, access and landscaping.
- Landscaping twenty-five per cent of the site as garden.
- Landscaping within 7.5 metres of a Residential Zone to screen activities on the site.

16.01-1L MEDIUM DENSITY HOUSING – YARRIAMBIACK

C29yari 10/06/2021

Policy application

This policy applies to all land in the General Residential Zone and Township Zone. [\[to clarify where the policy applies, in accordance with the PG\]](#)

Strategy

- Encourage medium density housing and small lot residential subdivision close to services and facilities.
- Protect existing residential amenity when planning for infill and urban consolidation in existing settlements [\[moved from 02.03-6\]](#)

Policy guideline

Consider as relevant:

- Locating medium density housing and lot sizes under 400 square metres within walking distance of business areas and community facilities and in urban areas that have reticulated water and sewerage systems.

18.02-4L ROAD ACCESS - YARRIAMBIACK

Strategies

Limit the number of access points to the highway and ensure new access points do not interfere with the safety of the road.

Ensure vehicle access points provide safe and efficient two-way access. [\[correction of error created from PPF translation\]](#)

18.02-4L CAR PARKING - YARRIAMBIACK

Strategy

Ensure car parking and landscaping are accommodated within the front setback areas in commercial and industrial zones.

32 RESIDENTIAL ZONES

32.05 TOWNSHIP ZONE

SCHEDULE TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as TZ.

YARRIAMBIACK TOWNSHIPS

1.0 Neighbourhood character objectives

None specified

2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

<p>Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?</p>
<p>No</p>

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

3.0 Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling or residential building
None specified.

5.0 Application requirements
None specified.

6.0 Decision guidelines
None specified.

32.08 GENERAL RESIDENTIAL ZONE

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**
YARRIAMBIACK GENERAL RESIDENTIAL AREA

1.0 Neighbourhood character objectives
None specified

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No
Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

4.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building
None specified.

6.0 Application requirements
None specified.

7.0 Decision guidelines
None specified.

33.01 INDUSTRIAL 1 ZONE

SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

1.0 Maximum leasable floor area requirements

2.0

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

34.01 COMMERCIAL 1 ZONE

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

1.0 Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
None specified	None specified	None specified

35.03 RURAL LIVING ZONE

SCHEDULE TO CLAUSE 35.03 RURAL LIVING ZONE

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

1.0 Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	8 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	8 hectares
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 an existing 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)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (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

35.07 FARMING ZONE

SCHEDULE TO CLAUSE 35.07 FARMING ZONE

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

1.0 Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares, unless the lot is being subdivided to provide for a specific use other than accommodation, which needs to be located in the

		Farming Zone, in which case the lot must be at least 0.5 hectares.
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	40 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: <ul style="list-style-type: none"> ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road. 	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> ▪ 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
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

37.01 SPECIAL USE ZONE

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1**.

RACECOURSE

Purpose

To allow the operation of a racecourse and associated facilities, including the conduct of special and regular sporting and cultural events.

1.0 Table of uses

Section 1 - Permit not required	
Use	Condition
Caretaker's house	
Major Sport and Recreation Facility	Excludes motor racing track
Mineral Exploration	
Mining	Must meet the requirements of Clause 52.08-2
Racecourse	
Racing Stable	
Stone Exploration	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
Any other use not in Section 1 or 3	

Section 3 - Prohibited	
Use	
Accommodation (other than Caretaker's house)	
Animal husbandry	
Brothel	
Crematorium	
Cemetery	
Funeral parlour	
Hospital	
Industry	
Office	
Research centre	
Retail premises (except as required to serve patrons of the racecourse)	
Transport terminal	
Warehouse	

Veterinary centre Winery

2.0 Use of land

None specified.

3.0 Subdivision

None specified.

4.0 Buildings and works

None specified.

5.0 Signs

Sign requirements are at Clause 52.05. All land located within the Racecourse is Category 4. [\[to comply with MD\]](#)

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**.

SHOWGROUNDS

Purpose

To allow the operation of showgrounds and associated facilities, including the conduct of special and regular sporting and cultural events.

