

# Writing a Municipal Strategic Statement

Planning Practice Note | 4

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The purpose of this practice note is to:

- clarify the role of a Municipal Strategic Statement (MSS) in planning schemes
- provide guidance on the preferred format of the MSS
- provide guidance on how an MSS should be written.

## What is a Municipal Strategic Statement?

The strategic foundation of each scheme is made up of two components, the State Planning Policy framework (SPPF) and the Local Planning Policy Framework (LPPF). The LPPF sets a local and regional strategic policy context for a municipality. It comprises an MSS and specific local planning policies.

Section 12A(1) of the *Planning and Environment Act 1987* (the Act) requires every municipal council which is a planning authority to prepare an MSS. The MSS must further the objectives of planning in Victoria and contain:

- the strategic planning objectives of the planning authority
- the strategies for achieving the objectives
- a general explanation of the relationship between the objectives and strategies and the controls on the use and development of land in the planning scheme.

The MSS establishes the strategic framework for the municipality and should show how it supports and implements the SPPF. The SPPF and MSS together provide the strategic basis for the application of zones, overlays and particular provisions in the planning scheme.

The MSS provides the broad local policy basis for making decisions under a planning scheme. Acting as a planning authority or responsible authority, a council must aim to achieve the objectives and follow the strategies set out in the MSS.

The MSS should be continually refined as the planning authority develops and revises its strategic direction. The MSS must be taken into account when preparing amendments to a planning scheme or making decisions under a scheme.

The role of an MSS is different from the role of a Local Planning Policy (LPP). The local strategic direction of a planning scheme should be contained in the MSS and not in an LPP.

An LPP guides how discretion in a zone, overlay or a particular provision will be exercised. An LPP should only be taken into account when making a decision about a planning permit application and it must directly relate to a permit trigger in the planning scheme.

## What is the recommended MSS format?

The recommended format will assist councils to ensure that the content of the MSS is presented in such a way that:

- the requirements of the Act are met
- the linkages between the MSS and the application of the zones, overlays, schedules and policies are clearly expressed.

It will also ensure a consistent approach across the State while still allowing councils to express the local strategic vision and direction.

It is recommended that the MSS be structured as follows:

Section	Role
<b>Introduction</b>	
Municipal profile	Provides short and concise information about the municipality and its regional context.
Key issues and influences	Describes the land use and development challenges facing the municipality. This links the issues and influences with the objectives and strategies of the MSS.
Vision and strategic framework plan	Provides an overview of Council's strategic direction. This includes the key directions and an overall strategic vision for the municipality.
<b>Objectives, Strategies and Implementation</b>	
<b>Themes</b>	
Issues or overview	Sets out Council's objectives and strategies and how they will be implemented in the planning scheme.
Objectives	
Strategies	
Implementation: <ul style="list-style-type: none"> <li>▪ Policy guidelines</li> <li>▪ Scheme implementation</li> <li>▪ Other implementation</li> </ul>	
<b>Local area plans</b>	In some cases it is appropriate to provide detailed guidance for specific areas on how the general strategies are to be implemented in that area. This is a useful way of including the key findings from structure plans.

## INTRODUCTION

### Municipal profile

The municipal profile should be a short description of the municipality that may include a regional context. Detailed information about a municipality should be found in the Council Plan or Community Development Plan. Try not to include information that becomes outdated regularly or adds little benefit to planning decision making.

For example:

#### *Gumnut Shire Municipal Profile*

The Gumnut Shire is located in north-east Victoria and has a number of natural features of National importance. These include Mounts Box and Wombat, the Great Dividing Range and Lakes Clear and Beauty which attract visitors throughout the year both from within Australia and overseas. The major mountains attract skiers in the winter and bushwalkers in the summer.

Farming is the main industry within the municipality and has strong cultural and economic value to the municipality and its residents.

Gumnut is the main town in the Shire however there are a number of smaller settlements whose population swells considerably during holiday periods. These include Blossom Park, Dingo Inlet, Blue Gum Bay and Silverdale.

A number of areas within the Shire have high visual, cultural and environmental values and are therefore in demand as locations for residential, tourism and recreational activities.

