

**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

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WATTLE CREEK ENVIRONS 1

RESTRUCTURE PLAN NO 1  
EDITION 3, OCTOBER 2007

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## 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

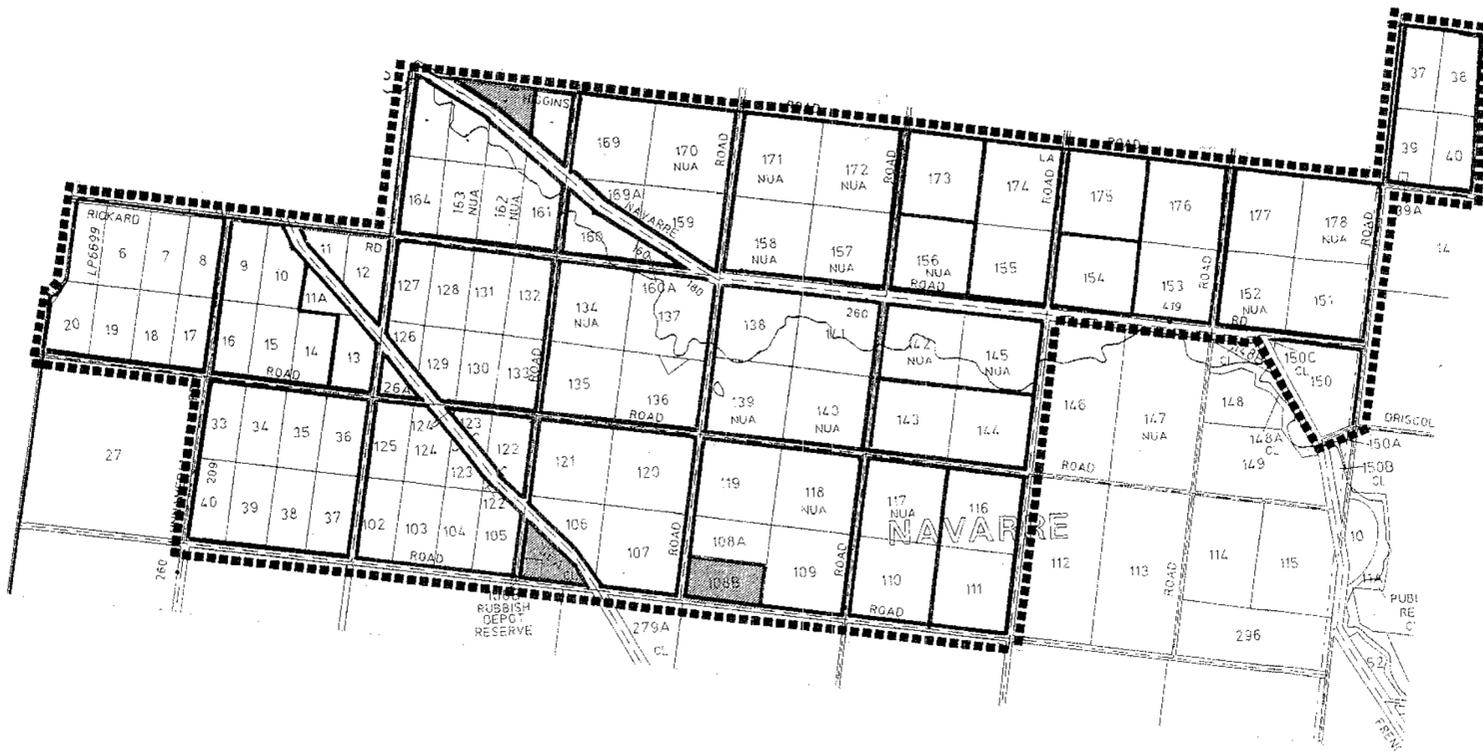
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within a Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

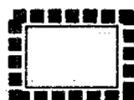
- 
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
  - Not more than one dwelling is to be constructed on any lot.
  - 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.

# WATTLE CREEK ENVIRONS 1

Pyrenees Planning Scheme LOCAL PROVISION  
RESTRUCTURE PLAN NO 1



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



0 500 1000  
SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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WATTLE CREEK ENVIRONS 2

RESTRUCTURE PLAN NO 2  
EDITION 3, OCTOBER 2007

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## 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)

- 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

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LANDSBOROUGH NORTH ENVIRONS

RESTRUCTURE PLAN NO 3  
EDITION 3, OCTOBER 2007

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## 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)

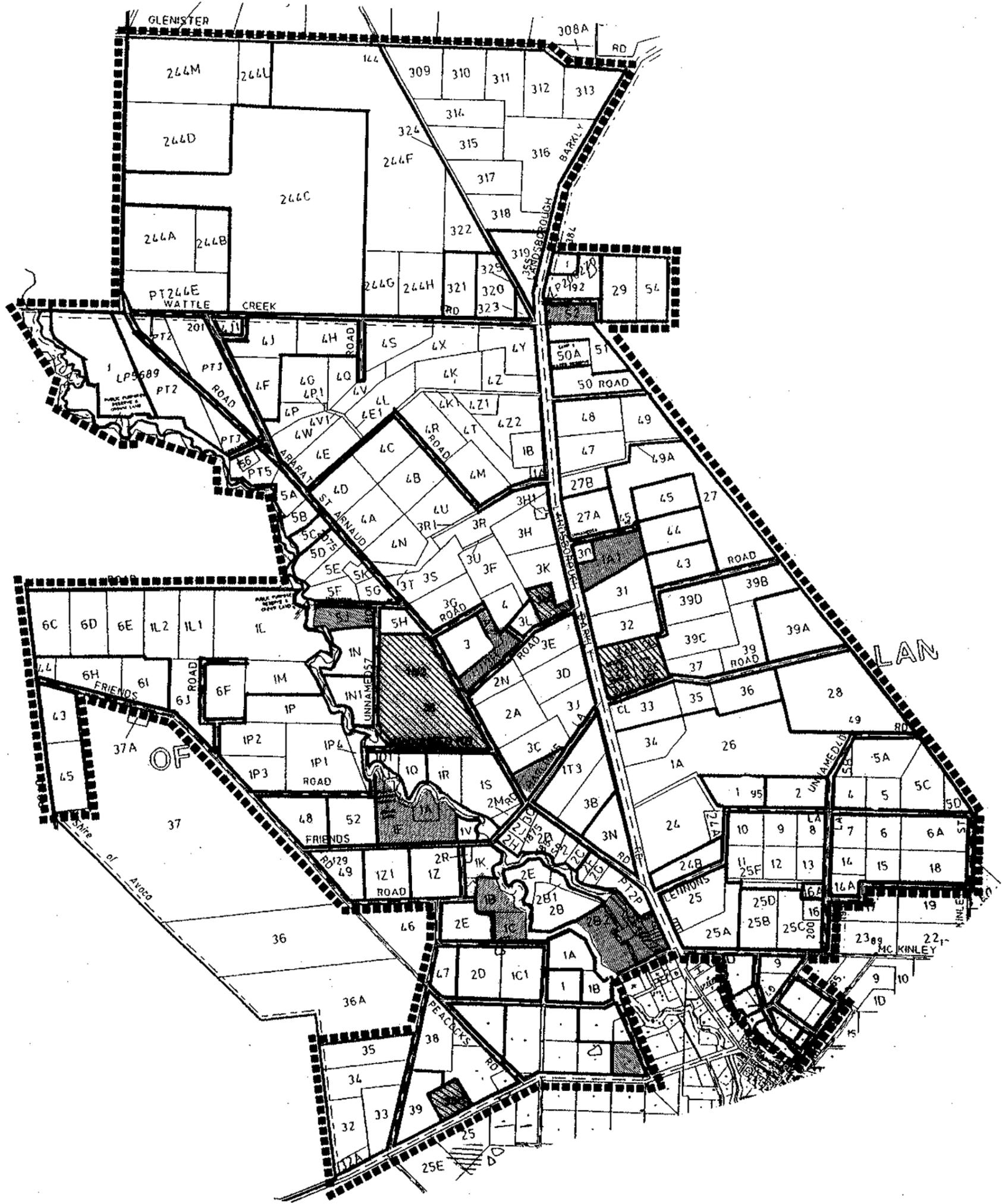
A = area in hectares of the Restructure Parcel

- 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.

# LANDSBOROUGH NORTH ENVIRONS

Pyrennes Planning Scheme  
**RESTRUCTURE PLAN NO 3**



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA

 NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)



0 500 1000  
 1:25000  
 SCALE OF METRES

# PYRENEES PLANNING SCHEME

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MALAKOFF CREEK CATCHMENT  
ENVIRONS

RESTRUCTURE PLAN NO 4  
EDITION 3, OCTOBER 2007

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## 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)

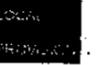
A = area in hectares of the Restructure Parcel

- 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.

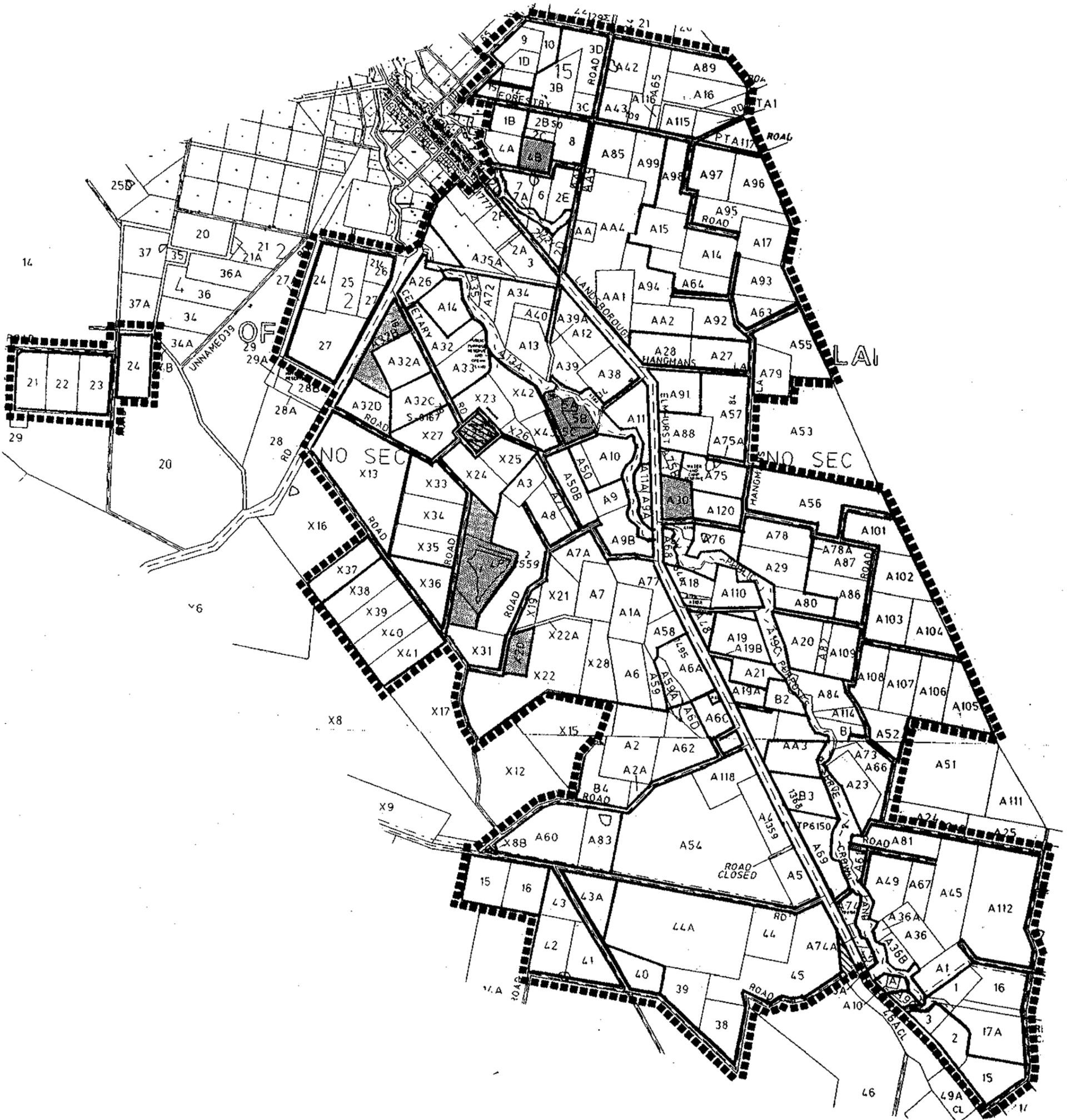
The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or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

