

RESTRUCTURE PLANS
FOR AREAS SPECIFIED IN THE
SCHEDULE TO CLAUSE 45.05 OF THE
PYRENEES PLANNING SCHEME

PYRENEES
— S H I R E —



(THE RESTRUCTURE PLANS IN THIS DOCUMENT ARE
INCORPORATED UNDER CLAUSE 81 OF THE PLANNING
SCHEME)

October 2007(Revised March 2013)

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PYRENEES PLANNING SCHEME

WATTLE CREEK ENVIRONS 1

RESTRUCTURE PLAN NO 1
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Wattle Creek Environs 1 area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Wattle Creek Environs 1 Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Wattle Creek.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on a Restructure Parcel with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within a Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

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- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

WATTLE CREEK ENVIRONS 2

RESTRUCTURE PLAN NO 2
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Wattle Creek Environs 2 area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Wattle Creek Environs 2 Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Wattle Creek.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

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- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

LANDSBOROUGH NORTH ENVIRONS

RESTRUCTURE PLAN NO 3
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Landsborough North Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Landsborough North Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Malakoff Creek (which drains via Howard Creek and Heifer Station Creek into the Wimmera River).
- To prevent inappropriate development on environmentally hazardous land in the Metamorphic Land System.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a re-subdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$$N = \frac{A}{60}$$

where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

MALAKOFF CREEK CATCHMENT
ENVIRONS

RESTRUCTURE PLAN NO 4
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Malakoff Creek Catchment environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Malakoff Creek Catchment Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the Malakoff Creek proclaimed water supply catchment and elsewhere in the environs of Malakoff Creek.
- To prevent inappropriate development on environmentally hazardous land in the Metamorphic Land System.
- To limit development on land which is subject to flooding.
- To prevent uses and developments which will be incompatible with existing vineyards and/or will compromise the future development of land for vineyard purposes.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$$N = \frac{A}{60}$$

where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

REDBANK & RESERVOIR CREEK
ENVIRONS

RESTRUCTURE PLAN NO 5
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Redbank and Reservoir Creek Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Redbank and Reservoir Creek Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Reservoir Creek (which drains via Cherry Tree Creek into the Avoca River).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic Sediments III Land System.
- To prevent uses and developments which will be incompatible with existing vineyards and/or will compromise the future development of land for vineyard purposes.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances where a greater number of dwellings may be permitted:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$N = \frac{A}{60}$

where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

WIMMERA RIVER (CROWLANDS) ENVIRONS

RESTRUCTURE PLAN NO 6
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Wimmera River (Crowlands) Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Wimmera River (Crowlands) Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of the Wimmera River.
- To prevent inappropriate development on environmentally hazardous land in the Metamorphic Land System.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$$N = \frac{A}{60}$$

where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

MOUNTAIN CREEK (MOONAMBEL) ENVIRONS

RESTRUCTURE PLAN NO 7
EDITION 4, MARCH 2013

INTRODUCTION

This Restructure Plan provides specific planning measures for the Mountain Creek (Moonambel) Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Mountain Creek (Moonambel) Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Mountain Creek (a tributary of the Avoca River).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic III Land System.
- To prevent uses and developments which will be incompatible with existing vineyards and/or will compromise the future development of land for vineyard purposes.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.08-3 (in respect of land in the Rural Activity Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.

Despite the above provisions, where land is in the Rural Activity Zone, a Planning Permit may be granted for a subdivision which creates a lot or lots for a wine production or tourism-related use which has been established for at least 12 months in accordance with the Planning Scheme, to the satisfaction of the Responsible Authority.

There is no specified minimum subdivision area under this provision.

- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Rural Activity Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:
 $N = \frac{A}{60}$ where N = number of dwellings (corrected to nearest whole number)
 A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- where the dwelling is a residence required for the ongoing management and maintenance of an activity on the land (ie: a 'Caretaker's House')
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

GLENPATRICK CREEK & NOWHERE
CREEK ENVIRONS

RESTRUCTURE PLAN NO 8
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Glenpatrick Creek and Nowhere Creek Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Glenpatrick Creek & Nowhere Creek Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Glenpatrick Creek (which drains into the Wimmera River).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic Sediments III Land System.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$N = \frac{A}{60}$

where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

NATTE YALLOCK ENVIRONS

RESTRUCTURE PLAN NO 9
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Natte Yallock Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Natte Yallock Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of the Avoca River.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

-
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

AVOCA ENVIRONS

RESTRUCTURE PLAN NO 10
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Avoca Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Avoca Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of the Avoca River and Rutherford Creek.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

GREENHILL CREEK (AVOCA SOUTH)
ENVIRONS

RESTRUCTURE PLAN NO 11
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Greenhill Creek (Avoca South) Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Greenhill Creek (Avoca South) Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of the upper reaches of Rutherford Creek (known as Greenhill Creek).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic II Land System.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$N = \frac{A}{60}$

where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

BUNG BONG CROWN TOWNSHIP

RESTRUCTURE PLAN NO 12
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Bung Bong Crown Township which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Bung Bong Crown Township Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Bet Bet Creek.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3..
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

