

## Consistency of the proposal with the Statement of Planning Policy:

Objective number	Objective in the SOPP (Direct quote)	Strategies to deliver the objective (Direct quote)	Meets	Does not meet	N/A	Planner's Comment
1	To ensure the declared area's natural and cultural landscapes are conserved and enhanced.			X		
		Manage land use, development and infrastructure to ensure that significant landscapes, views and vantage points are conserved and enhanced.		X		The proposed subdivision does not respond to the character of the site and surrounds including its interface with adjacent rural zoned land, as well as the sloped topography of the land and environmental values such as native vegetation and natural waterway. It will result in an unreasonable impact upon landscape values and natural features of this area and will be unable to add to the attractiveness of the area and increase the visual prominence of the development in the landscape.
		Encourage retention of native vegetation and revegetation that contributes to significant landscapes, particularly on escarpments and ridgelines and along riparian areas.		X		<p>The proposal does not adequately provide for avoidance and minimisation of native vegetation removal. The site contains a number of large remnant native trees that are a significant environmental and landscape value for the site. The two of these trees that are proposed for removal could feasibly be retained in an alternative layout.</p> <p>Whilst the proposal retains other two large trees but these are in such a lot layout, which compromises their long term viability.</p> <p>The retention of the waterway rather than its removal would facilitate for revegetation within the riparian area of the site. The proposed subdivision could be modified to achieve improved responsiveness to natural landscape values.</p>
		Manage development around significant landscapes of visual, scientific or education value, including along ridgelines and at vantage points.		X		The landscape area to the south and south-west of Kyneton is an important landform and natural environment asset forming part of the

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						Central Volcanic Plain (Campaspe Plains) Landscape Character Area identified in Council's Landscape Assessment Study 2019.  The proposed subdivision seeks a density and format that would be contrary to the established low density residential character for nearby subdivisions within the same zone area as well as abutting rural zoned land.  The development would be adverse and incongruous in respect to the natural and rural landscape of this area.
		Manage development and infrastructure provision to ensure sequences of views from key road and rail corridors are maintained for current and future users.		X		The site is located close to the Melbourne-Bendigo railway line and the Kyneton station this subdivision and the proposed subdivision would be adverse in its lack of response to the character and landscape of this area.
<b>2</b>	<b>To ensure the significant biodiversity, ecological and environmental values of the declared area are conserved and enhanced</b>			X		
		Conserve and enhance high-value native vegetation and biodiversity and their ecological integrity by undertaking responsible environmental management, planning, procedures and practices.		X		The native vegetation on subject site is classified as Endangered Ecological Vegetation Community type where retention and enhancement is of high importance.
		Utilise appropriate historical ecological knowledge and practices from Traditional custodians of the land in the management of biodiversity and ecological and environmental values.			N/A	
		Encourage ecological restoration works in areas of identified state, regional and locally significant biodiversity value			N/A	
		Establish and improve bio links to connect high-value ecological areas, including areas along waterways and areas within and between towns.		X		The existing waterway within the site is proposed to be removed to facilitate the subdivision rather than being restored and enhanced.

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		Minimise the effects of weeds and pest animals on biodiversity values by establishing and implementing best practice land management plans.			N/A	
3.	<b>To prioritise the conservation and use of the declared area's water catchments to ensure a sustainable local, regional and state water supply, and healthy environment.</b>				N/A	The site is not located within any special water supply catchment area.
		Protect water quality and natural systems by discouraging development that contributes to the degradation of water quality and quantity.		X		The stormwater drainage system proposed would remove the natural waterway and replace it with underground pipes which would not be a result that protects the natural system.
		Manage land use and development, including dams, in Declared Water Supply Catchments to retain and improve water quality and improve yield to support regional water needs and to increase system-wide capacity to Respond to demand.		X		The subdivision layout does not prioritise conservation and sustainable water use.
		Reinforce the role of waterways as biodiversity Linkages and as corridors for native plants and animals.		X		The proposal would remove rather than reinforce the natural waterway and its environmental function and benefit.
		Ensure water supply and land use planning policies are integrated, to realise efficiencies in regional catchment management and best practice, water-sensitive urban design.		X		Although the stormwater drainage may meet minimum engineering standards, it would not achieve best practice WSUD.
		Address the expected impacts of climate change, including changes in the duration and frequency of rainfall events and changes in the intensity and frequency of bushfire events.			N/A	
		Review and improve regulation and monitoring of groundwater licences and surface water diversions.			N/A	
4.	<b>To recognise, protect, conserve and enhance the declared area's Aboriginal cultural and spiritual heritage values and</b>				N/A	The site is not located within Cultural Heritage Sensitivity area.