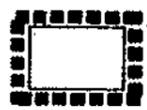
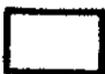
# MALAKOFF CREEK CATCHMENT ENVIRONS

Pyrenees Planning Scheme



RESTRUCTURE PLAN NO 4



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA

 NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)



0 500 1000  
1:25000  
SCALE OF METRES

# PYRENEES PLANNING SCHEME

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REDBANK & RESERVOIR CREEK  
ENVIRONS

RESTRUCTURE PLAN NO 5  
EDITION 3, OCTOBER 2007

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## 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

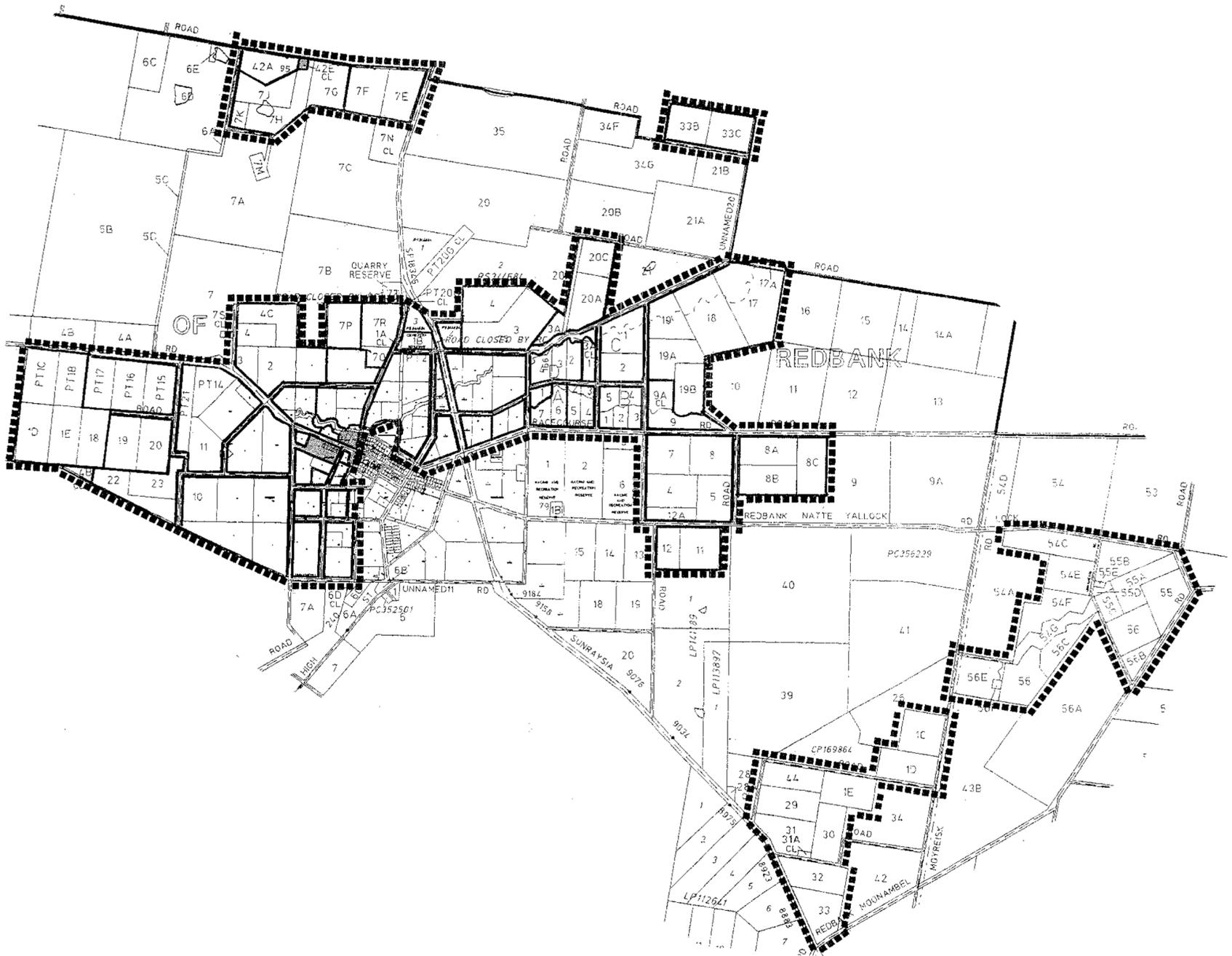
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure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

# REDBANK AND RESERVOIR CREEK ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 5



# PYRENEES PLANNING SCHEME

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## WIMMERA RIVER (CROWLANDS) ENVIRONS

RESTRUCTURE PLAN NO 6  
EDITION 3, OCTOBER 2007

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### 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)

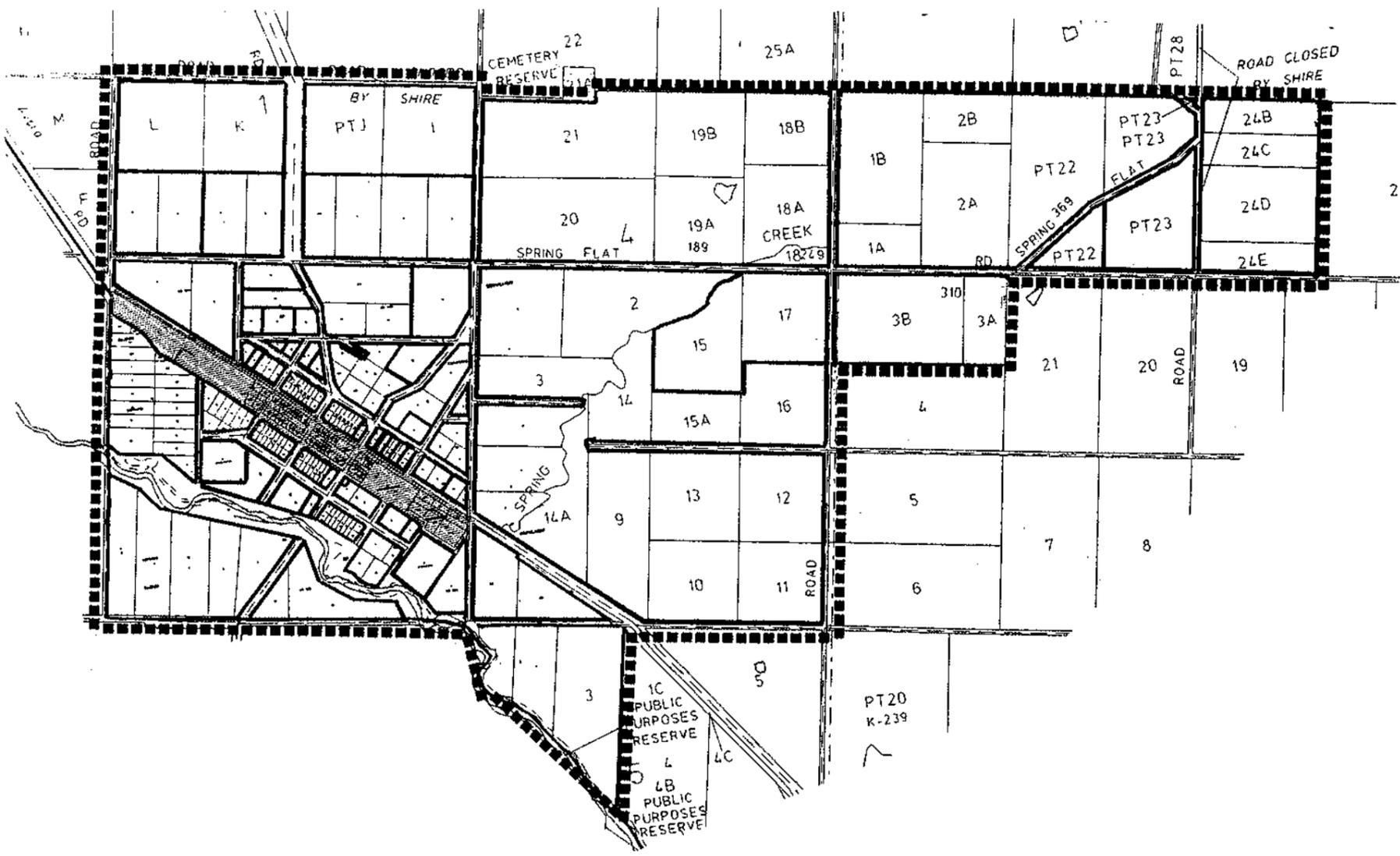
A = area in hectares of the Restructure Parcel

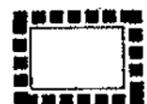
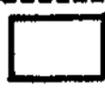
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure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

# WIMMERA RIVER (CROWLANDS) ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION  
**RESTRUCTURE PLAN NO 6**



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



0 500 1000  
 1:25000  
 SCALE OF METRES

# PYRENEES PLANNING SCHEME

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## 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

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*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