As a consequence the municipality is experiencing a level of growth that is changing its traditional agricultural community with an influx of people seeking a rural or environmentally focused lifestyle.

### Key issues and influences

Clearly identify the key issues and influences affecting the municipality, from a regional and local perspective, that the planning scheme must address. Both opportunities and constraints should be addressed.

There should be a clear link between the issues facing the municipality and the objectives and strategies of an MSS. If possible, use headings to convey the issue or influences. There is no need to state how the issue will be addressed as this will occur in the themes section. There is also benefit in using consistent headings with those that will be used under the themes.

For example:

#### *Key issues and influences*

##### *Managing urban growth and settlement*

The need to manage the development pressures associated with the continuing growth of tourism and additional people attracted to the Shire seeking a rural or environmental lifestyle.

##### *Housing diversity and supply*

The residential areas need to provide diversity in choice of housing types and opportunities for new housing to meet the needs of existing and future households in Gumnut.

### Vision and strategic framework plan

The vision statement and the strategic framework plan provide an opportunity to set out the key State and local directions of the planning scheme and assist the balancing of policies.

A **vision** is a statement or description of the type of place a council seeks to create. The vision statement can be one concise statement or a set of statements that support the strategic framework plan.

The strategic framework plan provides the spatial representation of the key strategic directions and key issues of the municipality and should have clear links to the objectives and strategies of the MSS.

The **strategic framework plan** should be supported with statements that express the strategic directions shown on the plan.

The strategic framework plan provides the 'big picture' or vision of the municipality and may show:

- main features and land uses
- areas that are of significant environmental value
- areas where environmental risk must be managed
- growth opportunities or constraints
- strategic redevelopment sites
- existing and future infrastructure.

## Objectives, strategies and implementation

The key policy directions of the MSS are contained in the objectives and strategies. The Act requires the MSS to set out strategic planning, land use and development objectives of the planning authority and the strategies for achieving the objectives.

Section 12A(3) of the Act states that an MSS must contain a general explanation of the relationship between those objectives and strategies and the controls on the use and development of land in the planning scheme.

## Themes

The MSS should be grouped into logical themes that will assist land use and development planning and decision making.

The preferred approach is to use the SPPF themes. This approach reinforces the strategic linkages between the SPPF and the MSS, helps with the navigation and improves the ease of use of the planning scheme. Relevant policy topics could then be used according to the needs of the municipality.

Each theme should set out the key issues, objectives, strategies, scheme implementation, any further strategic work and any incorporated or reference documents.

## Issues or overview

Under each theme a snapshot of the issues or an overview would provide the basis for the objectives and strategies of the theme.

For example:

### Urban settlement

#### Issues

- Accommodating increase in population as a result of new people attracted to the Shire of Gumnut for its rural/environmental opportunities.
- Protecting the natural environment that attracts people to the Shire of Gumnut.
- Directing development in and around existing towns and settlements where infrastructure is available.
- Consolidating development in the townships and other designated settlements in the Shire so as not to impinge on agricultural land.
- Providing and managing water supply to settlements.
- Providing community services and employment opportunities to those attracted to the Shire.

## Objectives

**Objectives** are the council's aims for land use and development and flow from an overall vision for a municipality.

Objectives should always begin with the infinitive form of the verb *"To..."*

For example:

*To retain and protect productive farming land for agriculture.*

Objectives should not be grouped together followed by a list of grouped strategies. Instead, one objective should be supported by a strategy or a number of strategies. The reader should be able to clearly identify what strategy supports the objective.

## Strategies

**Strategies** are ways of achieving the objectives.

Strategies should explain how the objective will be achieved.

For example:

*Ensure a 500 metre buffer is retained between the North Gumnut business precinct and any new residential development.*

Like the objectives, only include strategies that can be achieved through the planning scheme and make strategies relevant to the municipality.

## Implementation

The means of implementing the strategies should be identified under each theme to make it relevant. A distinction should be drawn between strategies that will be implemented by:

### Policy guidelines

- The exercise of discretion in decision making under the planning scheme.

### Scheme implementation

- The application of zones and overlays and their accompanying schedules.

### Other implementation

- Other actions of the council.
- Future strategic work.