1.0 Table of uses

Section 1 - Permit not required	
Use	Condition
Caretaker's house	
Carnival	
Circus	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Racing stable	
Stone exploration	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
Any other use not in Section 1 or 3	

Section 3 - Prohibited	
Use	
Accommodation	
Adult sex bookshop	
Agriculture	
Animal husbandry	
Brothel	

Cemetery Crematorium Funeral Parlour Hospital Industry Research centre Retail premises (except as required to serve patrons of the showgrounds) Service Station Veterinary centre Winery

- 2.0 Use of land**
None specified.
- 3.0 Subdivision**
None specified.
- 4.0 Buildings and works**
None specified.
- 5.0 Signs**
Sign requirements are at Clause 52.05. All land located within the Showgrounds is Category 4. [\[to comply with MD\]](#)

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

NORTH WESTERN AGRICULTURAL MACHINERY MUSEUM

Purpose

To allow the operation of a museum and associated facilities, including the conduct of special and regular events.

- 1.0 Table of uses**
- 2.0

Section 1 - Permit not required	
Use	Condition
Exhibition centre	
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08-2
Stone exploration	Must not be costeaning or bulk sampling
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

3.0

Section 2 - Permit required	
Use	Condition
Any other use not in Section 1 or 3	

4.0

Section 3 - Prohibited	
Use	
Accommodation	
Adult sex bookshop	
Agriculture	

<p> Brothel Cemetery Crematorium Funeral Parlour Hospital Industry Office Restaurant Retail premises (except as required to serve patrons of the North Western Agricultural Museum) Service Station Veterinary centre Winery </p>
--

2.0 Use of land

None specified.

3.0 Subdivision

None specified.

4.0 Buildings and works

None specified.

5.0 Signs

Sign requirements are at Clause 52.05. All land located within the North Western Machinery Museum is in Category 4.4. [\[to comply with MD\]](#)

42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

YARRIAMBIACK CREEK

1.0 Statement of environmental significance

The Yarriambiack Creek is a major effluent stream of the Wimmera River and the most significant north-south water course in the Yarriambiack Shire. The creek reserves contain stands of indigenous vegetation, wildlife habitat and sites of cultural heritage and landscape significance. In comparison to surrounding mainly cleared grazing land the environmental value of the creek reserve is substantial.

2.0 Environmental objective to be achieved

- To recognise the multiple uses of the Creek and the need to ensure the proper management of the natural vegetation, wildlife habitat, and sites of cultural heritage and landscape interests.
- To preserve the natural integrity and improve the environmental quality of the creek.
- To maintain the ability of the watercourse to carry natural flows.
- To prevent erosion of banks, streambeds, and adjoining land and the siltation of watercourses, drains and other features.
- To protect and encourage the sustainable flora and fauna habitats along the watercourse.
- To prevent pollution and increased turbidity of water in the natural watercourse.
- To conserve existing wildlife habitats and to allow for generation and regeneration of habitats.
- To protect and preserve indigenous vegetation in the Yarriambiack Creek Reserve.
- To maintain and enhance habitat and corridor requirements for indigenous fauna.
- The need to conserve and potential impacts on, values identified on the Department of Natural Resources and Environment Selected Biodiversity Components - Local Government Area of Yarriambiack, Parts A and B.

3.0 Permit requirement

A permit is not required to construct a building or carry out works if the use is for passive recreation.

4.0 Application requirements

None specified.

[to comply with MD – referral under 66.06s]5.0

C23yari 18/11/2021

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, regional catchment strategies or other natural resource management strategies adopted by the responsible authority.
- The existing use of land and the reason for development in relation that use.
- The possible effect of the development on the quality and quantity of water.
- The potential for flooding to occur.
- 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 concentration or diversion of floodwater or stormwater.
- The conservation of natural habitats and the preservation of native fauna, fish and other aquatic life.
- The objectives of the zone in which the land is situated.
- The effect of any possible flooding on any development.
- The proper management of the land as a floodplain.
- The conservation and enhancement of the area.
- The preservation of, and impact on, the natural environment or landscape values.
- The role of native vegetation in conserving the flora and fauna and in the providing of food, shade and shelter for native fauna.
- The need to retain native vegetation if it is rare or supports rare species of flora or fauna and where it forms part of a wildlife corridor.
- Whether provision is made or is to be made to establish and maintain native vegetation elsewhere on the land.