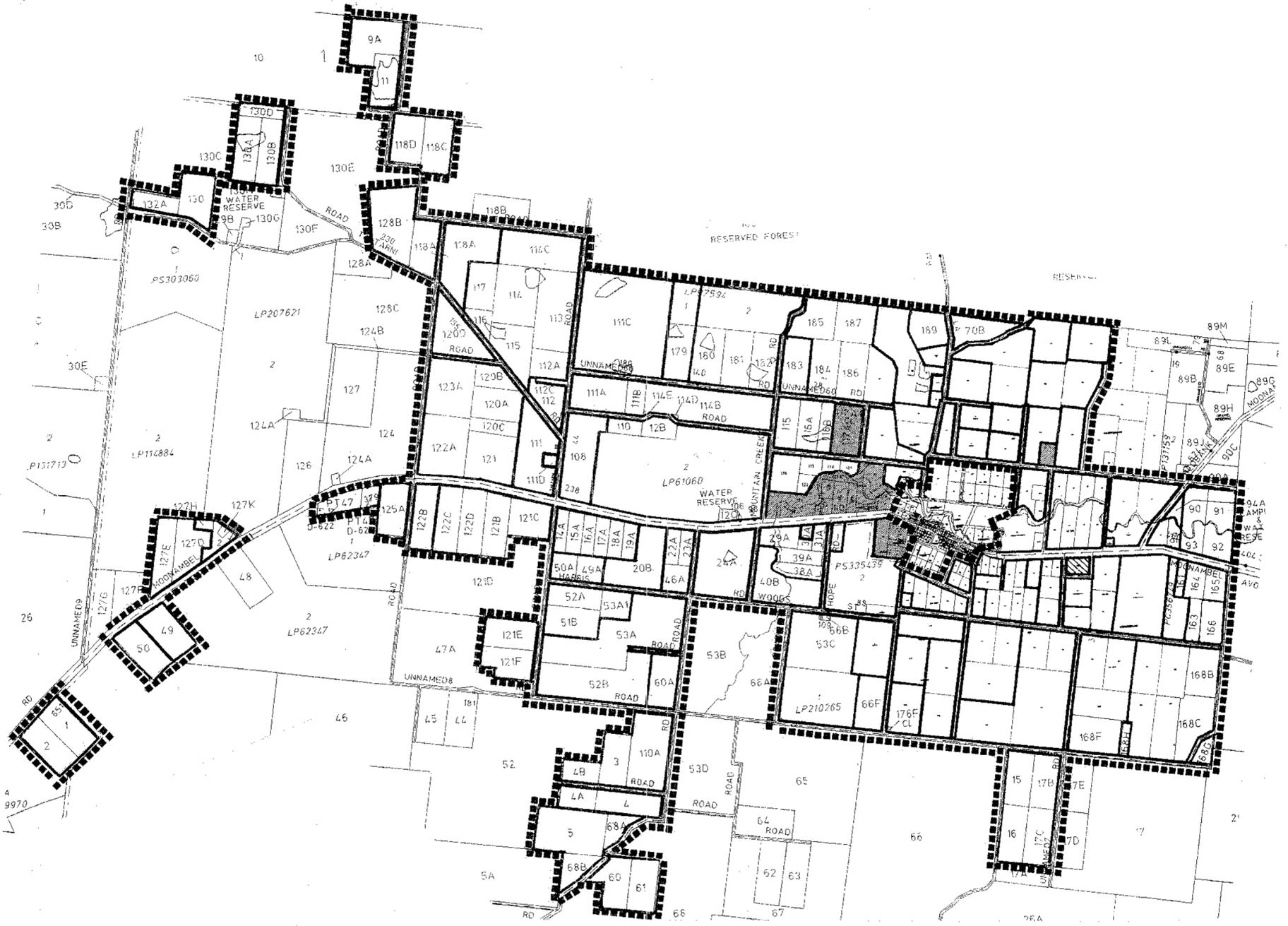
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- where the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

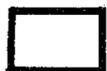
# MOUNTAIN CREEK (MOONAMBEL) ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 7



RESTRUCTURE PLAN BOUNDARY



RESTRUCTURE PARCELS



RESTRUCTURE INVESTIGATION AREA

NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)



500 0 500 1000  
SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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GLENPATRICK CREEK & NOWHERE  
CREEK ENVIRONS

RESTRUCTURE PLAN NO 8  
EDITION 3, OCTOBER 2007

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## 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

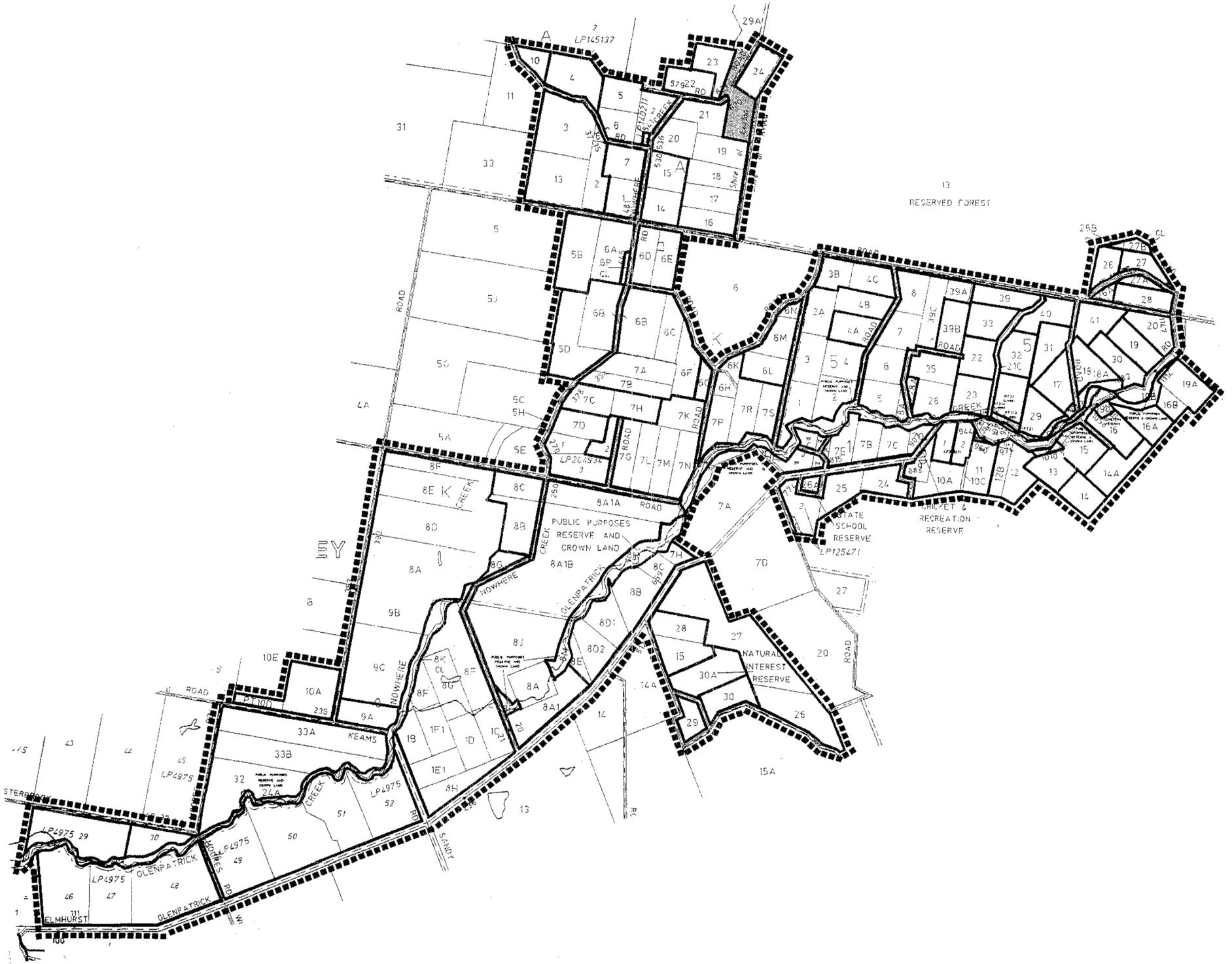
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure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

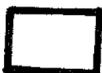
# GLENPATRICK CREEK & NOWHERE CREEK ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 8



RESTRUCTURE PLAN BOUNDARY



RESTRUCTURE PARCELS



RESTRUCTURE INVESTIGATION AREA



500 0 500 1000  
SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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NATTE YALLOCK ENVIRONS

RESTRUCTURE PLAN NO 9  
EDITION 3, OCTOBER 2007

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## 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

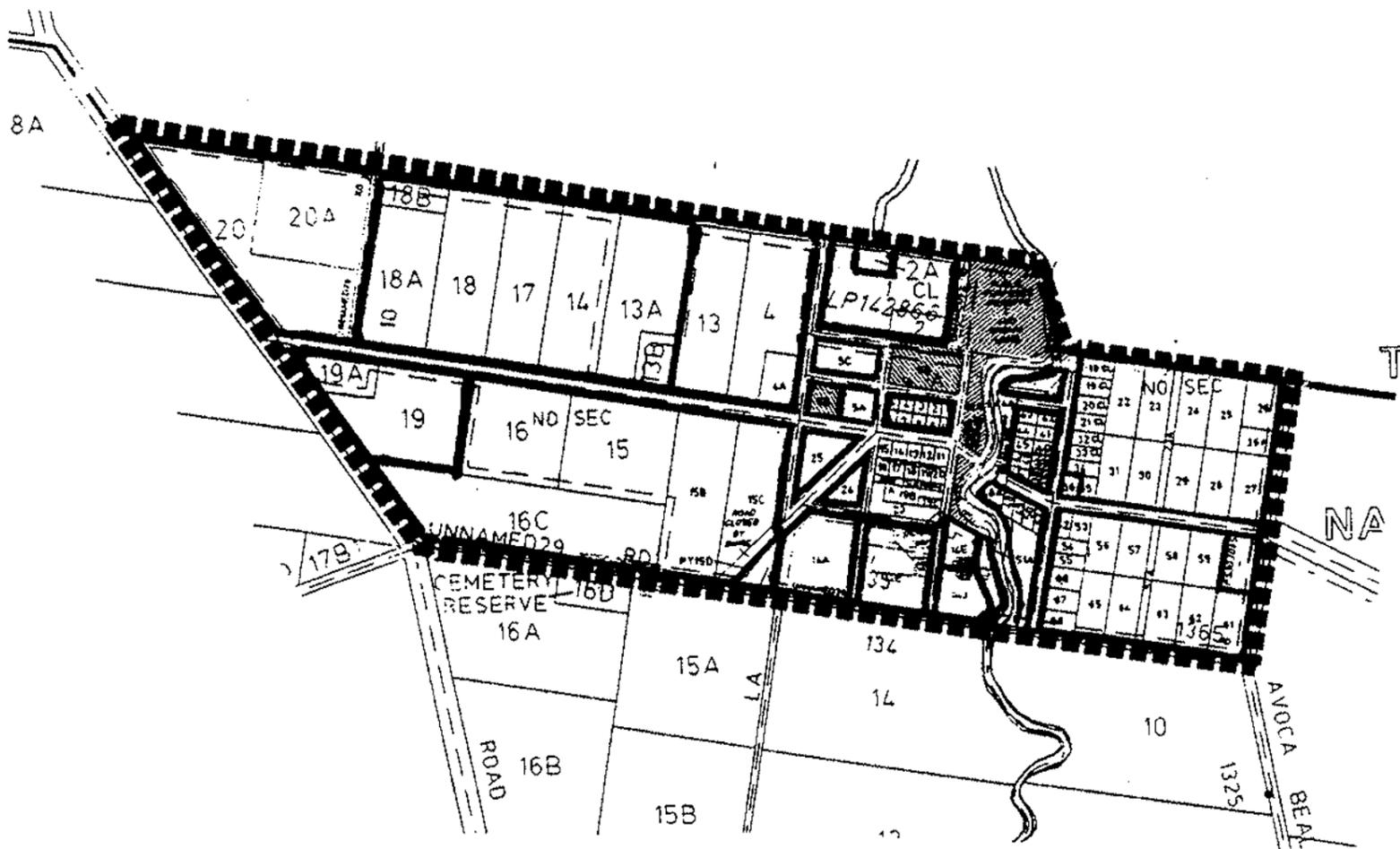
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

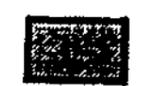
- 
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
  - Not more than one dwelling is to be constructed on any lot.
  - 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.

