



69B Harvey Street, Anglesea

Planning Scheme Amendment Rezoning Application

Reference: 13629-07

December 2016

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Planning Scheme Amendment
69B Harvey Street, Anglesea



Prepared for:

Barwon Region Water Corporation

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Quality Information

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1. INTRODUCTION

TGM Group Pty Ltd has been engaged by the Barwon Region Water Corporation to prepare and submit a Planning Scheme Amendment Application for the rezoning of land at 69B Harvey Street Anglesea (subject land).

The subject land has an area of 6,650 square metres and is within the Public Use Zone 1 Service and Utility. It contains a disused water supply basin and office that formed part of Barwon Water's water supply infrastructure to service the needs of Anglesea residents. The land is now excess to Barwon Water's needs as the basin has not been used for 20 years and Anglesea's potable water is supplied via the Geelong water supply scheme.

The subject land is located within a broader residential context and thus its proposed rezoning to the General Residential Zone 1 is a logical amendment to allow for the orderly integration of this land consistent with the surrounding residential precinct.

This planning report has been prepared consistent with the overarching State and Local Strategic Planning Policies and specific statutory planning provisions of the Surf Coast Planning Scheme relevant to the rezoning of this land.

The planning report also includes a number of technical reports and plans that demonstrate the subject lands suitability and capability for development under the proposed zone, and should be read in conjunction with these technical reports as attached.

2. BACKGROUND

Since 1958 land at 69B Harvey Street was used as a water supply basin that formed part of Barwon Water's infrastructure to supply potable water to the Anglesea Township. In the mid 1990s the water basin ceased operation as Anglesea's water supply was provided as part of the broader Geelong water supply scheme which is supplied from the upper catchment of the Barwon and Moorabool Rivers.

Since this period, the basin has remained unused and has fallen into disrepair. Outside of the basin area but within the same land unit, the land has also been used as an office (converted dwelling) and sheds for storage. More recently the CFA has used the sheds for storage of their fire prevention appliances and a telecommunications tower has been erected for emergency services.

In 2012 the Anglesea Structure Plan was drafted and identified the subject land for redevelopment for housing. Relevant excerpts are provided below:

4.1.1 Restrained growth (Page 25) 'The availability of land for housing in Anglesea is significantly constrained by the existing settlement boundary, which restricts the outward expansion of the township into adjacent

environmentally significant areas. The Structure Plan's direction is to retain this boundary. The forecast future demand for new housing will therefore be satisfied by exhaustion of the remaining supply of vacant lots and through dispersed infill development, rather than broadhectare greenfield development. In addition, several large sites within the established area are suitable for redevelopment, such as the old primary school site and the disused water basin on Harvey Street.'

(Page 26) 'The water basin at 69B Harvey Street has been decommissioned and Barwon Water has indicated that it is open to redevelopment of the site, most likely for housing and potentially a small local park. This option should be actively pursued, as well as investigation of other suitable land use options for the site.'

3. APPLICATION OVERVIEW

This planning scheme amendment application seeks approval for the rezoning of land at 69B Harvey Street as follows:

- Rezone the subject land at 69B Harvey Street, Anglesea from the Public Use Zone to General Residential Zone 1.
- Apply Schedule 19 to the Design Development Overlay and Schedule 3 to the Neighbourhood Character Overlay to the subject land.

It is noted that part of the existing Public Use Zone over the existing pump station will be retained, as will the existing Schedule 3 to the Significant Landscape Overlay over the whole site.

4. SUBJECT SITE & CONTEXT

The subject land is located within a residential context near the western boundary of Anglesea approximately 240 metres south of the Anglesea golf course. It has an irregular shape with an overall area of approximately 6,650 square metres. It is bounded by Harvey Street to the south, Parker Street to the north and Sparrow Avenue to the east.



Figure 1: Context Plan



Figure 2- Site Plan

The site currently 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

Note a resubdivision application is currently being processed by the Surf Coast Shire to establish a 241m² lot over the Barwon Water Pumping Station which will remain in the Public Use Zone. This will result in the plan of subdivision attached to this application at **Attachment 7**.

The site contained a concrete lined water supply basin. The basin was a 'turkeys nest' design which was prominently sited above the levels of Harvey Street and Parker Street. It was approximately 5 metres deep and of concrete slab construction. The concrete lining has been removed and the site has been partially reinstated (approximately 75% filled).



Figure 3: Aerial Photograph

The basin area is surrounded by a clay wall which extends to a cyclone wire fence defining the perimeter of the site. Access to the basin is via a crossover located along the north eastern corner of the site and a locked gate provides access along the Parker frontage. A mixture of native vegetation and introduced plant species populate parts of the external clay wall and surrounds and extend to the adjoining road reserves.