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

HIGHWAY ENVIRONS PROTECTION**1.0 Statement of environmental significance**

Wide highway reservations frequently contain remnant vegetation and habitat that may be substantially depleted in adjacent freehold areas. Highways are also significant as the main viewing corridor of many visitors and local residents when travelling through the municipality, thus placing importance upon the maintenance and enhancement of the highway environs.

2.0 Environmental objective to be achieved

- To maintain and enhance the safety and amenity of main roads.

- To preserve and enhance the tree lined character of the roadsides along the approaches to the urban townships and along main roads.
- To preserve and improve scenic views from a Transport Zone 2 or a Transport Zone 3 and to preserve and enhance the visual character of the areas adjacent to a Transport Zone 2 or a Transport Zone 3 approaching and within the townships.
- To discourage the intensification of development in undesirable locations.
- To ensure that all existing trees and natural features which are within the overlay area are conserved within the limits of practicality and are not wantonly damaged, destroyed or removed.
- To require new buildings and their associated works, gardens and landscape areas to be designed and maintained in a manner as to harmonise with the visual character of their surrounds.
- To preserve the amenity and service capability of a Transport Zone 2 or a Transport Zone 3 and their environs.
- To protect and preserve indigenous vegetation and rare and endangered flora and fauna species on linear reserves.
- To maintain and enhance habitat and corridor requirements for indigenous fauna.

3.0 Permit requirement

None specified.

4.0 Application requirements

None specified.

[to comply with MD – referral under 66.06s]5.0 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 objectives of the zone within which the land is situated.
- The preservation of the amenity of the neighbourhood and the need to prevent unnecessary intrusive development from occurring in visually exposed areas.
- The necessity to control the exterior colour and finishes of buildings, structures and works that directly affect the visual quality of the area, and to encourage where appropriate such buildings, structure and works to conform and reflect the character and atmosphere of the surrounding township.
- The conservation and enhancement of the area.
- The preservation of, and impact on, the natural environment or landscape values.
- The role of native vegetation in conserving the flora and fauna and in the providing of food, shade and shelter for native Fauna.
- The need to retain native vegetation if it is rare or supports rare species of flora or fauna and where it forms part of a wildlife corridor.
- Whether provision is made or is to be made to establish and maintain native vegetation elsewhere on the land.
- The sensitive location of driveways or crossings over roadside reserves.

[THIS DUPLICATE SIGN REQUIREMENTS] 43.01 HERITAGE OVERLAY

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

None specified.

2.0

Heritage places

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The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Areegra							
HO1	Holy Trinity Church, Rupanyup Rd.	Yes	Yes	No	No	No	No	No
	Beulah							
HO2	Memorial Hall & Free Library, Phillips St.	Yes	Yes	No	No	No	No	No
HO3	Post Office, Phillips St.	Yes	Yes	No	No	No	No	No
HO4	Railway Station Buildings, Hopetoun St.	Yes	Yes	No	No	No	No	No
HO5	Town Centre, Phillips St.	No	No	No	No	No	No	No
	Brim							
HO6	Memorial Hall, Swann St.	Yes	Yes	No	No	No	No	No
HO7	St. Pauls Anglican Church, Swann St.	Yes	Yes	No	No	No	No	No
	Galaquil							No
HO8	Netting Fence, Galaquil West Rd.	No	No	No	No	No	No	No
	Hopetoun							
HO9	Church, 41 Lascelles St.	Yes	No	No	No	No	No	No
HO10	"Hopetoun House", 77 Evelyn St.	-	-	-	-	Yes ref.no H800	Yes	No
HO11	"Lake Corrong Homestead", 90 Evelyn St.	-	-	-	-	Yes ref.no H642	Yes	No
HO12	Memorial Hall, Austin St.	Yes	Yes	No	No	No	No	No
HO13	Shops, 66-68 Lascelles St.	Yes	No	No	No	No	No	No