-
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

EVANSFORD AND TALBOT RESERVOIR CATCHMENT ENVIRONS

RESTRUCTURE PLAN NO 13
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Evansford and Talbot Reservoir Catchment Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Evansford and Talbot Reservoir Catchment Environs Restructure Plan.
- The basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Municipal Strategic Statement.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of the Talbot Reservoir proclaimed water supply catchment and in the environs of Stony Creek.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on a Restructure Parcel with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

-
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

AMPHITHEATRE ENVIRONS

RESTRUCTURE PLAN NO 14
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Amphitheatre Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Amphitheatre Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Municipal Strategic Statement.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To limit development on land which is subject to flooding.
- To prevent inappropriate development on environmentally hazardous land in the environs of Avoca River and Glenlogie Creek - a tributary of the Avoca River.
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic Sediments III Land System.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:
 $N = \frac{A}{60}$ where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

PERCYDALE ENVIRONS

RESTRUCTURE PLAN NO 15
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Percydale Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Percydale Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Municipal Strategic Statement.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To limit development on land which is subject to flooding.
- To prevent inappropriate development on environmentally hazardous land in the environs of Number Two Creek - a tributary of the Avoca River.
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic Sediments III Land System.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:
 $N = \frac{A}{60}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

MIDDLE CREEK (WARRENMANG)
ENVIRONS

RESTRUCTURE PLAN NO 16
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Middle Creek (Warrenmang) Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Middle Creek (Warrenmang) Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Municipal Strategic Statement.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Middle Creek (which drains via Mountain Creek into the Avoca River).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic 3 Land System.
- To limit development on land which is subject to flooding.
- To prevent uses and developments which will be incompatible with existing vineyards and/or will compromise the future development of land for vineyard purposes.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$N = \frac{A}{60}$

where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

LEXTON ENVIRONS

RESTRUCTURE PLAN NO 17
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Lexton Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provision of the Lexton Environs Restructure Plan.
- The basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Municipal Strategic Statement.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Burnbank Creek.
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic 2 Land System (to the east of the township) and in the Granite 2 Land System (to the west of the township).
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:
 $N = \frac{A}{60}$ where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

SNAKE VALLEY & CARNGHAM ENVIRONS RESTRUCTURE PLAN NO 18 EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Snake Valley and Carngham Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Snake Valley & Carngham Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the vicinity of the various creeks and drainage lines which pass through the Snake Valley township and its environs (and which drain via Baillies Creek into Mt Emu Creek).
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 40 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on Restructure Parcels with an area of more than 40 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 40 hectares:
$$N = \frac{A}{40}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions

- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

CHEPSTOWE & BAILLIES CREEK ENVIRONS

RESTRUCTURE PLAN NO 19
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Chepstowe & Baillies Creek Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Chepstowe & Baillies Creek Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- The basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.04-2.3 of the Municipal Strategic Statement.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Baillies Creek (which drains into Mt Emu Creek, a tributary of the Hopkins River).

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 40 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on Restructure Parcels with an area of more than 40 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 40 hectares:
 $N = \frac{A}{40}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions

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- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
 - If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

HOMEBUSH ENVIRONS

RESTRUCTURE PLAN NO 20
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Homebush Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Homebush Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Homebush Creek (a tributary of the Avoca River).
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions

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- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
 - If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

RAGLAN ENVIRONS

RESTRUCTURE PLAN NO 21
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Raglan Environs 1 area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Raglan Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To limit development on land which is subject to flooding.
- To prevent inappropriate development in the environs of Fiery Creek (which drains into the Wimmera River).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic Sediments III Land System.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:
 $N = \frac{A}{60}$ where N = number of dwellings (corrected to nearest whole number)

A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

WATERLOO ENVIRONS

RESTRUCTURE PLAN NO 22
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Raglan Environs 2 area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Waterloo Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To limit development on land which is subject to flooding.
- To prevent inappropriate development in the environs of Trawalla Creek (which drains into Mt Emu Creek).
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic Sediments III Land System.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:
 $N = \frac{A}{60}$ where N = number of dwellings (corrected to nearest whole number)
 A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

STOCKYARD HILL CROWN TOWNSHIP

RESTRUCTURE PLAN NO 23
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Stockyard Hill Crown Township area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Stockyard Hill Crown Township Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Municipal Strategic Statement.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Lake Goldsmith.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 40 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on Restructure Parcels with an area of more than 40 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 40 hectares:
$$N = \frac{A}{40}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

MIDDLE CREEK CROWN TOWNSHIP
ENVIRONS

RESTRUCTURE PLAN NO 24
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Middle Creek Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Middle Creek Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Middle Creek (which drains into the Wimmera River).
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

-
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

McCALLUM CREEK ENVIRONS

RESTRUCTURE PLAN NO 25
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the McCallum Creek Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the McCallum Creek Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of McCallum Creek (which drains into the Evansford Reservoir).
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
 $N = \frac{A}{20}$ where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions

-
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
 - If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

SHIRLEY CROWN TOWNSHIP
ENVIRONS

RESTRUCTURE PLAN NO 26
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Shirley Crown Township Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Shirley Crown Township Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

