

21.09 Implementation through the Planning Scheme

The Baw Baw MSS is to be implemented through various actions and initiatives that can be taken by Council and the community. The choice of zones, overlays, the use of schedules and the inclusion of local policies are all designed to assist in achieving the Municipal Strategic Statement through the planning scheme.

The local policies within the Scheme's local planning policy framework provide the basis to support decision making in the administration of the planning scheme consistent with the MSS, the State Planning Policy Framework, the objectives set out in the various zones and overlays.

The thrust of the local policies and the schedules to overlays are to:

- Protect and maintain high quality agricultural land of National and State importance.
- Improve the quality of residential and rural lifestyles through provision of infrastructure.
- Encourage investment and establish value added industry both within the Shire and in the region.
- Retain high quality rural landscapes.
- Direct residential development to preferred growth areas within and adjoining existing towns.
- Capitalise on the abundant tourism opportunities available in National Parks, State and Regional Parks.
- Use existing infrastructure, facilities and other key attractions through improved promotion, best practice management and quality assurance programs.
- Identify fire hazard, flood-prone and erosion-prone (landslip and tunnel erosion) areas and apply appropriate overlays.