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HO14	St Lukes Anglican Church, 46 Lascelles St.	No	No	No	No	No	No	No
	Lascelles							
HO15	Hall, Wychunga St.	Yes	Yes	No	No	No	No	No
HO16	“Minapre” Hotel, Wychunga St.	Yes	No	No	No	No	No	No
	Longerenong							
HO35	“Longerenong” Homestead, 897 Burnt Clay Rd.	-	-	-	-	Yes ref.no. H 290	Yes	No
	[remove as does not comply with MD or PPN01]							
HO17	Former Store, Horsham Rd.	No	No	No	No	No	No	No
HO18	Soldiers Memorial Reserve gates & Cenotaph, Horsham Rd.	Yes	No	No	No	No	No	No
	Minyip							
HO19	76-78 Main St.	Yes	No	No	No	No	No	No
HO20	“Commercial” Hotel, Main St.	Yes	No	No	No	No	No	No
HO21	Former Bank, 63 Main St.	Yes	No	No	No	No	No	No
HO22	“Majestic” Hotel, Main St.	Yes	No	No	No	No	No	No
HO23	Memorial Hall, 52 Main St.	Yes	Yes	No	No	No	No	No
HO24	Post office, 50 Main St.	Yes	No	No	No	No	No	No
HO25	Minyip Railway Station, Station St.	-	-	-	-	Yes ref.no. H1578	Yes	No
HO26	St Johns Lutheran Church, Church St.	Yes	Yes	No	No	No	No	No
HO27	Town Centre, Main St.	No	No	No	No	No	No	No
	Murtoa							
HO28	60 Marma St.	Yes	No	No	No	No	No	No
HO29	Cool Stores, Wimmera Hwy.	Yes	Yes	No	Yes ruins	No	No	No
HO30	Former Bank, 50 Marma St.	Yes	No	No	No	No	No	No
HO31	Former Flour Mill	No	No	No	No	No	No	No

YARRIAMBIACK PLANNING SCHEME

HO32	Former Police Buildings, McDonald St.	No	No	No	No	No	No	No
HO33	Former State Savings Bank, Marma St.	Yes	No	No	No	No	No	No
HO34	Holy Trinity Anglican Church, Lake St.	No	No	No	No	No	No	No
HO36	"Marma Gully" Hotel, Marma St.	Yes	No	No	No	No	No	No
HO37	Mechanics Hall, Duncan St.	Yes	Yes	No	No	No	No	No
HO38	Memorial Entrance Gates, Fountain and Band Rotunda, Lake Marma Public Park.	Yes	No	No	No	No	No	No
HO39	Marmalake/Murtoa Grain Store, Wimmera Hwy.	-	-	-	-	Yes ref.no. H791	Yes	No
HO40	Railway Station Building	No	No	No	No	No	No	No
HO41	Former Railway Water Tower, corner Comyn and Soldiers Ave.	-	-	-	-	Yes ref.no. H1193	Yes	No
HO42	Shops, Breen St.	No	No	No	No	No	No	No
HO43	State School, Duncan St.	Yes	Yes	No	No	No	No	No
HO44	Town Centre, McDonald St.	No	No	No	No	No	No	No
HO74	Kurrajong Avenue, Comyn St.	-	-	-	-	Yes ref.no. H2061	No	No
	Patchewollock					No		
HO45	Patchewollock Railway Station Complex, Federation St.	-	-	-	-	Yes ref.no. H1583	Yes	No
HO46	Town Centre, Federation St.	No	No	No	No	No	No	No
	[remove as does not comply with MD or PPN01]							
HO47	Church, Henty Hwy.	No	No	No	No	No	No	No
	Rupanyup							
HO48	Former Wimmera Flour Mill and Silo	-	-	-	-	Yes ref.no. H1011	Yes	No