In identifying the means of implementing the strategies, how a local policy or a zone or overlay will implement the strategy should be explained. The questions of 'what', 'where or when' and 'why' should be addressed. For example:

*Apply a Vegetation Protection Overlay to the remnant river red gums within the Riverview Estate to minimise loss of trees and maintain a habitat corridor for indigenous fauna.*

*Apply the Rural Land Policy (Clause 22.02) to the assessment of dwellings and small lot subdivisions in the Farming Zone to minimise loss of land for farming.*

## Policy guidelines or the exercise of discretion

Policy guidelines explain how discretion under the planning scheme will be exercised or what will be considered. Policy guidelines are not controls.

Policy guidelines can contain information about:

- what information should be submitted with an application
- how the responsible authority will exercise its discretion
- criteria, performance measures and techniques for assessing applications
- decision guidelines.

Certain zones and overlays also provide councils with the ability to specify decision guidelines and application requirements. Where available, this information should be contained in a zone and overlay rather than in the MSS.

Policy guidelines are optional and need not be included under every theme.

Many councils are choosing to replace all or some of their local planning policies with policy guidelines in the MSS. However if a separate Local Planning Policy is warranted it would be appropriate to include a reference to it in this section. For example:

*Apply Clause 22.01 Medical Centres Policy in considering an application for a medical centre in a residential zone.*

## How to write a policy guideline

Use sub-headings where appropriate and always clearly state for what use or development the information will be required or decision guideline applied.

The suggested form of words for policy guidelines are:

- **Application requirements**

All schemes list information that must be presented as part of certain applications. Where available, this information should be set out in zones and overlays. If there is no ability to set this information out in the zones and overlays, then it can be set out in policy. For example:

An application for [*specify proposal*] must be accompanied by the following information as appropriate:

- *List of specific information to be supplied.*

- **Exercise of discretion**

Statements explaining how a responsible authority will exercise its discretion should be expressed as follows:

It is policy to:

- *discourage industrial activities unless they are associated with agricultural activities in the area.*

- **Decision guidelines**

Decision guidelines are matters a responsible authority will consider in the assessment of an application.

When deciding on an application for [*specify proposal*], the following matters will be considered, as appropriate:

- *This list should comprise a list of policy neutral issues.*

- **Criteria or performance measures**

Policy guidelines can set out criteria or performance measures for assessing applications. The criteria or performance measures should set out how the objectives can be met and should flow logically from the policy objective.

An application for [*specify proposal*] should meet the following criteria or performance measures:

- *This list should comprise criteria including design guidelines and performance standards.*

## Reference documents

The documents that were used to strategically construct the objectives and strategies in the MSS should be referred to in the MSS preferably at the end of each theme or local area implementation.

A reference document merely points the reader to background or supporting information that will assist in understanding the basis for the MSS. It has no statutory status and is not a substitute for appropriate policy content in the scheme itself. Specific planning requirements should be extracted from a reference document and included in the scheme in an appropriate way.

## LOCAL AREA PLANS

In some cases, it is appropriate to provide detailed guidance in specific areas of the municipality showing how the general strategies are implemented at a local area.

Local area plans present a coherent spatial view of local planning implementation actions. This is a useful way of including the key findings from structure plans and is an effective way of dealing with places in an integrated fashion.

It is important to ensure all strategies in the local section relate to a strategy in the main part of the MSS. For example:

*The MSS general strategy is:*

- Preserve key views to dominant land marks.

*The local area implementation action is:*

- Preserve the view to Mount Worry from Gumnut Lakes.

Structure plans and urban design frameworks should not sit as stand-alone documents in parallel to the planning scheme, but should be fully integrated into the requirements, schedules and policies of the scheme.

## LANGUAGE

An MSS should be written in clear, concise plain English. General information and principles about writing for the planning scheme is included in [Chapter 9 of Using Victoria's Planning System](#).