A single storey fibro dwelling converted internally for an office use is located to the west of the basin along the Harvey Street frontage, where a gravel car park and some landscaping in the form grasses have been established. Surrounding the dwelling is a shed and ATCO hut located at the rear of the site which is fenced with a wooden paling fence along the Parker Street frontage. The shed and ATCO hut have previously been used for fire suppression work for the CFA. Also located on the site is a telecommunications tower and shed used by emergency services. A water pumping station is located near the western boundary of the site adjacent to a small unused triangle of road reserve where Parker Street and Harvey Street converge.

The subject land is located at the top of the Harvey Street/Parker Street hill and surrounded on all sides (except along the western frontage) by developed residential land. Land directly adjoining the western frontage is undeveloped road reserve from the convergence of the Harvey and Parker Streets.

The site sits within a well treed, low density coastal residential context. There is a mixture of dwelling types, including single and double storey, modest and architecturally designed styles on range of size lots. Construction materials range from light weight clad dwellings interspersed with brick and rendered dwellings.

Most dwellings on Parker and Harvey Streets are orientated away from the street frontage towards views of either the hinterland to the north or to the coast to the south. As a result, the majority of the street frontages are dominated by a linear strip of native vegetation which screens the dwellings and creates an informal native vegetation character. This is further enhanced by the lack of a formal footpath and kerb and channel in the road verge.



The site has a northern frontage to Parker Street of approximately 170 metres and a southern frontage to Harvey Street of approximately 177 metres. Both streets have an asphalt surface with no footpaths and grassed swale verges. Some larger trees and native vegetation are located on both sides of these roads. The site also has a third road frontage to Sparrow Avenue of approximately 51 metres along its north eastern perimeter. Sparrow Avenue has a gravelled surface and is also tree lined on both sides.

Overhead power lines run along Parker Street and Harvey Street.

The subject site is currently within the Public Use Zone and all surrounding land is included within Schedule 1 to the General Residential Zone. The subject site and surrounding land are also included within Schedule 3 to the Significant Landscape Overlay.

See Subject Site and Context Plan at **Attachment 1**.

5. APPLICATION DETAILS

The application seeks approval to:

- Rezone the subject land at 69B Harvey Street, Anglesea from the Public Use Zone 1 to General Residential Zone 1. A small area at the western end of the site will remain in the Public Use Zone as it contains an existing Barwon Water pumping station;
- Apply Schedule 19 to the Design Development Overlay and Schedule 3 to the Neighbourhood Character Overlay to the subject land.

The proposed General Residential Zone 1 is considered to be the most appropriate zone in this context as land surrounding on all sides is in the General Residential Zone 1 (refer to Section 6.3 Proposed Zoning Comments).

The proposed introduction of Schedule 19 to the Design Development Overlay and Schedule 3 to the Neighbourhood Character Overlay over the land is also consistent with the surrounding residential context and will guide the future development of the lots to ensure that it complements the established surrounding urban character.

The subject land currently comprises seven (7) existing lots, all over 800m² in area. The lot sizes accord with the minimum lot area of 800m² for Precinct A as shown on Map 2 of Schedule 19 to the Design Development Overlay. Thus Schedule 19 can be introduced over the subject land without any subdivision implications as the existing lot sizes are of commensurate size to the existing developed lots of the surrounding neighbourhood.

The existing Schedule 3 to the Significant Landscape Overlay will be maintained over the whole site which also accords with the surrounding residential area.

A 241m² reserve containing a water pump is located at the western end of the subdivision and will be retained as a Barwon Water reserve in the Public Use Zone.

As referenced above, this application is supported by the following documents and specialist consultant reports that are attached and demonstrate the suitability of the land to be rezoned to the General Residential 1 Zone:

- Traffic Impact Assessment Report prepared by ESR Transport Planning, dated 22 November 2016.
- Soil Investigation Report prepared by Environmental Site Assessments Pty Ltd, dated 27 July 2015.
- Cultural Heritage Management Plan prepared by TerraCulture, dated 21 August 2015.
- Site Stormwater Management Plan prepared by TGM, dated 23 November 2016.
- Infrastructure and Servicing Assessment prepared by TGM, dated 25 November 2016.
- Plan of Subdivision, Revision 2, 14 November 2016.

6. ZONING & OVERLAY PROVISIONS

6.1 CURRENT ZONING

The land is currently within the Public Use Zone 1 Service and Utility.