	Complex, Gibson St.							
HO49	Post Office, Cromie St.	Yes	Yes	No	No	No	No	No
HO50	Former Rupanyup Railway Station, Railway Reserve, Frayne Avenue	-	-	-	-	Yes ref.no. H1590	Yes	No
HO51	St Phillips Anglican Church, Cromie St.	No	No	No	No	No	No	No
HO52	Town Centre, Cromie St.	No	No	No	No	No	No	No
	[remove as does not comply with MD or PPN01]							
HO53	“Commercial” Hotel, Campbell St.	Yes	No	No	No	No	No	No
HO54	Mechanics Institute, Stainthorpe St.	Yes	Yes	No	No	No	No	No
	[remove as does not comply with MD or PPN01]							
HO55	National Bank, Main St.	No	No	No	No	No	No	No
	[remove as does not comply with MD or PPN01]							
HO56	Soldiers Memorial Hall, Sunraysia Hwy.	Yes	Yes	No	No	No	No	No
	Warracknabeal							
HO57	Anglican Church, Lyle St.	Yes	No	No	No	No	No	No
HO58	Christ Church, Jamouneau St.	Yes	No	No	No	No	No	No
HO59	“Commercial” Hotel, Scott St.	Yes	No	No	No	No	No	No
HO60	Court House, Woolcock St.	No	No	No	No	No	Yes	No
HO61	“Dal Monte” Theatre, Scott St.	Yes	No	No	No	No	No	No
HO62	Flour Mill, Duncan St.	No	No	No	No	No	No	No
HO63	Former State Savings Bank, Scott St.	Yes	Yes	No	No	No	No	No
HO64	Lock-Up, 31 Devereux St.	-	-	-	-	Yes ref. no. H1537	Yes	No

HO65	Warracknabeal Post Office, 107 Scott St.	-	-	-	-	Yes ref .no. H1737	Yes	No
HO66	Railway Station Buildings, Tarrant St.	No	No	No	No	No	Yes	No
HO67	Railway Water Tower, Molyneaux St.	Yes	Yes	No	No	No	Yes	No
HO68	Town Centre, Scott St.	No	No	No	No	No	No	No
HO75	Warracknabeal Town Hall, 39 Scott St.	-	-	-	-	Yes ref .no. H2223	Yes	No
HO69	Former ANZ Bank, 47 Scott St.	Yes	Yes	No	No	No	No	No
HO70	"Warracknabeal" Hotel, Scott St.	Yes	No	No	No	No	No	No
	[remove as does not comply with MD or PPN01]							
HO71	Former Court House, Brook St.	Yes	Yes	No	No	No	No	No
HO72	Post Office, 43 Brook St.	Yes	No	No	No	No	No	No
HO73	Railway Station Complex	No	No	No	No	No	Yes	No

43.02 DESIGN AND DEVELOPMENT OVERLAY

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

AIRPORT ENVIRONS

1.0 Design objectives

To maintain and enhance the safety and operation of the aerodromes that operate in the Shire.

To prevent development in the immediate environs of the aerodrome, which could prejudice the existing and future use of the aerodromes.

2.0 Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- A permit is required to construct any building, any addition to a building or any works which exceed ground level within the area of this overlay.
- A permit is required to plant a tree or trees within the area of this overlay, unless the planting is carried out by VicRoads and the mature height of the tree does not exceed 15.5 metres above ground level.

A permit is not required for the erection of power lines of 66kV or less, 22kV substation meters or public lighting to a height of 15.5 metres above natural ground level.[\[moved from 5.0\]](#)

3.0 Subdivision
None specified.

4.0 Signs
None specified.

5.0 Application requirements

[moved to 2.0]6.0 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 buildings, works, structures or trees from being constructed which could interfere with or cause a safety hazard to aircraft operations in the immediate vicinity of the airport.
- The prevention of inappropriate development in the vicinity of the aerodrome or along flight paths.
- The existing and likely future use of the airfield.
- The comments of the Department of Energy, Environment and Climate Action (DEECA) in relation to the proposed planting of any tree or trees. [\[new name\]](#)

44.04 LAND SUBJECT TO INUNDATION OVERLAY

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO1**. [\[to comply with MD\]](#)

LAND SUBJECT TO INUNDATION

1.0 Land subject to inundation objectives to be achieved
None specified.

2.0 Statement of risk
None specified.

3.0 Permit requirement
A permit is not required to construct a building and/or works including a fence, if the land on which the buildings and works are to be situated is:

- in accordance with the requirements of a planning permit relating to an approved plan of subdivision affecting the land, or
- if other planning permits have been issued in relation to the land;
- detailed information is submitted to the satisfaction of the responsible authority;
- the natural level of the land on which the buildings and works are proposed to be situated is above the 1 in 100-year flood level.