### Checklist for writing an MSS

The following are some useful tips for writing an MSS:

- Use plain English principles
- Use succinct and clear language and focus on what is important.
- Don't include non-planning or background material that is not necessary to guide the strategic direction or planning decisions.
- Reduce the volume of material necessary to be read and understood to give expression to the policy.
- Use consistent wording and expression.
- Avoid repetition. Do not repeat issues to give greater importance to them – express things once.
- Use maps to improve the communication of strategic intentions where possible.
- Keep introductory statements in the MSS or policies focused and brief.
- Include a concise vision.
- Where possible use the same themes in 'issues and influences' that are used for the objectives and strategies.
- Structure objectives and strategies under clear themes – where possible use the SPPF themes.
- Only include objectives and strategies that can be achieved through the planning scheme.
- Structure the MSS so that each objective is followed by the strategies to achieve it. Do not group multiple objectives and strategies together.
- Include an implementation section after each theme. Explain how the objectives and strategies will be implemented.
- Make sure implementation supports the strategies.
- Ensure all implementation actions in the local area plans relate to a strategy in the main part of the MSS.
- Avoid duplication of the general objectives and strategies in the local area plans.

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**The example is intended to demonstrate the application of this practice note. While based on the MSS for the Shire of Cardinia, it has been shortened and modified for the purpose of this practice note. The example demonstrates the structure and style of an MSS only. It is not implied that the content is appropriate in any specific location.**

## Example: Sample extract of a completed schedule

### CARDINIA PLANNING SCHEME

#### **21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION**

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C124

##### **21.01-1 Snapshot of Cardinia Shire**

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C124

The Cardinia Shire is located on the south east fringe of Melbourne and is one of eight 'interface Councils' which form the perimeter of metropolitan Melbourne, providing a transition between urban and rural areas. The municipality has an area of approximately 1,280 square kilometres, comprising a variety of landforms and landscapes.

The northern part of the Cardinia Shire is set in the foothills of the Dandenong Ranges, and includes the Bunyip State Park and the Cardinia Reservoir. The red volcanic soils around Gembrook have been historically significant for potato production.

The Koo Wee Rup swamp and Western Port form the significant features of the southern part of the Cardinia Shire, and includes high quality agricultural land of State significance. The land is generally flat alluvial plains which have been substantially cleared of vegetation. The exception to this is the Heath Hill area, which is recognised as being of landscape significance by the National Trust.

The Princes Highway corridor runs east-west through the centre of the Cardinia Shire and provides a demarcation between the hills in the northern part of the municipality and the alluvial plains to the south. The corridor is a key road and rail link between Melbourne, the Latrobe Valley and Gippsland. The South Gippsland Highway is a key link to south Gippsland and a tourist route to Phillip Island.

The majority of the Cardinia Shire's population is located within the existing towns of Beaconsfield, Officer and Pakenham. These towns are part of the Casey-Cardinia Growth Area, and will accommodate the majority of future residential and commercial growth. The remainder of the population is located within Cardinia's townships and rural residential areas.

The population within the Cardinia growth area is expected to grow from a current population of around 35,000 people (2009) to 75,000 people by 2020, and to approximately 105,000 people in 2030. A major employment corridor of approximately 2,500 hectares south of the Pakenham Bypass has been identified which, when developed, will provide employment and business opportunities for current and future residents.

##### **21.01-2 Key influences**

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C124

The key influences in relation to the municipality are:

- Urban growth including urban pressures on the rural hinterland and management of green wedge areas.
- The quality and character of existing rural townships.
- Infrastructure to meet the needs of the existing and future community.
- Environmentally significant areas.
- Areas of significant landscape value.
- The protection and sustainable use of agricultural land.
- The local economy including employment opportunities.

**21.01-3 Key issues**--/20--  
C124

The key issues facing Cardinia are focused around five strategic themes:

**Environment**

- The protection of environmentally significant areas including the northern hills and the Western Port coast.
- The protection and management of biodiversity.
- The protection of the Koo Wee Rup swamp area, which contains important groundwater reserves and horticultural soils in the Western Port basin.
- The maintenance and enhancement of existing significant landscapes.
- The protection of life and property in terms of flooding and wildfire.
- The protection and enhancement of areas and places of heritage significance.
- The reduction in greenhouse gas emissions and potable water usage.