-
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

BEAUFORT ENVIRONS

RESTRUCTURE PLAN NO 27A & 27B
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Beaufort Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Beaufort Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development on environmentally hazardous land in the Palaeozoic II Land System.
- To limit development on land which is subject to flooding or inundation.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3 (in respect of land in the Farming Zone) or under Clause 35.06-3 (in respect of land in the Rural Conservation Zone).
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than half the lot size which would otherwise be required in the area concerned and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:
 - on larger Restructure Parcels provided that the number of dwellings complies with the following formulae:

For Restructure Parcels in the Farming Zone to the north of the Western Highway with an area of more than 20 hectares:

$$N = \frac{A}{20} \quad \text{where } N = \text{number of dwellings (corrected to nearest whole number)} \\ A = \text{area in hectares of the Restructure Parcel}$$

For Restructure Parcels in the Farming Zone to the south of the Western Highway with an area of more than 40 hectares:

$$N = \frac{A}{40} \quad \text{where } N = \text{number of dwellings (corrected to nearest whole number)} \\ A = \text{area in hectares of the Restructure Parcel}$$

For Restructure Parcels in the Rural Conservation Zone with an area of more than 60 hectares:

$$N = \frac{A}{60}$$

where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the Planning and Environment Act 1987 (16 February 1988)
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

MOUNTAIN CREEK (SUNRAYSLIA HIGHWAY) ENVIRONS

RESTRUCTURE PLAN NO 28
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Mountain Creek (Sunraysia Highway) Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Mountain Creek (Sunraysia Highway) Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Mountain Creek.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions

-
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
 - If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
 - Not more than one dwelling is to be constructed on any lot.
 - If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
 - The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
 - No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
 - Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.

PYRENEES PLANNING SCHEME

LAMPLOUGH (BET BET CREEK)
ENVIRONS

RESTRUCTURE PLAN NO 29
EDITION 3, OCTOBER 2007

INTRODUCTION

This Restructure Plan provides specific planning measures for the Lamplough (Bet Bet Creek) Environs area which are to apply under Clause 45.05 of the Planning Scheme. This document is incorporated under Clause 81 of the Planning Scheme and comprises the following Provisions and attached Figure which delineates the relevant Restructure Parcels and Restructure Investigation Areas.

RESTRUCTURE PROVISIONS

Objectives

- To give maximum practical effect to the provisions of the Lamplough (Bet Bet Creek) Environs Restructure Plan.
- To achieve the basic strategic planning objectives for Areas of Inappropriate Subdivision as stated in Clause 21.05-01.4 of the Planning Scheme.
- To encourage the subdivisional restructuring of multiple-lot landholdings.
- To discourage inappropriate small lot rural residential development.
- To prevent inappropriate development in the environs of Bet Bet Creek.
- To limit development on land which is subject to flooding.

Requirements for Development of Land

- A Permit may not be granted for a subdivision under Clause 35.07-3.
- The responsible authority may only consent to the creation of smaller lots where the subdivision is a resubdivision of land within the Restructure Area, the average area of lots in the subdivision is not less than 20 hectares and each lot has an area of at least 1 hectare.
- Not more than one dwelling may be constructed on or caused to exist on each Restructure Parcel except in the following circumstances:

- on Restructure Parcels with an area of more than 20 hectares provided that the number of dwellings complies with the following formula:

For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:
$$N = \frac{A}{20}$$
where N = number of dwellings (corrected to nearest whole number)
A = area in hectares of the Restructure Parcel

- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the number of lots in a Restructure Parcel exceed the number of dwellings which may be constructed (including existing dwellings) then before any new dwelling is constructed one of the following actions must be taken:
 - lots which have no dwelling entitlement must be consolidated with another lot or lots for which a dwelling entitlement exists; or
 - an agreement is entered into under Section 173 of the Act which stipulates that such land may not have a dwelling;
- The Responsible Authority may Permit a dwelling or dwellings to be constructed on land falling within two or more Restructure Parcels (either wholly or as to part) provided that:
 - the land does not form part of a site required to authorise the construction of any existing or approved dwelling;
 - the total number of dwellings authorised for the Restructure Parcels concerned is not increased;
 - the site for the dwelling is comprised as a separate Title; and
 - the land is restructured either by consolidation or resubdivision so that every lot is capable of having a dwelling constructed on it.
- No house may be constructed in a Restructure Investigation Area until a restructure management plan has been prepared to the satisfaction of the responsible authority. The housing density and associated subdivisional arrangement provided for on such plan must be based on the pattern of land ownership as at 17 March 1997. The plan must also include other provisions to the satisfaction of the responsible authority to promote the orderly use, development and management of the land. All development must be in accordance with the approved plan.
- Restructure Area boundaries are based on land ownership data obtained from Council records as at 14 March 1997. Except where land is designated as Public Land or where it is in a Restructure Investigation Area, boundaries of individual Restructure Areas are based on Tenements which existed as at that date.

The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or revised excerpt) is to be annexed to this provision.