4.0 Application requirements
The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The application will be accompanied by flood level information where the responsible authority does not have access to such information in relation to the land.
- Where the responsible authority has accurate flood level information, the responsible authority will advise the applicant of the appropriate floor level for any proposed buildings.

5.0 Decision guidelines

None specified.

45.01 PUBLIC ACQUISITION OVERLAY

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

1.0 Public acquisition

PS map ref	Acquiring Authority	Purpose of acquisition
PAO1	Grampians Water	Waste water treatment facility

51 SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0 Specific sites and exclusions

Address of land	Title of incorporated document
The Mildura Line (Gheringhap to Yelta) shown on the project area maps for the Rail Gauge Standardisation Project in the incorporated document.	Rail Gauge Standardisation Project, December 2002
Land in the shire required for the construction of the Wimmera Mallee Pipeline Project.	Wimmera Mallee Pipeline Project Yarriambiack Planning Scheme Incorporated Document
Hopetoun West Road, Hopetoun (Lot 1 on TP409373) and Lot 1 on TP372182A	Iluka Resources Limited Heavy Mineral Concentrate Transportation Project - Hopetoun West Road, Hopetoun (Lot 1 on TP409373) and Lot 1 on TP372182A, September 2010

52 PROVISIONS THAT REQUIRE, ENABLE OR EXEMPT A PERMIT

52.01 SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

1.0 Under Section 23 of the Subdivision Act 1988

Land	Easement or restriction	Requirement
None specified		

2.0 Under Section 24A of the Subdivision Act 1988

Land	Person	Action
None specified		

3.0 Under Section 36 of the Subdivision Act 1988

Land	Easement or right of way	Requirement
None specified		

52.05 SIGNS

SCHEDULE TO CLAUSE 52.05 SIGNS

1.0 Exemption from notice and review

Land	Condition
None specified	

52.06

SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

1.0 Native vegetation precinct plan

Name of plan
None specified

52.17 NATIVE VEGETATION

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0 Scheduled area

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Land required for the construction of the Wimmera Mallee Pipeline Project - Headworks and Western Leg Stage 1 from Lake Bellfield to Yaapeet as shown on Figures 2, 3 and 4 on pages 29, 30 and 31 of the Environmental Management Plan.	All native vegetation necessary for the construction of the Wimmera Mallee Pipeline Project - Headworks and Western Leg Stage 1 in accordance with the Wimmera Mallee Pipeline Project Environmental Management Plan - Headworks and Western Leg dated 19 January 2005 and endorsed by the Secretary, Department of Sustainability and Environment on 11 July 2006.
Land required for the construction of the Wimmera Mallee Pipeline Project as shown on Figure 2 on page 39 of the Environmental Management Plan.	All native vegetation necessary for the construction of the Wimmera Mallee Pipeline Project in accordance with the Wimmera Mallee Pipeline Project Environmental Management Plan Framework and Detailed Design Phase - Supply System 5 Murray/Culgoa approved by the Secretary of the Department of Sustainability and Environment.

2.0 Scheduled weed

Area	Description of weed
None specified	

52.27 LICENSED PREMISES

SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES

1.0 Permit not required

Land	Type of licence
None specified	

2.0 Permit may not be granted

Land	Type of licence
None specified	

59 VICSMART APPLICATIONS AND REQUIREMENTS

59.15 LOCAL VICSMART APPLICATIONS

SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS

1.0 Table 1 Classes of VicSmart application under zone provisions

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.0 Table 2 Classes of VicSmart application under overlay provisions

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.0 Table 3 Classes of VicSmart application under particular provisions

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

A schedule to this clause may set out information requirements and decision guidelines for a class of VicSmart application specified in the Schedule to Clause 59.15.

SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

1.0 Information requirements

None specified.

2.0 Decision guidelines

None specified.

66.02 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

In addition to the notice requirements of Clause 66.05, notice of an application of the kind specified in the schedule to this clause must be given to the person or body specified in the schedule. If a local provision of the scheme specifies a notice requirement and that requirement is not included in the schedule to this clause, it is not a notice requirement under Section 52(1)(c) of the Act.