# NATTE YALLOCK ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION  
 RESTRUCTURE PLAN NO 9



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



0 500 1000  
 SCALE OF METRES

1:25000

# PYRENEES PLANNING SCHEME

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AVOCA ENVIRONS

RESTRUCTURE PLAN NO 10  
EDITION 3, OCTOBER 2007

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## 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.

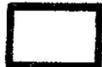
# AVOCA ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 10



**RESTRUCTURE PLAN BOUNDARY**



**RESTRUCTURE PARCELS**



**RESTRUCTURE INVESTIGATION AREA**

NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)



500 0 500 1000  
SCALE OF METRES  
1 : 30 000

# PYRENEES PLANNING SCHEME

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GREENHILL CREEK (AVOCA SOUTH)  
ENVIRONS

RESTRUCTURE PLAN NO 11  
EDITION 3, OCTOBER 2007

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## 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

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BUNG BONG CROWN TOWNSHIP

RESTRUCTURE PLAN NO 12  
EDITION 3, OCTOBER 2007

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## 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

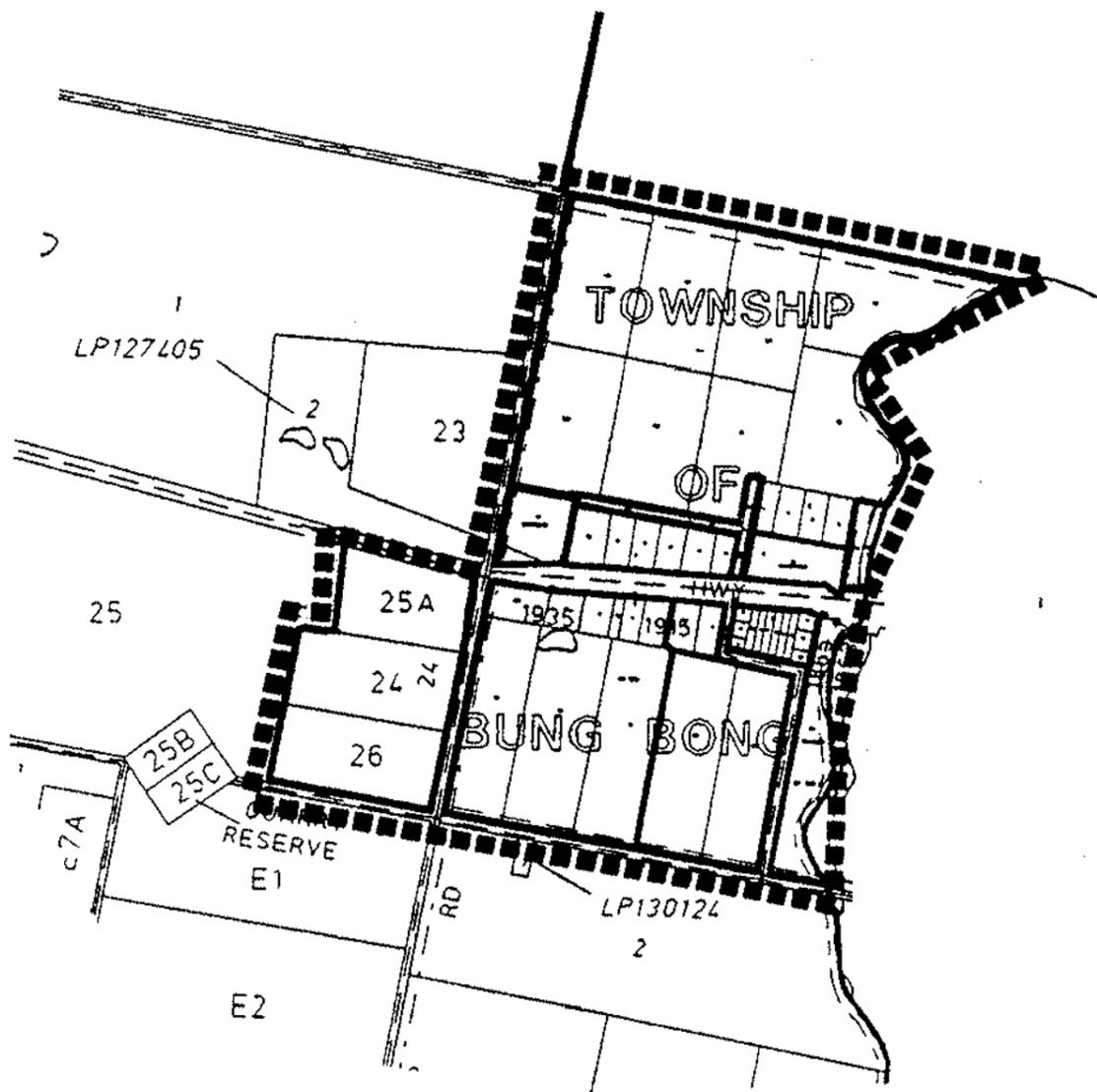
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

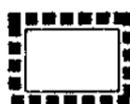
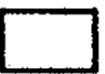
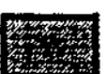
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the 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.

# BUNG BONG CROWN TOWNSHIP

Pyrenees Planning Scheme LOCAL  
PROVISION  
RESTRUCTURE PLAN NO 12



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



0 500 1000  
SCALE OF METRES

1:25000

# PYRENEES PLANNING SCHEME

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## EVANSFORD AND TALBOT RESERVOIR CATCHMENT ENVIRONS

RESTRUCTURE PLAN NO 13  
EDITION 3, OCTOBER 2007

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### 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:

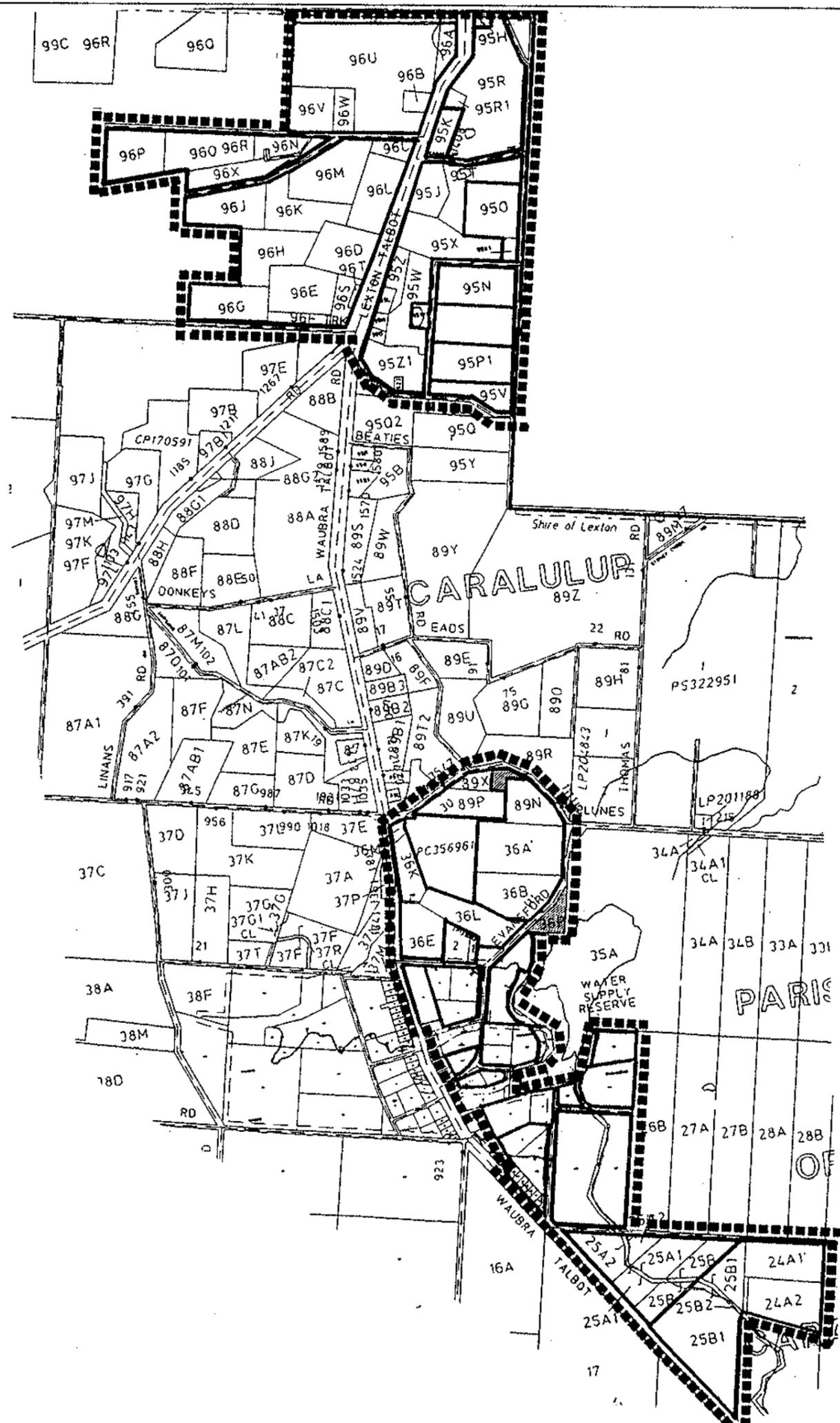
*For Restructure Parcels in the Farming Zone with an area of more than 20 hectares:*  
 $N = \frac{A}{20}$  where N = number of dwellings (corrected to nearest whole number)  
A = area in hectares of the Restructure Parcel

- 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.

# EVANSFORD & TALBOT RESERVOIR CATCHMENT ENVIRONS



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA

**N**



0 500 1000

1:25000  
SCALE OF METRES

# PYRENEES PLANNING SCHEME

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## AMPHITHEATRE ENVIRONS

RESTRUCTURE PLAN NO 14  
EDITION 3, OCTOBER 2007

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### 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)

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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

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PERCYDALE ENVIRONS

RESTRUCTURE PLAN NO 15  
EDITION 3, OCTOBER 2007

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## 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

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MIDDLE CREEK (WARRENMANG)  
ENVIRONS

RESTRUCTURE PLAN NO 16  
EDITION 3, OCTOBER 2007

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## 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.

