

SURF COAST PLANNING SCHEME

AMENDMENT C108

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of TGM Group Pty Ltd on behalf of the Barwon Region Water Corporation.

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 from the Public Use Zone (PUZ1) to the General Residential Zone 1 (GRZ1).

The Amendment

- Amends Planning Scheme Map No.33ZN to rezone 69B Harvey Street Anglesea from the Public Use Zone 1 to General Residential Zone 1.

- Amends Schedule 19 to the Design Development Overlay and Schedule 3 to the Neighbourhood Character Overlay.
- Amends Planning Scheme Map No.33DDO to include 69B Harvey Street, Anglesea in Schedule 19 to the Design and Development Overlay and amends Map No.33NCO to include 69B Harvey Street, Anglesea in Schedule 3 to the Neighbourhood Character Overlay.
- Amends Clause 21.11 'Anglesea Strategy' to ensure future subdivision of the water basin responds to current site constraints and meets neighbourhood character objectives. The Anglesea Framework Map is amended to show 69B Harvey Street, Anglesea as 'Residential'.

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 the resubdivision of land into 10 lots and removal of native vegetation in accordance with endorsed plans.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to facilitate residential development which cannot be achieved under the current PUZ1 that applies to the land.

The land contains a disused water supply basin that is surplus to the operational requirements of the Barwon Region Water Corporation and thus an alternative use is being sought.

The amendment is required in order to facilitate residential growth in general 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 and in Map 1 of Clause 21.11 Anglesea Framework Plan of the Surf Coast Planning Scheme.

Following an investigation of the surrounding zone and overlays it is proposed to rezone land at 69B Harvey Street, Anglesea from PUZ1 to GRZ1 which accords with the surrounding residential zone. Also in accordance with the surrounding residential land the amendment proposes to apply Schedule 19 to the Design Development Overlay and Schedule 3 to the 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 implements the objectives of planning in Victoria by rezoning land for residential development in accordance with the strategic direction of the Surf Coast Planning Scheme.

The amendment also seeks to provide for the appropriate economic and sustainable use of the land having regard to the existing site characteristics and constraints and the surrounding residential context.

The amendment also seeks to ensure that the future residential subdivision and development of the land establishes and maintains the surrounding urban character in an integrated manner with the introduction of Schedule 19 to the Design and Development Overlay, Schedule 3 to the Neighbourhood Character Overlay and use of the existing Schedule 3 to the Significant Landscape Overlay.

How does the Amendment address any environmental, social and economic effects?

Land at 69B Harvey Street Anglesea is currently a disused, dilapidated water supply basin site which is no longer required by the Barwon Region Water Corporation. The amendment will have positive environmental and social effects by the removal of this antiquated and visually intrusive infrastructure.

The amendment 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.

The amendment is accompanied by a Native Vegetation Assessment which has determined that the demolition of the disused water basin will result in the removal of regrowth native vegetation directly surrounding the facility. This removal is unavoidable however the proposal seeks to retain the regionally significant Anglesea Grey Gum along the Harvey Street frontage, establish off-sets to compensate for vegetation removal and use indigenous plant species to landscape proposed housing lots, road reserves and the open space reserve.

The amendment will also facilitate the creation of a landscaped passive open space reserve that will include a pedestrian linkage which will provide a positive environmental and community feature.

The amendment is also accompanied by an approved Cultural Heritage Management Plan which includes recommendations prior to and during the proposed subdivision.

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 and any adopted State policy?

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

- **Clause 11 Settlement**
The amendment supports this policy as it will facilitate residential development in an orderly manner in an existing coastal settlement supported by existing infrastructure. It will also assist in the creation of a diverse and integrated network of public open space commensurate with the needs of the community;
- **Clause 12 Environmental and Landscape Values**
This amendment supports this policy as it seeks to manage and enhance sustainable growth in coastal areas by ensuring that development is contained in strategically identified areas and ensuring that development responds to the identified landscape character of an area.
- **Clause 15 Built Environment and Heritage**
The amendment supports this policy as the subdivision design will enable the creation of a safe, functional and high quality environment with a sense of place and cultural identity in keeping with the surrounding residential character.
- **Clause 16 Housing**
The amendment is considered to accord with this policy as it will facilitate a serviced housing development in an existing residential context.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

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

- **Clause 21.02-3 Settlement Patterns**
The amendment accords with this policy as it will 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**
The amendment accords with this policy as it seeks 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 from inappropriate urban development. This will be achieved via the application of the surrounding overlays and the proposed low density subdivision.
- **Clause 21.02-6 Open Space and Infrastructure**
The amendment accords with this policy as it will provide a landscaped open space reserve that is consistent with the character of the local area.
- **Clause 21.11-2 Settlement, Built Environment and Housing**
The amendment accords with this policy as it will provide for a broader range of accommodation and housing options in a residential area 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 1 and application of Schedule 19 to the Design Development Overlay and Schedule 3 to the Neighbourhood Character Overlay are considered to be the most appropriate planning tools required to facilitate orderly residential development consistent with surrounding residential context.

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. It is anticipated that the formal views of relevant agencies will also be sought through the exhibition of the amendment.

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.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 6th June 2016.

A submission must be sent to: Karen Hose, Co ordinator Strategic Planning, Surf Coast Shire, PO Box 350, Torquay 3228 or info@surfcoast.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: September 2016
- panel hearing: September 2016