

SURF COAST SHIRE PLANNING SCHEME
AMENDMENT
EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Surf Coast Shire, who is the planning authority for this amendment.

This amendment has been made at the request of TGM Group Pty Ltd.

Land affected by the amendment

The amendment applies to land at 69B Harvey Street Anglesea.

The site consists of the following titles:

Vol.	Fol.	Plan of Subdivision No.
09873	780	Lot 1 on TP142498F
09873	781	Lot 1 on TP142499D
09873	782	Lot 1 on TP141618D
09873	783	Lot 1 on TP142500X
10306	134	Lots 1 & 2 on TP090031T
07994	171	Lot 120 on PS020002

What the amendment does

The amendment seeks to rezone land at 69B Harvey Street as follows:

- Rezone land at 69B Harvey Street, Anglesea from Public Use Zone (PZ) to General Residential Zone (GRZ).
- Apply the Design Development Overlay and Neighbourhood Character Overlay to 69B Harvey Street, Anglesea.
- Amend Map to Clause 21.11 Anglesea Framework Map to show 69B Harvey Street, Anglesea as GRZ.

Concurrent with the preparation of the planning scheme amendment a planning permit application is also made pursuant to Section 96A of the Planning and Environment Act 1987. The planning permit proposes a multi lot subdivision and removal of native vegetation.

Strategic assessment of the amendment

• Why is the amendment required?

The amendment is required in order to facilitate residential growth in accordance with Anglesea Structure Plan 2012 and Clause 21.11 Anglesea Strategy.

The land is recognised in the Anglesea Structure Plan for a potential housing development and open space reserve.

Further Map 1 to Clause 21.11 Anglesea Framework Plan of the Planning Scheme also identifies the disused water basin for potential housing and open space.

Following an investigation of the surrounding zone and overlays it is proposed to rezone land at 69B Harvey Street, Anglesea from the PUZ to the GRZ which accords with the surrounding residential zone. It is also proposed to apply the Design Development Overlay and Neighbourhood Character Overlay with minor changes to acknowledge the proposed smaller lot sizes and setbacks required to guide development and reinforce the surrounding neighbourhood character.

- **How does the amendment implement the objectives of planning in Victoria?**

The amendment is consistent with the objectives of planning in Victoria.

The land is recognised in the Anglesea Structure Plan 2012 and Map 1 to Clause 21.11 Anglesea Framework Plan for a potential housing development and open space reserve.

The inclusion of a Schedule to the DDO will ensure that the land is developed having regard to the surrounding coastal bush character.

- **How does the amendment address the environmental effects and any relevant social and economic effects?**

Environmental Effects

The proposed amendment is supported by a Flora Assessment which recommends the retention of the regionally significant Anglesea Grey Gum along Harvey Street.

Social and Economic Effects

The proposal will add to the limited supply of residential land for permanent and visitor accommodation within Anglesea which is generally constrained from further residential growth. Short term building and landscaping employment opportunities are likely to be created as a consequence of this proposal.

- **Does the amendment address relevant bushfire risk?**

The subject land is not located within a Bushfire Risk Area.

- **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction regarding the form and content of Planning Schemes under section 7(5) of the Act and Ministerial Direction No. 11 – Strategic Assessment of Amendments. The Amendment is not affected by any other Ministerial Direction.

- **How does the amendment support or implement the State Planning Policy Framework?**

The proposal is consistent with the intent of the State Planning Policy Framework (SPPF) and supports its implementation by:

- Clause 11.02-1 Supply of Land - To ensure ongoing land supply is supported by infrastructure;
- Clause 11.02-3 Structure planning – To facilitate the orderly development of urban areas;
- Clause 11.03-1 Open Space Planning- To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community;
- Clause 11.05-5 Coastal settlement – To encourage urban renewal and development opportunities within existing settlements to reduce the demand for urban sprawl;

- Clause 11.06-6 Integrated planning – To integrate planning for growth with the provision of infrastructure;
- Clause 11.07-1 Planning for growth – To optimise infrastructure and consolidate growth;
- Clause 15.01-1 Urban Design - To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity;
- Clause 15.01-3 Neighbourhood subdivision design – To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods;
- Clause 16.01-1 Integrated Housing - Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns;

• **How does the amendment support or implement the Local Planning Policy Framework?**

The amendment is consistent with the Local Planning Policy Framework including:

- Clause 21.02-3 Settlement Patterns - To ensure that urban development minimises the impact on the environment, makes efficient use of land, infrastructure and resources, and is concentrated in accessible locations;
- Clause 21.02-4 Neighbourhood Character – To protect the individual coastal township character values of low urban density, recessive built form, vegetated coastal landscapes and ecological values of the natural environment form inappropriate urban development.
- Clause 21.02-6 Open Space and Infrastructure – To ensure that open space is landscaped and developed in a manner that is consistent with the character of the local area.
- Clause 21.11-2 Settlement, Built Environment and Housing – To provide for a broader range of accommodation and housing options in appropriate areas to meet the needs of households and to support a diverse community.

• **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions as the rezoning of land to the General Residential Zone and application of a Schedule to the Design Development Overlay are considered to be the most appropriate planning tools required to facilitate orderly residential development consistent with Anglesea Structure Plan 2012 and Clause 21.11 Anglesea Strategy.

• **How does the amendment address the views of any relevant agency?**

The proposed amendment accords with the recommendations of the approved Anglesea Structure Plan 2012 and Clause 21.11 Anglesea Strategy of the Surf Coast Planning Scheme approved under Planning Scheme Amendment C102. The preparation of Amendment C102 was undertaken in consultation with all relevant authorities who have had opportunity to provide input to this process.

• **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is unlikely to have any significant impact on the transport system as defined in Section 3 of the Transport Integration Act 2010.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is not expected to place any substantial resource or administrative cost burden on the responsible authority as it represents an expected strategic planning outcome for this land.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Surf Coast Shire Council

1 Merrijig Drive

Torquay Vic 3228

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection

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