**Settlement and housing**

- The management of urban growth including urban pressures on the rural hinterland.
- The sustainable development of the growth area and rural townships.
- The provision of appropriate rural residential and rural living development.

**Economic development**

- The development of a balanced local economy and local employment opportunities for residents.
- The need to support and strengthen existing businesses.
- The attraction of new business, particularly to the employment corridor south of the Pakenham bypass.
- The protection and sustainable use of agricultural land.
- The role of tourism within the wider business community.

**Infrastructure**

- The provision of infrastructure to meet the needs of the existing and future community.

**Particular use and development**

- Encouraging an attractive, functional and sustainable built form in existing and future development.
- The restructure of inappropriate subdivisions.
- The integration of community safety with new and existing use and development.
- The location and characteristics of gaming venues.

#### 21.01-4 Strategic vision

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C124

Cardinia Shire Council's corporate plan *Creating the Future, Cardinia Council Plan 2009-2013* describes the following vision for the municipality:

*"Cardinia will be developed in a planned manner to enable future generations to enjoy and experience the diverse and distinctive characteristics of our Shire."*

Council is committed to fostering the sustained wellbeing of the community and environment in the Cardinia Shire. In doing this, it seeks to balance the competing needs of the environment, economic development and the community, by:

- Developing a strong economic base.
- Recognising and protecting the diverse and significant environmental and cultural heritage values in the municipality.
- Providing opportunities to create and maintain a cohesive, safe and robust community.
- Enhancing the experience of people who live, work and visit the municipality.

#### 21.01-5 Strategic framework plan

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C124

The Cardinia Shire Strategic Framework Plan (Figure 1) sets out the general pattern for land use and development to respond to the key influences and issues to achieve the strategic vision for the municipality.

The purpose of the framework plan is to provide an overview of land use in the Cardinia Shire and to identify locations where specific land use outcomes will be supported and promoted.

The major strategic directions identified in the Cardinia Shire Strategic Framework Plan include:

- Major landscape features, including:
  - Western Port.
  - Cardinia Reservoir.
  - Bunyip State Park.
  - Dandenong Ranges Foothills.
- Areas primarily used for general agriculture.
- Areas identified as having high quality soils for agriculture and horticulture.
- Areas identified as having environmental and landscape significance.
- Identification of rural townships and the urban growth boundaries.
- Major transport links.

Figure 1: Cardinia Shire strategic framework plan



**21.02**--/20--  
C124**ENVIRONMENT**

This Clause provides local content to support Clause 11 (Settlement), Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

**21.02-1**--/20--  
C124**Catchment and coastal management****Overview**

The majority of the Cardinia Shire is contained in the Western Port catchment, with a small section in the northern part of the municipality being within the Yarra catchment. The Port Phillip and Western Port Regional Catchment Strategy (2004-2009) describes the catchment assets and how they are interrelated. It indicates what needs to be done to manage and use the assets in a sustainable and integrated way, and outlines goals and priorities for the future.

**Key issues**

- Recognising that a catchment is an integrated environmental system, and that development and actions undertaken in one part of the catchment have an effect on other parts of the catchment.
- Retaining and re-establishing native vegetation along waterways to minimise erosion and sediment.
- Managing stormwater and effluent in both urban and rural areas.
- Recognising that areas within the municipality have a shallow groundwater table, which increases the potential for salinity and its impacts on infrastructure and the environment.
- Controlling the amount of water entering the groundwater table in recharge areas in order to manage salinity.

**Objective 1**

To protect and improve the environmental health and social and economic values of water resources and ensure their efficient management.

**Strategies**

- Encourage the retention and, where appropriate, the re-establishment of native vegetation to minimise erosion and sediment entering waterways, reduce salinity and protect areas of landscape and biodiversity value.
- Encourage the protection of waterway environs including the fencing off of waterways and the re-establishment of riparian vegetation, especially in rural areas degraded by the impact of stock.
- Protect groundwater resources in the Western Port Basin.
- Minimise erosion and the entry of sediment into waterways associated with earthworks.

## Objective 2

To effectively manage development to mitigate impacts on the operation and health of waterway systems.