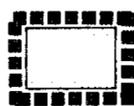
The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or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

# MIDDLE CREEK (WARRENMANG) ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 16



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



500 0 500 1000  
SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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LEXTON ENVIRONS

RESTRUCTURE PLAN NO 17  
EDITION 3, OCTOBER 2007

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## 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)

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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

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

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### 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

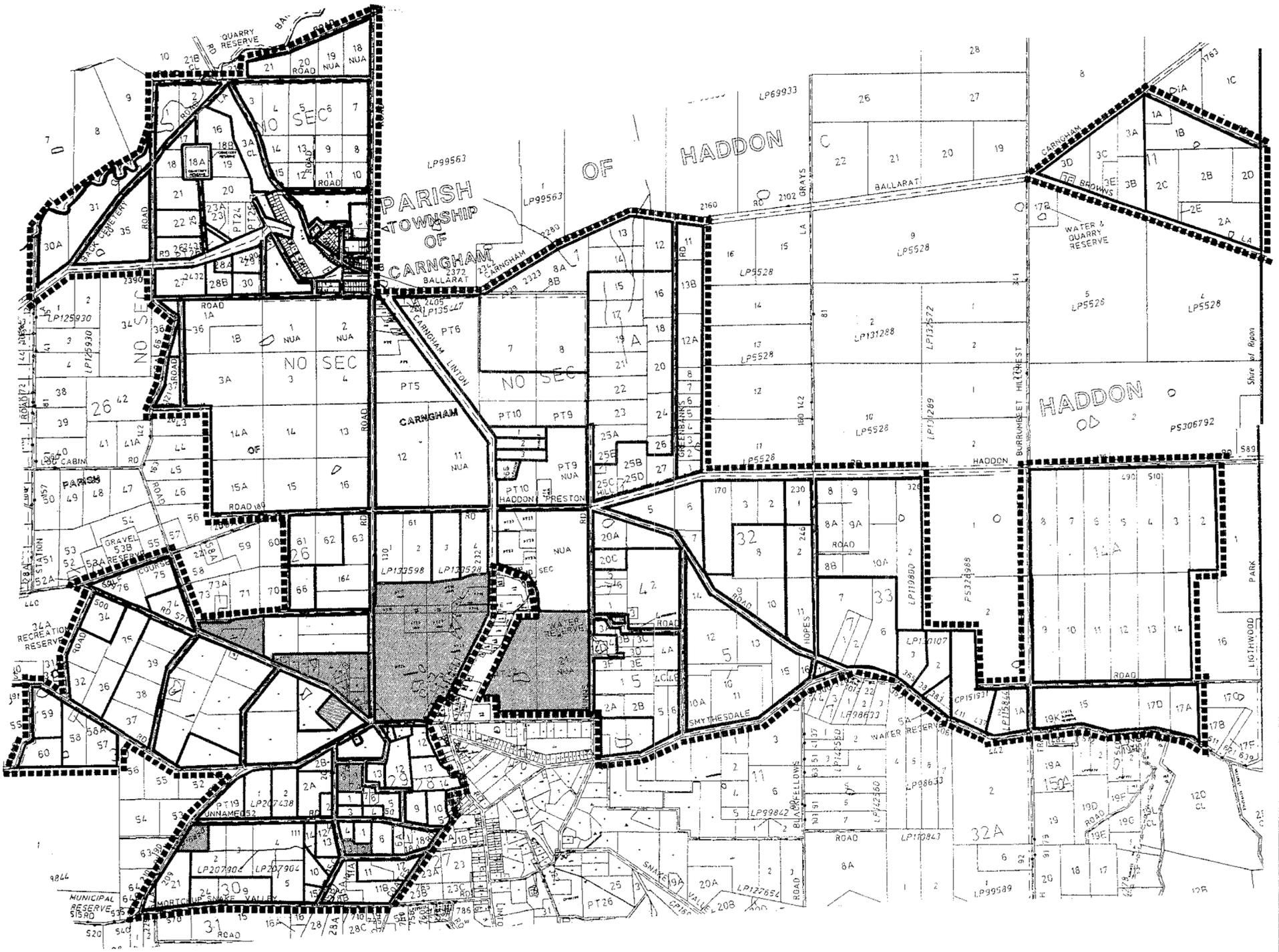
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions

- 
- 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.

# SNAKE VALLEY & CARNGHAM ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION  
RESTRUCTURE PLAN NO 18



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



500 0 500 1000  
SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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## CHEPSTOWE & BAILLIES CREEK ENVIRONS

RESTRUCTURE PLAN NO 19  
EDITION 3, OCTOBER 2007

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### 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

- 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

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## HOMEBUSH ENVIRONS

RESTRUCTURE PLAN NO 20  
EDITION 3, OCTOBER 2007

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### 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

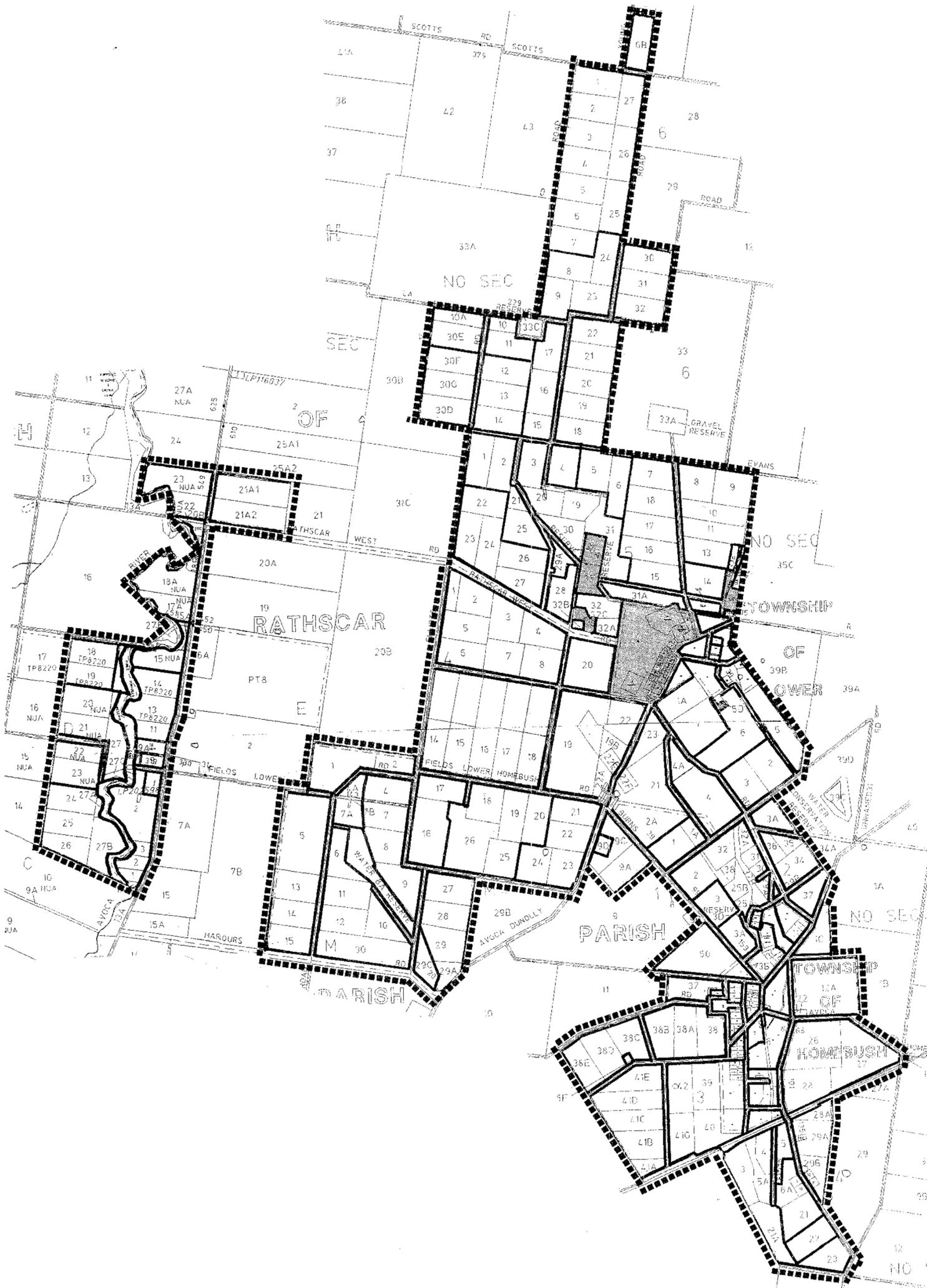
- 
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
  - If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior 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.

# HOMEBUSH ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 20



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



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SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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RAGLAN ENVIRONS

RESTRUCTURE PLAN NO 21  
EDITION 3, OCTOBER 2007

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## 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)

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A = area in hectares of the Restructure Parcel

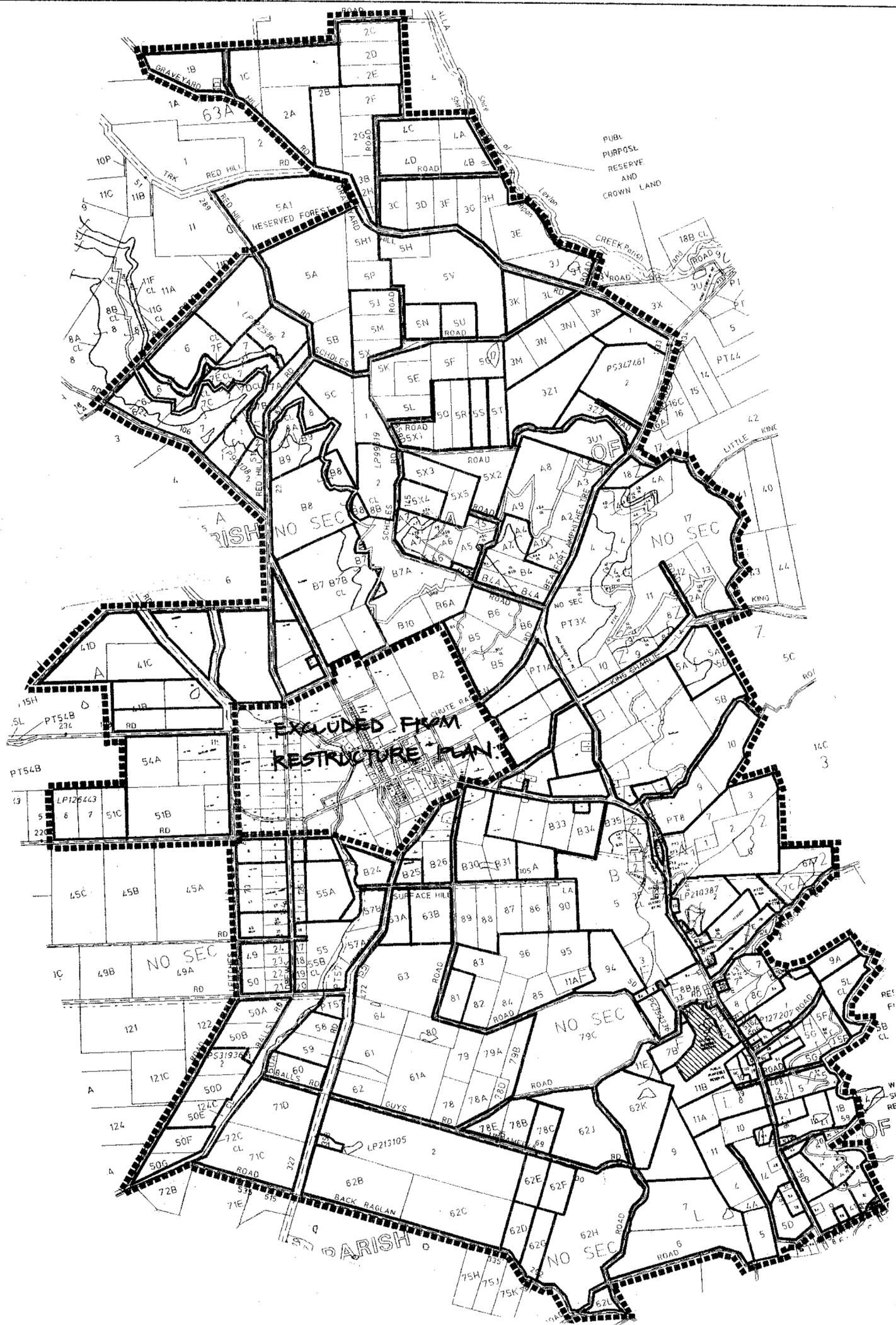
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure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

