

Consistency of the proposal with the Statement of Planning Policy (SOPP):

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		<p>Zoning of the site allows such development but the overall design of the development is not consistent with the immediate area.</p> <p>No consideration has been given to the site and local context by proposing a typical box type development with lack of articulation and respect to the character.</p>
		Manage land use, development and infrastructure to ensure that significant landscapes, views and vantage points are conserved and enhanced.		X		<p>The development will not represent an appropriate design for the site and will not respond to the context of site in terms of character and surrounding landscape.</p> <p>The proposed signs will have detrimental impacts on amenity and on natural and built environment as the signs will dominate the open landscape area currently surrounding the site.</p>
		Encourage retention of native vegetation and revegetation that contributes to significant landscapes, particularly on escarpments and ridgelines and along riparian areas.			N/A	
		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.		X		<p>The site is located towards gateway entrance and the proposal will detract from the valued elements of the surrounding landscape comprising Calder Freeway.</p> <p>The development will have some visibility from the Calder Freeway and it will not result in a good design outcome in relation to the views from Calder Freeway.</p> <p>A large number of signs have been proposed which will be out of context in this rural location including the rural area and Calder Freeway. The proposed signs will have a detrimental</p>

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						impact on the road, which forms a main entry to Kyneton from the south.
2	To ensure the significant biodiversity, ecological and environmental values of the declared area are conserved and enhanced				N/A	No native vegetation will be removed to facilitate the proposal.
		Conserve and enhance high-value native vegetation and biodiversity and their ecological integrity by undertaking responsible environmental management, planning, procedures and practices.			N/A	
		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.			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.	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.		✓			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.	✓			
		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.	✓			
		Reinforce the role of waterways as biodiversity Linkages and as corridors for native plants and animals.			N/A	

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		Ensure water supply and land use planning policies are integrated, to realise efficiencies in regional catchment management and best practice, water-sensitive urban design.	✓			
		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.	To recognise, protect, conserve and enhance the declared area's Aboriginal cultural and spiritual heritage values and work in partnership with Traditional Owners in caring for Country.		✓			The subject site is located within area of Aboriginal cultural sensitivity. The applicant has provided an approved Cultural Heritage Management Plan as part of the application process.
		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.	✓			
		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.	✓			
5.	To recognise, conserve and enhance the declared area's significant post-contact cultural heritage values.				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			N/A	

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		planning, design, development and management of land uses, including infrastructure.				
6.	To support and encourage agricultural land uses that strengthen the declared area's economy and contribute to the rural landscape.				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	
		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.	To provide for a diverse and sustainable visitor economy compatible with the natural and cultural values of the area.				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	

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		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.	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.			X		The bulk and design of the development is not sufficiently articulated when viewed from road which creates visual bulk through almost blank walls, with minimal materials and glazing to break up the bulk. The location of the car parking will be a dominant feature of the site located in front of the restaurant.
		Direct urban development to a hierarchy of settlements identified for growth, through clearly defining long-term settlement boundaries.		X		<p>Whilst it is acknowledged that the site is zoned commercial and proposed development can be considered under the zone however the location of the development being outside the main commercial area of Kyneton will not result in orderly planning of the area.</p> <p>Such uses are more akin to main activity centres rather than within the outskirts of the towns. Proposed development will compromise the existing industrial uses in the area through the increase in activities on the subject site.</p>
		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.			N/A	
		Limit the expansion of settlements in high risk locations, actively reducing the risks associated with natural hazards.			N/A	

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		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.	✓			It is acknowledged that the proposal will result in employment opportunities however it will result in an out of centre development which the policies seek to discourage. Whilst it can be argued that the location is appropriate in terms of the zoning however the site is located at the key entrance point to Kyneton and such bulky development will have impact on the overall character of the township.
		Encourage the use of voluntary Cultural Heritage Management Plans.	✓			An approved Cultural Heritage Management Plan has been submitted as part of the application.
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		The development will be unable to respond to the site and its local character. The adjoining area to north and east is predominantly rural in character comprising open paddocks. The development proposed will dominate the open landscape of the area and will dominate the landscape. The built form of the development will not respond to the character of the area as the restaurant building with associated signage for the development will create visual pollution in an existing open landscape. It is acknowledged that land to the west across Edgecombe Road is zoned industrial however the buildings located in the area are setback reasonably from the road with appropriate height and signage.
		Provide timely infrastructure and services to meet community needs in sequence with development.	✓			
		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	

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		Maintain view lines of state-significant landscape features from the main road and rail transport corridors.		X		The site is located towards gateway entrance and the proposal will detract from the valued elements of the surrounding landscape comprising Calder Freeway. The development will have some visibility from the Calder Freeway and it will not result in a good design outcome in relation to the views from Calder Freeway.
		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		The site is located outside the main commercial area of Kyneton and close to the industrial area. The proposal will create safety risks for pedestrians and cyclists due to the nature of activities in the area.
10.	Respond to the challenges and threats of climate change and natural hazards with careful planning and mitigation strategies.		✓			
		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. The application was referred to CFA in relation to this matter and no objection has been raised from CFA.
		Plan for more renewable energy generation and distribution.			N/A	
		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.	✓			The application was referred to NCCMA in relation to this matter and no objection has been raised from NCCMA subject to conditions.