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
Schedule 1 to Clause 42.01 (ESO)	All applications	Secretary to the Department of Energy, Environment and Climate Action
Schedule 2 to Clause 42.01 (ESO)	All applications	Roads Corporation
SCHEDULE 1 TO CLAUSE 43.02 (DDO)	Applications including planting of vegetation	Secretary to the Department of Energy, Environment and Climate Action

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

Zoning and Overlay maps

- 1, 1BMO
- 2, 2HO, 2BMO
- 3, 3ESO2
- 4
- 5, 5BMO
- 6, 6BMO
- 7, 7ESO2, 7BMO
- 8, 8ESO2
- 9, 9ESO2, 9BMO
- 10
- 11, 11BMO
- 12, 12BMO
- 13, 13ESO2, 13BMO
- 14, 14ESO2, 14HO

- 15, 15ESO2
- 16,16HO
- 17
- 18
- 19, 19BMO
- 20, 20BMO
- 21, 21BMO
- 22, 22ESO2 , 22PAO, 22BMO
- 23
- 24
- 25, 25ESO1, 25ESO2, 25HO, 25BMO
- 26, 26HO
- 27, 27ESO1, 27ESO2 27HO, 27BMO
- 28
- 29, 29ESO2, 29BMO
- 30, 30ESO1,30ESO2, 30DDO, 30BMO
- 31, 31ESO1, 31ESO2,31HO, 31DDO, 31LSIO, 31BMO
- 32, 32ESO2, 32HO, 32BMO
- 33, 33ESO2
- 34, 34ESO2, 34DDO, 34BMO
- 35, 35ESO2, 35DDO, 35BMO
- 36, 36ESO1, 36ESO2,36DDO, 36PAO, 36BMO
- 37, 37ESO1, 37ESO2, 37BMO
- 38, 38HO, 38BMO
- 39, 39HO
- 40, 40BMO
- 41, 41HO
- 42, 42HO
- 43, 43BMO
- 44, 44HO, 44BMO
- 45, 45BMO
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72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

Name of document	Introduced by:
Iluka Resources Limited Heavy Mineral Concentrate Transportation Project - Hopetoun West Road, Hopetoun (Lot 1 on TP409373) and Lot 1 on TP372182A, September 2010	C15
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Selected Biodiversity Components – LGA of Yarriambiack, DNRE, May 1996	NPS1

Wimmera Mallee Pipeline Project Yarriambiack Planning Scheme Incorporated Document	C14
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1.0 Date this planning scheme began:

25 November 1999

72.08 BACKGROUND DOCUMENTS

The documents listed in the table and the schedule to this clause are background documents.

A background document may:

- Have informed the preparation of, or an amendment to, this planning scheme.
- Provide information to explain the context within which a provision has been framed.
- Assist the understanding of this planning scheme.

A background document does not form part of this planning scheme.

Table to Clause 72.08

Name of background document	Amendment number - clause reference
<i>Central Highlands Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>G21 Regional Growth Plan</i> (Geelong Region Alliance, 2013).	VC106 Clauses 10 to 19
<i>Gippsland Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Great South Coast Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Hume Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Loddon Mallee North Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Loddon Mallee South Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Wimmera Southern Mallee Regional Growth Plan</i> (Victorian Government, 2014).	VC106 Clauses 10 to 19
<i>Plan Melbourne 2017-2050: Metropolitan Planning Strategy</i> (Department of Environment, Land, Water and Planning, 2017).	VC134 Clauses 10 to 19
<i>Plan Melbourne 2017-2050: Addendum 2019</i> (Department of Environment, Land, Water and Planning, 2019).	VC168 Clauses 10 to 19

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

Name of background document	Amendment number - clause reference
Wimmera Mallee Pipeline Project Environmental Management Plan - Headworks and Western Leg (19 January 2005)	C14
Wimmera Mallee Pipeline Project Environmental Management Plan Framework and Detailed Design Phase - Supply System 5 Murray/Culgoa	C14

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74 STRATEGIC IMPLEMENTATION

74.02

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0

Further strategic work

to

overlay mapping errors identified in the 2004 Planning Scheme Review Report

heritage