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	<b>work in partnership with Traditional Owners in caring for Country.</b>					
		With Traditional Owners, identify, protect, conserve and enhance sites, landscapes and views of Aboriginal cultural significance, consistent with the Aboriginal Heritage Act 2006 and Cultural Heritage Management Plans.			N/A	
		With Traditional Owners, acknowledge, protect, promote and interpret tangible and intangible Aboriginal cultural values, heritage and knowledge when planning and managing land use and development, water and other environmental resources.			N/A	
<b>5.</b>	<b>To recognise, conserve and enhance the declared area's significant post-contact cultural heritage values.</b>				N/A	
		Conserve and enhance the character of state and/or nationally significant post-contact cultural heritage values (including aesthetic, historic, scientific, social and spiritual values) in the declared area's heritage places, precincts and landscapes, including sequences of views along main road and rail routes.			N/A	
		Acknowledge, promote and interpret significant post-contact cultural heritage values in the planning, design, development and management of land uses, including infrastructure.			N/A	
<b>6.</b>	<b>To support and encourage agricultural land uses that strengthen the declared area's economy and contribute to the rural landscape.</b>				N/A	
		Encourage the use of rural-zoned land for agricultural purposes and encourage the use of high-quality soils for soil-based agriculture.			N/A	
		Encourage and support innovations in agricultural practices (such as sustainable farming, water reuse, technologies to enable farming to adapt and respond to emerging and niche markets).			N/A	

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		Support agricultural practices that improve soil health and respond to and encourage adaptation to climate change.			N/A	
		Encourage measures to ensure agricultural practices protect and enhance soil quality, water quality, biodiversity and native plants and animals.			N/A	
		Manage the effects of rural land use and development on important environmental and cultural values.			N/A	
		Restrict the supply of rural-living-zoned land to conserve and protect agricultural practices.			N/A	
		Protect strategic extractive resource areas and existing quarry operations from encroachment from inappropriate development.			N/A	
		Proposals to establish an extractive industry must adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.			N/A	
7.	<b>To provide for a diverse and sustainable visitor economy compatible with the natural and cultural values of the area.</b>				N/A	
		Support and facilitate sustainable and responsible tourism and recreation-related land uses and developments (such as agritourism) in keeping with the declared area's significant landscapes, environmental and cultural values.			N/A	
		Facilitate tourism-related land use and development that encourages people to recognise and understand Aboriginal and post-contact cultural heritage.			N/A	
		Ensure the conservation and enhancement of Declared Water Supply Catchment Areas of regional or state significance in the planning of tourism and recreational land uses.			N/A	
		Protect the unique rural character of towns in the declared area.			N/A	
8.	<b>To plan and manage growth of settlements in the declared area consistent with protection of the area's significant landscapes, protection of</b>			X		

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	catchments, biodiversity, ecological and environmental values, and consistent with the unique character, role and function of each settlement.					
		Direct urban development to a hierarchy of settlements identified for growth, through clearly defining long-term settlement boundaries.		X		Although the site is zoned LDRZ and is suitable for residential subdivision and development, the proposed subdivision however does not respond to the character and constraints of the site and surrounds.
		Direct rural residential development to rural-living-zoned land as provided for in the Macedon Ranges Council's rural living strategy, In the Rural Living Zone – Strategic Direction (2015).			N/A	
		Encourage infill development that respects the townships' character.		X		The subdivision is not appropriately responsive to the townships' character.
		Limit the expansion of settlements in high risk locations, actively reducing the risks associated with natural hazards.			N/A	
		Encourage a range of housing types within settlement boundaries to support a diverse range of housing needs.		X		The site is not located within an urban residential zone and there are adequate residential options available in the township for such development.
		Encourage provision of an adequate supply of well-serviced employment land within settlement boundaries to support local and regional jobs and services.			N/A	
		Encourage the use of voluntary Cultural Heritage Management Plans.			N/A	
9.	To manage the provision of infrastructure consistent with protection of the area's significant landscapes and protection of environmental values to support the social and economic needs of communities and increase resilience to climate change effects.			X		

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		Provide timely infrastructure and services to meet community needs in sequence with development.	✓			Reticulated sewerage is proposed to service the subdivision.
		Maintain and enhance transport connections that provide links between and within regional communities and to major cities.			N/A	
		Reduce use of fossil fuels and reduce greenhouse gas emissions by prioritising active transport and public transport modes.			N/A	
		Maintain view lines of state-significant landscape features from the main road and rail transport corridors.		X		The site is located close to the Melbourne-Bendigo railway line and the Kyneton station this subdivision and the proposed subdivision would be adverse in its lack of response to the character and landscape of this area.
		Ensure the future operation and development of major transport linkages and rail corridors and upgrading and improved management of freight routes are considered when managing the growth of settlements.			N/A	
		Ensure equitable access to community infrastructure.			N/A	
		Encourage the use of active and public transport by planning infrastructure and facilities in accessible locations, and improve walking and cycling routes.		X		Although footpaths are proposed within the subdivision, the road network proposed does not provide for connected pedestrian and cycling routes, although the isolation of the site from the station and town centre is not a shortcoming and would be resolved by later subdivisions within the Kyneton South area.
10.	<b>Respond to the challenges and threats of climate change and natural hazards with careful planning and mitigation strategies.</b>				N/A	
		Support community and government planning for disaster preparedness and climate resilience.			N/A	
		Manage bushfire risks while also retaining valued biodiversity and landscape character.	✓			CFA is supportive of the subdivision with appropriate road construction and fire hydrant provision. The site is not subject to Bushfire Management Overlay.
		Plan for more renewable energy generation and distribution.			N/A	

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		Ensure proposals to establish renewable energy facilities adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.			N/A	
		Ensure planning for future use and development of land prone to flooding minimises the consequences of inundation.			N/A	