### Strategies

- Encourage the use of measures to manage and treat stormwater quality in both urban and rural areas including wetlands, litter and pollution traps, retarding basins and revegetation along waterways.
- Provide for the retention and treatment of domestic wastewater on-site in accordance with the State Environment Protection Policy (Waters of Victoria) where reticulated sewerage is not available.
- Maximise the potential to utilise recycled wastewater for agricultural, urban and other purposes.
- Require best practice water sensitive urban design and improvements in drainage in all new developments.

## Objective 3

To minimise the impact of shallow groundwater conditions and salinity on the built and natural environment, and to ensure that development does not contribute to increasing the risk or extent of salinity.

### Strategies

- Discourage development that will be at risk from salinity or that will potentially increase the risk or extent of impacts from salinity.

## Objective 4

To recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.

### Strategies

- Minimise development on land liable to flooding and inundation, and where development is permitted, ensure that the siting of buildings and works takes into account the potential depth of flooding, the route of major floodways, and the impact on the operation of the waterway system.

## Implementation

The strategies in relation to catchment and coastal management will be implemented through the planning scheme by:

### **Policy guidelines**

- When deciding on applications for use and development that may impact on the water catchment, waterways, ground water resources or the coast, considering, as appropriate:
  - Implementation of the Port Phillip and Western Port Regional Catchment Strategy (2004-2009) or any revised version of this policy.
  - Implementation of the CSIRO publication, Best Practice Environmental Management Guidelines for Urban Stormwater (1999).
  - Implementation of the EPA publication, Construction Techniques for Sediment Pollution Control (1991).
  - The use of appropriate buffer distances, which can include revegetation and water sensitive urban design, between the use or development and adjoining waterways to minimise erosion and entry of sediment into waterways.
- Require any development in an identified shallow ground water or potential salinity risk area is subject to a risk assessment which identifies appropriate mitigation measures.

### **Application of zones and overlays**

- Applying the Urban Floodway Zone over land identified by Melbourne Water as being of greatest risk and frequency of flooding.
- Applying a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay on land identified by Melbourne Water as being flood prone.
- Applying an Environmental Significance Overlay along the Western Port coastline.
- Applying an Environmental Significance Overlay in the northern hills area to address erosion, waterway management and vegetation protection issues.
- Applying the Erosion Management Overlay to areas where erosion is a significant risk.

### **Further strategic work**

- Investigating the need for development provisions such as the application of the Salinity Management Overlay over land identified as being prone to salinity.

### **Reference documents**

Planning Decision Support Framework for Salinity (2005)

Domestic Wastewater Management Plan (2007)

Waste Management Strategy 2004-2009

Environment Management Strategy 2004-2007

Cardinia Shire Council Stormwater Management Plan (2002)

Land Capability Study of the Cardinia Shire (1997)

Salinity – Land Capability Study 2004

Yarra Valley Water: Water Plan 2009/10-2012/13 (2008)

South East Water: Water Plan 2009/10-2012/13 (2008)

**21.02-2 Landscape**--/20--  
C124**Overview**

The diverse landscapes within the Cardinia Shire are one of the municipality's strongest attributes. Five areas within the Cardinia Shire have been recognised as significant landscapes by the National Trust. These are the Western Port Coast, Heath Hill, Cockatoo Creek, Puffing Billy Corridor and Menzies Creek Valley.

**Key issues**

- Protecting significant landscapes, including the protection of the specific features of each landscape.
- Recognising that the landscape is an important element in the sustainable development of tourism in the municipality.
- Acknowledging that ridgelines are particularly vulnerable to inappropriate development.
- Recognising the pressures to develop land in locations of high scenic value.

**Objective**

To recognise and protect the diverse landscape and areas of significant landscape value.

**Strategies****Landscape values**

- Protect significant landscapes recognised by the National Trust including the Western Port Coast, Heath Hill, Cockatoo Creek and Menzies Creek Valley from development that is inconsistent with the landscape values and built form of the surrounds.
- Protect the scenic corridor of the Puffing Billy Tourist Railway from extensive native vegetation removal and development that is inconsistent with the landscape values of the existing corridor.
- Recognise the value of the landscape to the community and as a competitive strength for the sustained development of tourism in the municipality.