# RAGLAN ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 21



RESTRUCTURE PLAN BOUNDARY



RESTRUCTURE PARCELS



RESTRUCTURE INVESTIGATION AREA

NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)



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SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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WATERLOO ENVIRONS

RESTRUCTURE PLAN NO 22  
EDITION 3, OCTOBER 2007

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## 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

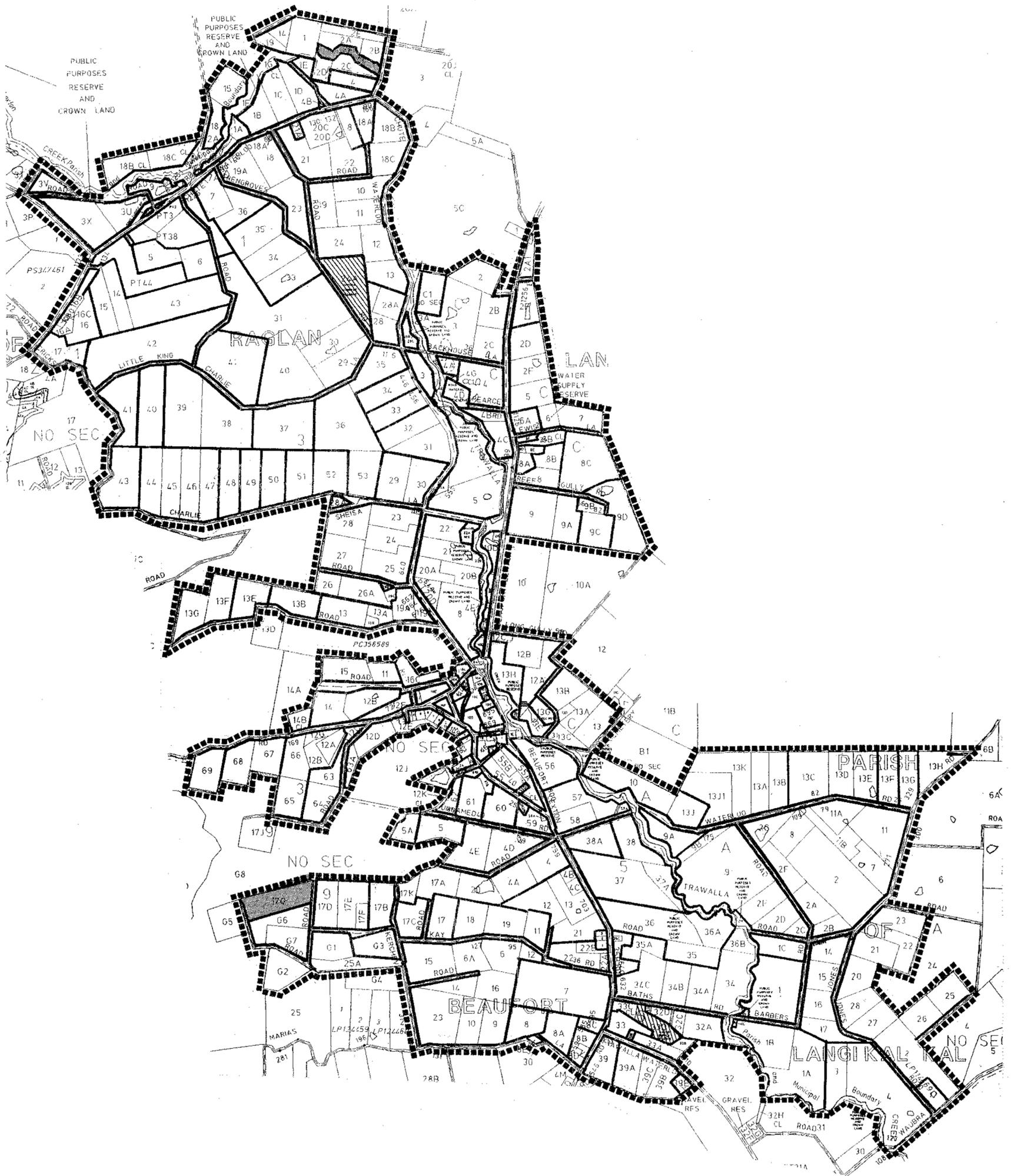
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
- If a Restructure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

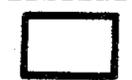
The Responsible Authority may, upon written application, approve an adjustment to the boundary of any Restructure Area so that it accords with actual Tenement boundaries as evidenced from Certificates of Title. Where any such adjustments are made a copy of the approved amended Restructure Plan Map (or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

# WATERLOO ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 22



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA

 NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)



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SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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STOCKYARD HILL CROWN TOWNSHIP

RESTRUCTURE PLAN NO 23  
EDITION 3, OCTOBER 2007

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## 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

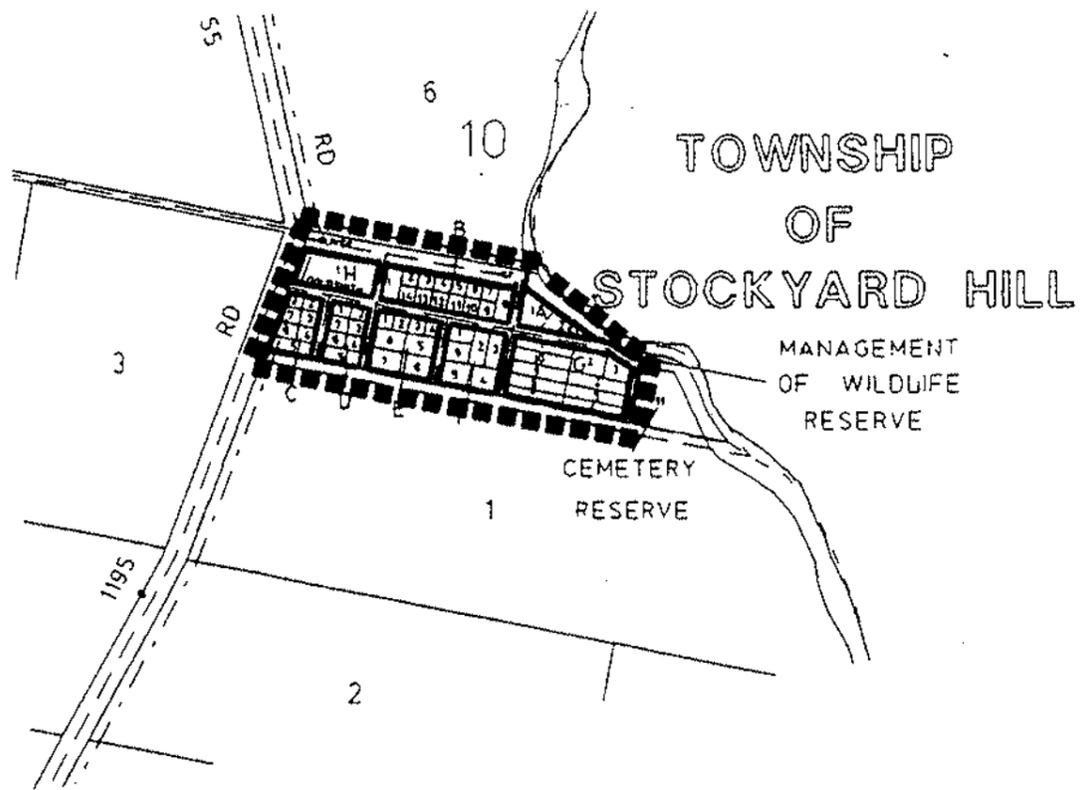
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

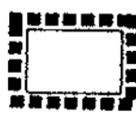
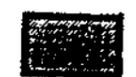
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the 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.

# STOCKYARD HILL CROWN TOWNSHIP

Pyrenees Planning Scheme LOCAL PROVISION  
RESTRUCTURE PLAN NO 23



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA

0 500 1000  
SCALE OF METRES



1:25000

# PYRENEES PLANNING SCHEME

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MIDDLE CREEK CROWN TOWNSHIP  
ENVIRONS

RESTRUCTURE PLAN NO 24  
EDITION 3, OCTOBER 2007

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## 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

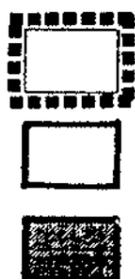
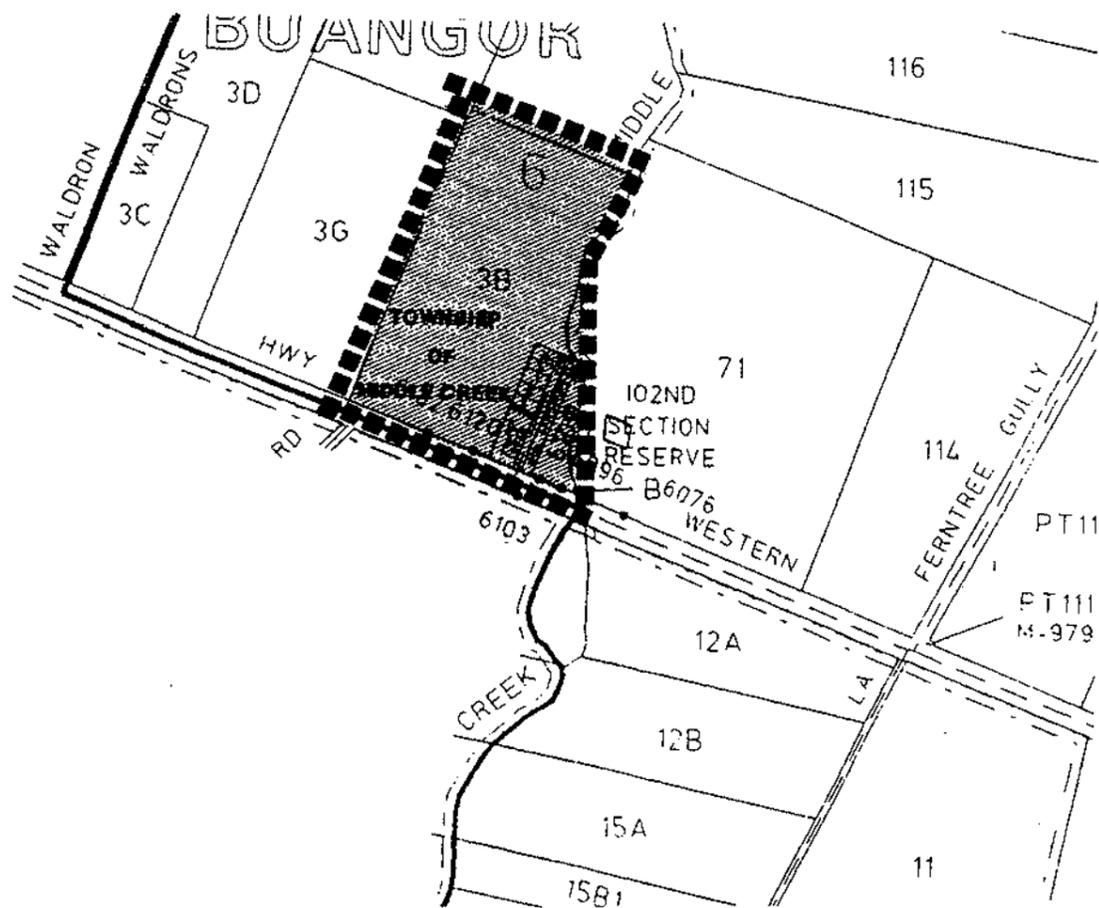
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

- 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.

