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RIGHT: Stephanie and Claire Richards, of Yandoi, tried their hand at plaster painting at Daylesford Rotary Craft Fair on Saturday.

Demons' bid for a move was rejected

Ballarat Football League last week refused an application for Daylesford Football Club to transfer to the Maryborough and Castlemaine District Football League.

Daylesford Football Club representatives on Tuesday waited for their application to transfer to be considered by the Ballarat league's board.

- The board refused the application on three grounds:
1. The board does not consider the move to be in the best interests of football in the Ballarat region.
 2. The board considers the Daylesford Football Club has problems that stem further than the competition in which it plays and that a change of league may not necessarily see those problems resolved.
 3. The board will be raising this issue with the Victorian Country Football League with a view to having a VCFL investigation into the Daylesford-Hepburn Springs region.

"The board discussed a previous resolution of the VCFL that recommended a merger between the Daylesford and Hepburn Football Clubs take place and that the situation in the region would continue to be monitored," Ballarat league's general manager Jamie Page reported.

"It was suggested that the situation had deteriorated substantially and the VCFL must now act and enforce a resolution that is best for football in the Ballarat region.

"The Ballarat Football League seeks the best possible outcome for football in the region as a whole and is taking a broader position than one club."

Daylesford Football Club decided to "battle on."

Continued Page 3.

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It is with pleasure that we announce the opening of Daylesford Getaways - a professional booking service providing property owners and guests with an unparalleled level of customer service and specialising in complete getaway packages and expansion of the midweek trade to the region. We would like to take this opportunity to thank the many local contractors and suppliers for their fantastic support and efforts in helping us achieve our goal in opening for Easter.

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daylesford getaways

phone **5348 4422**
 Shop 2, 123 Vincent Street, Daylesford.



Shire planning scheme 'fatally flawed' - panel

Hepburn Council has been ordered to totally rewrite its 1997 shire planning scheme after a State Government panel and review committee condemned the scheme during a review last year.

The panel described council's efforts as "fatally flawed" and criticised council for rejecting several "insightful" public submissions to the scheme.

It told council it must completely review and rewrite the scheme and municipal statement so it "would bear almost no resemblance to the existing document".

Blame for the debacle lies not only with council, but with the State Government which "exacerbated the problem" by bringing forward the date by which councils were required to exhibit their new format planning schemes.

"Hepburn therefore rushed to meet this deadline without having completed its Land Use and Development Strategy," said the panel.

"The situation eventu-

ated because of limited council resources which resulted in the decision to prepare the new scheme and accompanying maps in-house."

Hepburn Council's chief executive officer Victor Szwed said the government did not come up with the guidelines for the scheme until after the panel made recommendations to change the guidelines.

"Our first attempt had been passed by the State Department of Infrastructure before it was exhibited," said Victor Szwed.

"The panel had some concerns and made several of recommendations and suggested changes.

"The consultants we have now employed to rewrite the scheme, municipal statement and prepare a land use strategy, will take into ac-

Continued Page 5.

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'No mention of mineral springs'

Planning scheme rejected - from Page 1

Scheme and the new scheme contains controls which are contrary to Ministerial direction and, indeed, to accepted town planning principles," the panel added.

"The English in the municipal strategic statement is not of a standard normally found in statutory documents and for this reason alone, will require a substantial rewrite.

"At a minimum, the statement should be a clear and concise statement of key land use and development issues and directions.

"It should also provide the rationale for the application of zones and overlays and involve the community in its development.

"It is the panel's view that the statement exhibited does very little to advance the planning objectives for Victoria.

"It does not meet minimum requirements.

"The introduction does not identify any particular issues of challenges and lists 1991 census information.

"There is no analysis of this information, nor do the figures show any trends and nor do they allow for any comparisons with other areas.

"This section fails to mention the natural mineral springs, which are the most significant in Victoria and possibly Australia.

"The omission is surprising in the view of council's advice to the panel that the springs are the shire's most important asset and if they are not properly protected the shire would suffer irreparable damage.

"It is noteworthy that the only mention of this asset in the whole statement is one of the objectives in the key issue of the tourism section.

"The objective states this asset should be capitalised upon, while the landscape character of the area in the vicinity should be protected.

"There are no strategies to achieve this objective and no objectives or strategies to identify or protect the resource.

"The overall statement is not assisted by containing two visions - each slightly different.

"It is necessary the statement demonstrates how it will contribute to the corporate vision - it is simply not enough to state that it does.

"In the strategic land use statement, the panel has several major concerns with the format, structure and context.

"The nine key issues identified - transport and mobility, residential and urban growth, industry, business, retail and commercial, recreation and heritage, tourism, agriculture, horticulture and forestry, fire hazard mapping, water catchment and mineral and stone licence areas - are confusing.

"The issues identified overlap and clearly could be improved.

"Mineral and stone licence areas are difficult to recognise as a key issue - there were only three persons in the shire employed by the mining industries in 1996 - hardly indicating a key issue.

"Each of the nine key issues incorporates a map - the purpose of which in many cases is not clear.

"For instance, the map accompanying the transport and mobility section simply identifies the main and secondary roads and this identification does not achieve any particular purpose.

"The water catchment map identifies the whole shire is covered by water supply catchments.

"The map names and locates the various catchments, but does not distinguish between the various types - for example, those that are for domestic water use.

"The only purpose of the map is to show that all of the shire is within a catchment area - this could easily be achieved by a single sentence.

"The mineral and stone

mention of this issue in the municipal strategic statement and made no policies or other attempts to address this issue.

"The council further explained that the areas to be zoned rural living for small rural holdings to be used for boutique type farm operations.

"In response to these criteria, the panel is of the view there should be no new areas zoned rural living until council has properly assessed these proposals.

"Planning scheme does not meet minimum requirements."

"The objectives should indicate what is important to be achieved in the shire and these objectives do not do this.

"The strategies are also of little value - many are objectives not strategies.

"Many others have no indication of any commitment to actually carry out the necessary actions, while some are even contrary to the control provisions selected.

"A typical example of this is the statement 'Identify old and inappropriate subdivisions and, where appropriate, take action to consolidate these for the benefit of agriculture.'

"No such areas are identified in the scheme - clearly some do exist and instead of taking action for the benefit of agriculture as suggested, the inappropriate subdivisions have been rezoned from rural to township.

"In summary, the municipal strategic statement does not contain objectives which are a reasonable response to the characteristics, regional context, development constraints and opportunities for the shire.

"The objectives are generally too non specific, the statement contains important omissions and is not a clear concise statement.

"The statement should recognise the importance of the mineral springs and biodiversity issues.

"The availability of housing and land, the determining of rural residential land and demographic trends should be analysed.

"Also there was a considerable amount of concern raised by submitters regarding a conflict, or perceived conflict, between the development of tourist establishments and existing residential uses.

"The council acknowledged this conflict at the hearing, but made no

mention of this issue in the municipal strategic statement and made no policies or other attempts to address this issue.

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of redrafting the statement and preparing its local policies as recommended by the panel."

Hepburn Council's mayor Cr. David Smith said the process to develop the land use strategy would help finalise the new planning scheme over the next few months.

"It builds on the extensive work already done over the past two years and through strategic work carried out by the former councils," said Cr. Smith.

"The dozens of submissions made on the planning scheme over the past 18 months are all being looked at by the consultants.

"The panel's report and a range of other information will be taken into consideration," he added.

The new draft municipal strategic statement is now available for viewing and the revised new planning scheme will be exhibited in May for further public comment.

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