- Ensure that development in the urban growth area does not intrude or adversely impact on the landscape values of the area north of the Princes Highway and maintains significant vistas.
- Recognise the landscape values associated with rural land including areas south of the Princes Highway.
- Recognise the contribution of drains and bridges to the character of the rural landscape.

### **Design and built form**

- Require the use of building materials and colours which are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas.
- Ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation.
- Protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area.
- Minimise the fragmentation of land and removal of vegetation in areas of high landscape value.

### **Implementation**

The strategies in relation to landscape will be implemented through the planning scheme by:

### **Policy guidelines**

- Notice of an application is to be given to the National Trust for any applications for use or development which may have a significant impact on places which are classified by the National Trust.
- Request applications for development on land with a slope greater than 20% provide a slope stability report.

### **Application of zones and overlays**

- Applying a Significant Landscape Overlay to protect significant landscapes recognised by the National Trust and progressively over other identified significant landscapes and ridgelines.
- Applying an Environmental Significance Overlay over the northern hills area and other sites of significance to protect landscape and environmental values.
- Applying a Vegetation Protection Overlay to hills areas where vegetation is a significant factor in the landscape character.

### **Further strategic work**

- Investigating the need to identify significant landscape areas other than those recognised by the National Trust, including significant ridgeline areas.
- Developing a local policy for building, siting and design guidelines for non-urban and low density residential areas.

**Reference documents**

- Environment Management Strategy 2004-2007
- Puffing Billy Corridor Landscape Evaluation Study (1992)

**21.07**--/20--  
C124**Local Areas**

This clause focuses on local area implementation of the objectives and strategies set out earlier in the Cardinia Planning Scheme. Each section relates to a particular precinct or rural township within the municipality, and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

The sections are organised under Local Area headings.

**21.07-1**--/20--  
C124**Bunyip**

Historically, Bunyip was an important commercial and agricultural hub within the Cardinia Shire. Today, dominant activities and uses within and around Bunyip include residential and rural residential land uses, open space, rural industries (horticulture and agriculture) and recreation.

**Vision**

To develop Bunyip as a rural township with extensive recreational opportunities, potential for substantial growth that respects the rural character of the town and the natural landscape and a commercial and retail centre providing an extensive range of services to the township and nearby residents.

Bunyip will contain a range of housing types.

**Local area implementation**

- Ensure that any proposed use or development within the Bunyip township is generally consistent with the *Bunyip Township Strategy (September 2009)*, including the Bunyip Framework Plan as shown in Figure 17.

***Residential development***

- Accommodate the growth of Bunyip within the current urban growth boundary.
- Retain wide road verges in the approach to the township.
- Maintain the existing street grid pattern within the township.
- Ensure the long-term sustainability of the community by providing residential development for a range of lifestyle opportunities.
- Ensure that infill residential development is integrated and respects the existing character of the township.
- Maintain generous street, footpath and easement widths in new developments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.

***Economic development***

- Direct commercial and retail uses to the Main Street and the southern end of High Street.
- Promote 'infill' development in Main Street and High Street.
- Ensure further development of sites along Main Street does not compromise the future construction of the proposed car park at the rear of these lots.

***Traffic and transport***

- Require improvements in the connectivity of pedestrian and vehicular networks within the township as part of new subdivisions and developments.
- Avoid the inclusion of cul-de-sacs in new subdivisions.
- Construct a new path along Henry and Doran Roads to provide an off-road route to access the Bunyip Sanctuary.
- Ensure future subdivisions and developments do not compromise the future construction of a pedestrian, bicycle and equestrian path linking Garfield and Bunyip along Ti Tree Creek.

***Open space***

- Provide a series of linking paths for pedestrians and cyclists that will connect recreational facilities with the main residential areas and provide a series of circuits within the community.
- Ensure the protection of waterways including Ti Tree Creek.
- Improve opportunities for passive recreation including by continuing to develop a network of trails.

***Urban design (landscape and townscape)***

- Create an entrance statement to the Bunyip township.
- Within the Main Street:
  - Encourage active uses at street level.
  - Promote the use of parapet walls.
  - Encourage new verandahs and the reinstatement of old verandahs.