# MIDDLE CREEK CROWN TOWNSHIP

RESTRUCTURE PLAN NO 24



RESTRUCTURE PLAN  
BOUNDARY

RESTRUCTURE  
PARCELS

RESTRUCTURE  
INVESTIGATION AREA



0 500 1000  
SCALE OF METRES

1:25000

# PYRENEES PLANNING SCHEME

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McCALLUM CREEK ENVIRONS

RESTRUCTURE PLAN NO 25  
EDITION 3, OCTOBER 2007

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## 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

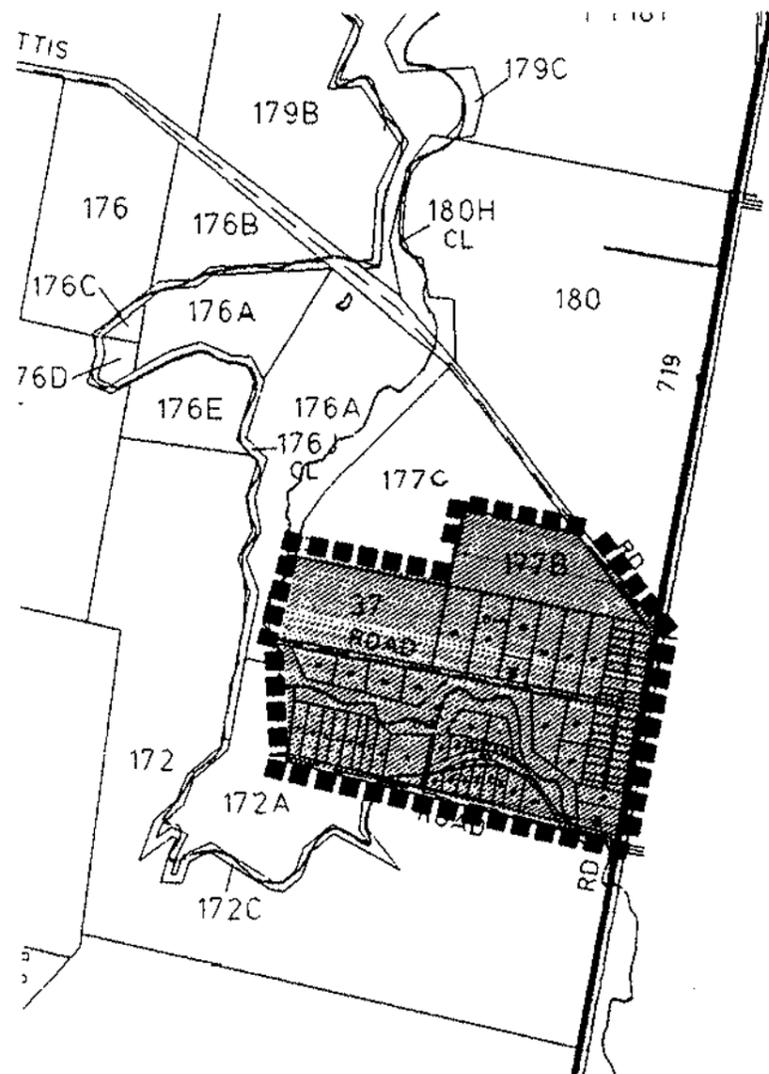
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions

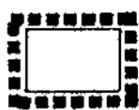
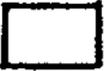
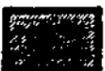
- 
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)
  - If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior 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.

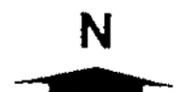
# McCALLUM CREEK ENVIRONS

Pyrenees Planning Scheme LOCAL  
PROVISION  
RESTRUCTURE PLAN NO 25



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA

0 500 1000  
SCALE OF METRES



1:25000

# PYRENEES PLANNING SCHEME

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SHIRLEY CROWN TOWNSHIP  
ENVIRONS

RESTRUCTURE PLAN NO 26  
EDITION 3, OCTOBER 2007

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## 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

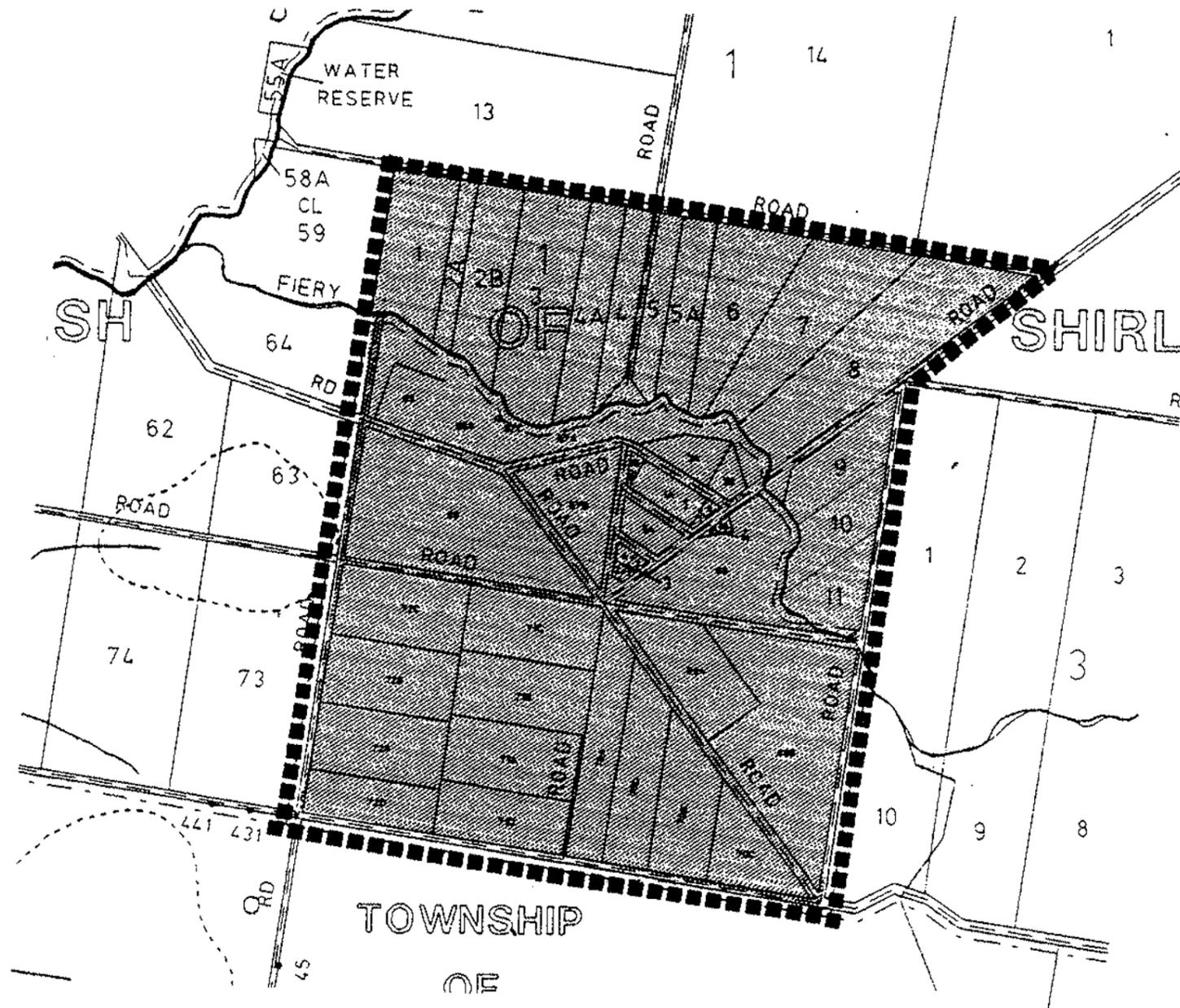
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the *Planning and Environment Act 1987* (16 February 1988)

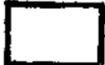
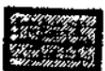
- 
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
  - Not more than one dwelling is to be constructed on any lot.
  - 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.

# SHIRLEY CROWN TOWNSHIP

Pyrenees Planning Scheme LOCAL  
 RESTRICTURE PLAN NO 26 PROVISION



-  RESTRUCTURE PLAN BOUNDARY
-  RESTRUCTURE PARCELS
-  RESTRUCTURE INVESTIGATION AREA



0 500 1000  
 SCALE OF METRES

1:25000

# PYRENEES PLANNING SCHEME

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## BEAUFORT ENVIRONS

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

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### 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

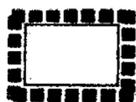
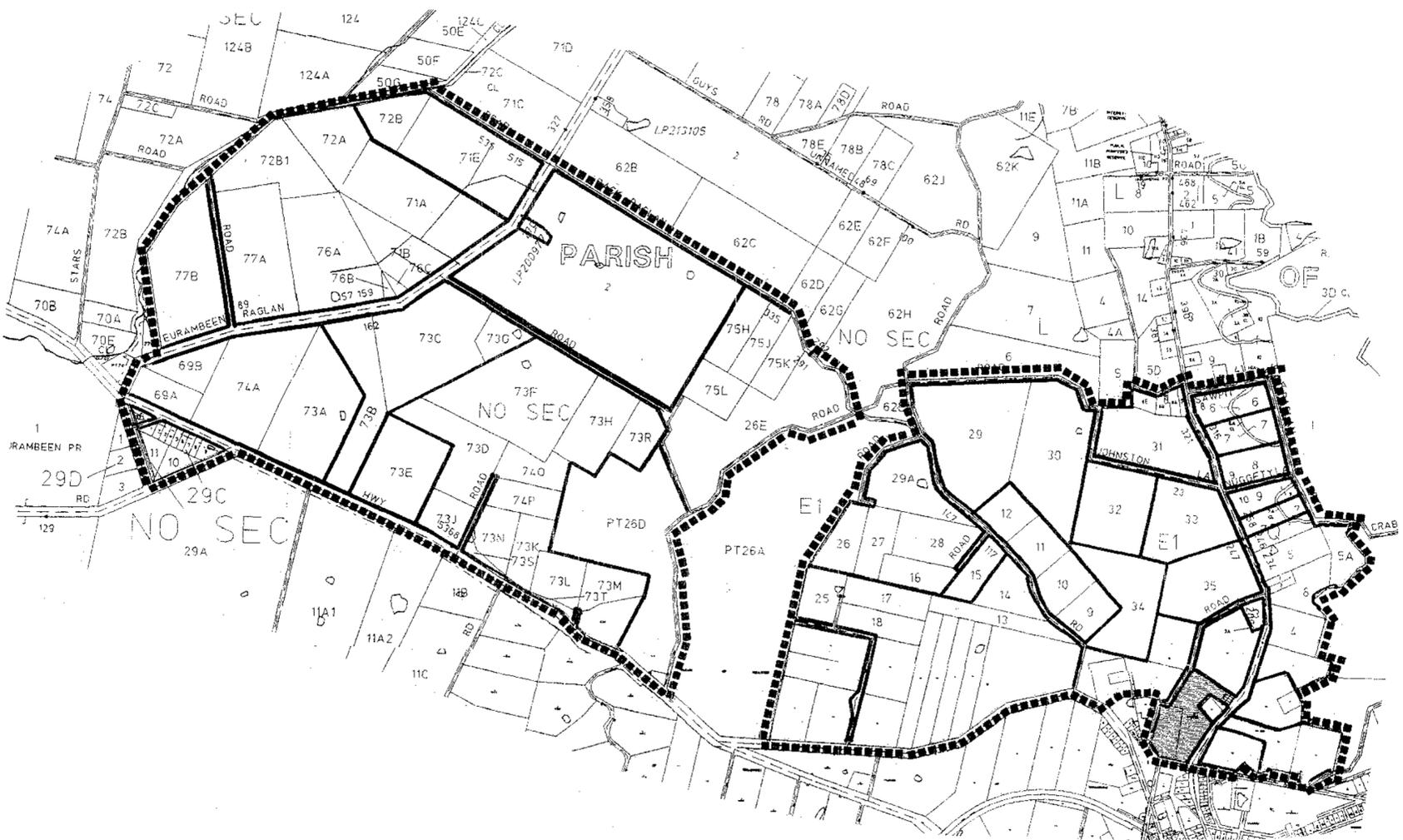
- where lots within the Restructure Parcel have been created by virtue of these restructure provisions
- where lots within the Restructure Parcel were created by virtue of a planning permit issued after the date of commencement of the Planning and Environment Act 1987 (16 February 1988)
- If a Restructure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

