

Consistency of the proposal with the Statement of Planning Policy (SOPP): MRSC Planning Permit Application PLN/2020/141 – 67 Simpson Street, Kyneton

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.		✓			Proposed development would avoid visual obtrusiveness by its location in the northern side of the site and its position in a slightly lower area of the site. This area of the site includes mature trees on most sides, with new landscaping proposed that would further integrate the development in an unobtrusive manner. The development is located away from the river frontage and rural interface of the subject land.
		Manage land use, development and infrastructure to ensure that significant landscapes, views and vantage points are conserved and enhanced.	✓			See above.
		Encourage retention of native vegetation and revegetation that contributes to significant landscapes, particularly on escarpments and ridgelines and along riparian areas.	✓			No native vegetation is proposed to be removed, whilst new landscaping will be required to include a proportion of locally native species. The development area of the site is not in a significant landscape area.
		Manage development around significant landscapes of visual, scientific or education value, including along ridgelines and at vantage points.			N/A	
		Manage development and infrastructure provision to ensure sequences of views from key road and rail corridors are maintained for current and future users.			N/A	
2	To ensure the significant biodiversity, ecological and environmental values of the declared area are conserved and enhanced		✓			See above, new landscaping will incorporate native planting. Otherwise no removal of native vegetation is proposed.
		Conserve and enhance high-value native vegetation and biodiversity and their ecological integrity by undertaking responsible environmental management, planning, procedures and practices.	✓			See above.
		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	

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		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.			N/A	
		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>		✓			The subject site is located with Special Water Supply Catchment Area. The application was referred to relevant water authorities and no objection has been raised from the relevant water authorities.
		Protect water quality and natural systems by discouraging development that contributes to the degradation of water quality and quantity.			N/A	
		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.	✓			See above.
		Reinforce the role of waterways as biodiversity Linkages and as corridors for native plants and animals.			N/A	
		Ensure water supply and land use planning policies are integrated, to realise efficiencies in regional catchment management and best practice, water-sensitive urban design.	✓			See above.
		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>		✓			The subject site is located within area of Aboriginal cultural sensitivity. The applicant has worked closely with the traditional owners of the land and a Cultural Heritage

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	<b>work in partnership with Traditional Owners in caring for Country.</b>					Management Plan has been approved for the proposed development of the land. In addition to the CHMP, an area of the site is proposed to be set aside for cultural heritage preservation as well as interpretation with a walkway including revegetation, signage and otherwise within the northern end of the subject land.
		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.	✓			See above.
		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.	✓			See above.
<b>5.</b>	<b>To recognise, conserve and enhance the declared area's significant post-contact cultural heritage values.</b>		✓			Former Kyneton Hospital buildings remain in situ within the subject land and are subject to Heritage Victoria listing in addition to protection by a Heritage Overlay in the planning scheme. Trees in the adjacent Wedge Street road reserve are also protected by a Heritage Overlay. The development proposed appropriately preserves and responds to the heritage values of the site and road reserve.
		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.	✓			See above.
		Acknowledge, promote and interpret significant post-contact cultural heritage values in the planning, design, development and management of land uses, including infrastructure.	✓			See above.
<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>				<b>N/A</b>	Land is zoned residential.

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		Encourage the use of rural-zoned land for agricultural purposes and encourage the use of high-quality soils for soil-based agriculture.				
		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).				
		Support agricultural practices that improve soil health and respond to and encourage adaptation to climate change.				
		Encourage measures to ensure agricultural practices protect and enhance soil quality, water quality, biodiversity and native plants and animals.				
		Manage the effects of rural land use and development on important environmental and cultural values.				
		Restrict the supply of rural-living-zoned land to conserve and protect agricultural practices.				
		Protect strategic extractive resource areas and existing quarry operations from encroachment from inappropriate development.				
		Proposals to establish an extractive industry must adhere to best practice measures to avoid and minimise impacts on significant environments and landscapes.				
7.	<b>To provide for a diverse and sustainable visitor economy compatible with the natural and cultural values of the area.</b>				N/A	No tourism impacts of proposal.
		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.				
		Facilitate tourism-related land use and development that encourages people to recognise and understand Aboriginal and post-contact cultural heritage.				
		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.				

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		Protect the unique rural character of towns in the declared area.				
8.	<b>To plan and manage growth of settlements in the declared area consistent with protection of the area's significant landscapes, protection of catchments, biodiversity, ecological and environmental values, and consistent with the unique character, role and function of each settlement.</b>		✓			The development is located away from the river frontage/rural interface of the site and would avoid detrimental impacts to the landscape values of the locality. Environmental impacts would also be avoided. The development of a site within the Kyneton township identified for strategic infill redevelopment responds to the neighbourhood and heritage character of the site and surrounding area.
		Direct urban development to a hierarchy of settlements identified for growth, through clearly defining long-term settlement boundaries.	✓			See above.
		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.	✓			See above.
		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.			N/A	
		Encourage provision of an adequate supply of well-serviced employment land within settlement boundaries to support local and regional jobs and services.	✓			Proposed development would provide new employment within Kyneton township.
		Encourage the use of voluntary Cultural Heritage Management Plans.			N/A	Compulsory CHMP has been approved.
9.	<b>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</b>		✓			The development of the land would include access and service provision in a manner that avoids detrimental impacts to environmental and landscape values.

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	<b>resilience to climate change effects.</b>					
		Provide timely infrastructure and services to meet community needs in sequence with development.	✓			See above.
		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.	✓			Proposed childcare facility is within the Kyneton township in a locality that is reasonably close to the town centre and is accessible by foot as well as public transport, which will potentially reduce car use.
		Maintain view lines of state-significant landscape features from the main road and rail transport corridors.			N/A	
		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.	✓			Proposed childcare centre located on a site that is easily accessible within the township.
		Encourage the use of active and public transport by planning infrastructure and facilities in accessible locations, and improve walking and cycling routes.	✓			Site is adjacent to bus stops and is also accessible by footpaths along local streets as well as the Kyneton Riverwalk.
<b>10.</b>	<b>Respond to the challenges and threats of climate change and natural hazards with careful planning and mitigation strategies.</b>				N/A	Site is located within Kyneton township and is not subject to Bushfire Management Overlay.
		Support community and government planning for disaster preparedness and climate resilience.			N/A	
		Manage bushfire risks while also retaining valued biodiversity and landscape character.	✓			The site is located within bushfire prone area (not Bushfire Management Overlay) and will be required to meet minimum construction standards under the Building Regulations.
		Plan for more renewable energy generation and distribution.			N/A	
		Ensure proposals to establish renewable energy facilities adhere to best practice measures to avoid			N/A	

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		and minimise impacts on significant environments and landscapes.				
		Ensure planning for future use and development of land prone to flooding minimises the consequences of inundation.			N/A	