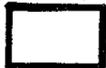
# BEAUFORT ENVIRONS (SHEET A)

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 27



RESTRUCTURE PLAN BOUNDARY



RESTRUCTURE PARCELS



RESTRUCTURE INVESTIGATION AREA

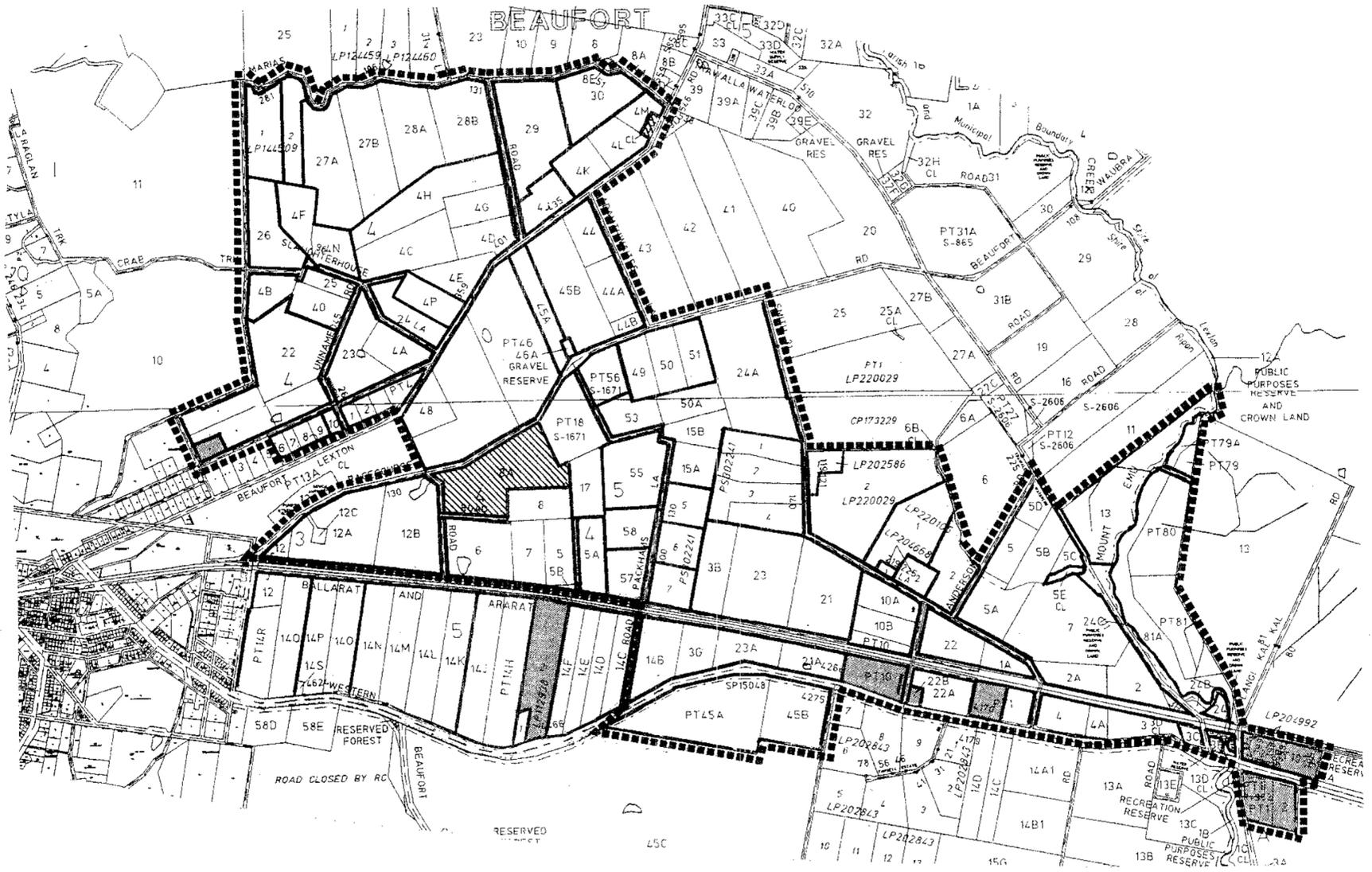


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SCALE OF METRES  
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# BEAUFORT ENVIRONS (SHEET B)

Pyrenee Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 27



NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)



RESTRUCTURE PLAN BOUNDARY



RESTRUCTURE PARCELS



RESTRUCTURE INVESTIGATION AREA



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SCALE OF METRES  
1:25000

# PYRENEES PLANNING SCHEME

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MOUNTAIN CREEK (SUNRAYSLIA  
HIGHWAY) ENVIRONS

RESTRUCTURE PLAN NO 28  
EDITION 3, OCTOBER 2007

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## 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.

# MOUNTAIN CREEK (SUNRAYSIA HWY.) ENVIRONS

Pyrenees Planning Scheme LOCAL GOVERNMENT  
**RESTRUCTURE PLAN NO 28**



-  **RESTRUCTURE PLAN BOUNDARY**
-  **RESTRUCTURE PARCELS**
-  **RESTRUCTURE INVESTIGATION AREA**
-  **NOT INCLUDED AS A RESTRUCTURE LOT. (PUBLIC LAND)**

**N**



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SCALE OF METRES

# PYRENEES PLANNING SCHEME

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LAMPLOUGH (BET BET CREEK)  
ENVIRONS

RESTRUCTURE PLAN NO 29  
EDITION 3, OCTOBER 2007

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## 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)

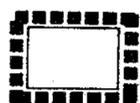
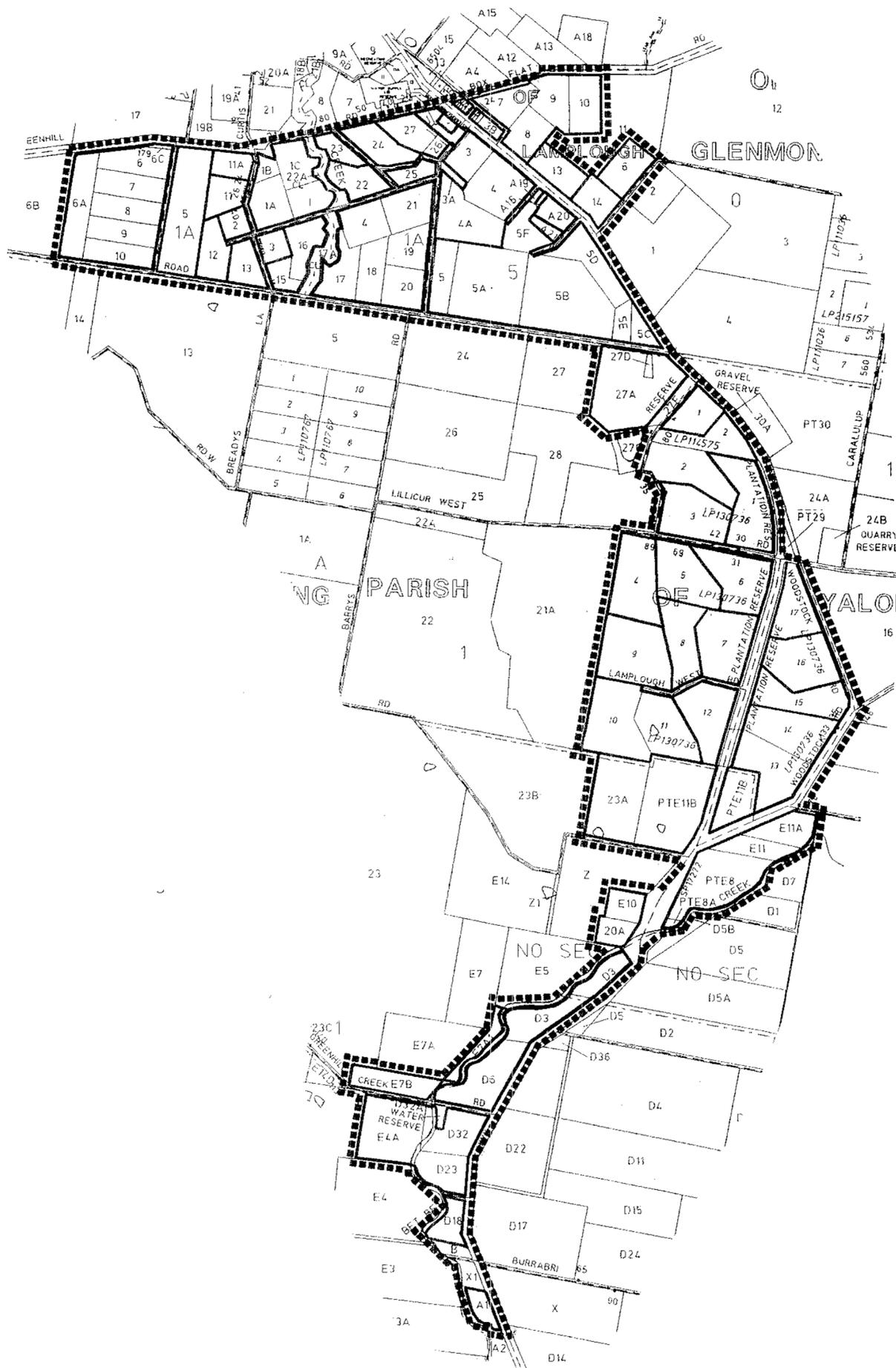
- If a Restructure Parcel has an area of less than 8 hectares and is comprised as two or more lots created prior to 16 February 1988, no dwelling may be constructed until all lots in the Parcel are consolidated onto a single Title;
- Not more than one dwelling is to be constructed on any lot.
- If the 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.

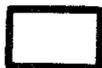
# LAMPLOUGH (BET BET CREEK) ENVIRONS

Pyrenees Planning Scheme LOCAL PROVISION

RESTRUCTURE PLAN NO 29



RESTRUCTURE PLAN  
BOUNDARY



RESTRUCTURE  
PARCELS



RESTRUCTURE  
INVESTIGATION AREA



500 0 500 1000  
SCALE OF METRES  
1:25000