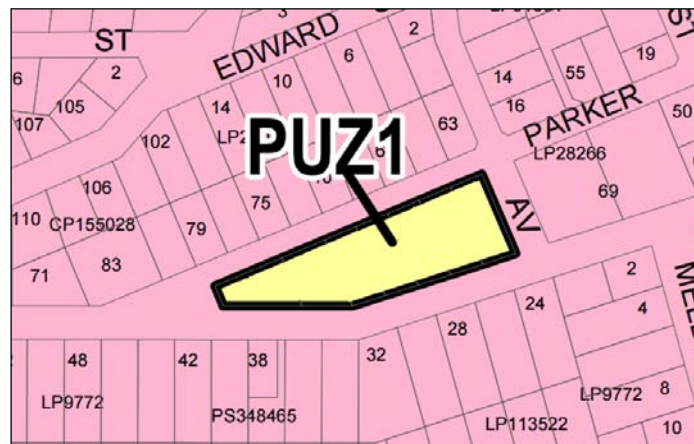


Figure 4: Current Zoning

The purpose of this zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Comment: The subject land is currently zoned Public Use Zone which reflects the lands previous use as a water supply basin. As advised, water supply to Anglesea from this basin ceased and essentially the land and water supply infrastructure at this location has not been in use as a utility for a considerable time. Water supply to Anglesea is now delivered via the Geelong water supply scheme, thus the land and water supply infrastructure are excess to Barwon Water's core needs. Over time the infrastructure has fallen into disrepair and has become a public liability as the land and basin has been illegally accessed. As the use of this land as a public utility has ceased and is no longer required the current zone is considered not relevant to the future use of the site.

6.2 CURRENT OVERLAY

The land is subject to the Significant Landscape Overlay-Schedule 3 which contains the following provisions.



Figure 5: Current SLO3 Map

ANGLESEA

1.0 Statement of Nature and Key Elements of Landscape

The coastal township of Anglesea is nestled in a coastal woodland and heathland environment, fronting the ocean and surrounded by Crown Land on three sides, with the Anglesea River providing a dominant focus through the middle of the town. Key elements of the landscape include:

- The significant cover of indigenous vegetation, dominated by Messmate Stringybark (*Eucalyptus obliqua*) with scattered occurrences of other gums including Manna Gum (*Eucalyptus viminalis*), Swamp Gum (*Eucalyptus ovata*) and Narrow-leaf Peppermint (*Eucalyptus radiata*).
- Isolated areas of Coastal Moonah Woodland in Point Roadknight and around the Anglesea River which is listed as threatened under the *Flora and Fauna Guarantee Act 1988*.
- Nationally significant heathlands to the east and west of the town, and a number of nature reserves of moderate to high conservation significance throughout the town.

- The Anglesea River estuary and opening to the ocean beach, with its long sandy beaches, cliff faces and protected bays, including Point Roadknight.
- Public viewing points in and around the town, which provide spectacular views of the natural landscape features, including the ocean, cliff tops, Point Roadknight, Anglesea River, and the natural bush and heathland surrounding the town.

2.0 Landscape Character Objective to be Achieved

- To reinforce a landscape character that comprises:
 - A low scale, non-suburban residential environment dominated by native vegetation, where the built form is visually recessive in the landscape and contained in a bushland setting.
 - Viewsheds of natural landscapes including the ocean, cliff tops, Point Roadknight, Anglesea River, and the natural bush and heathland surrounding the town.
- To protect and enhance the native indigenous vegetation cover, and protect the flora and fauna values of local nature reserves and surrounding public lands from the effects of urban development.

Under Clause 42.03-2 of the Significant Landscape Overlay, a permit is required to remove, destroy or lop vegetation.

Comment: Planning approval is not required for subdivision or buildings and works under this overlay. This overlay primarily seeks to retain the native vegetation character of Anglesea by requiring a planning permit for the removal of native vegetation. This overlay will be maintained over the site under this proposal.

6.3 PROPOSED ZONING

The site is proposed to be zoned General Residential Zone Schedule 1 (GRZ1) with a small area at the western end of the site to remain within the Public Use Zone (PUZ1).





The purpose of the General Residential Zone Schedule 1 (GRZ1) is to:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Under the provision of Clause 32.08-2 of GRZ1, a permit is required to subdivide land and an application must meet the requirements of Clause 56.

Schedule 1 relates to General Residential Areas. None of the requirements are varied under this Schedule.

Comment: *The subject land is currently zoned Public Use Zone 1 Service and Utility which reflects the lands previous use as a water supply basin managed by Barwon Water. As advised the basin has not been in service for a considerable period as Anglesea's water supply is provided by the broader Geelong water supply scheme, therefore a public utility of this type is no longer required at this location. It is noted that a small area in the western corner of the site will remain in the Public Use Zone 1 and will continue to contain the existing Barwon Water pumping station.*

The General Residential Zone 1 is considered to be the most appropriate zone in this context as the land is recommended for residential housing in the Anglesea Structure Plan 2012 and the surrounding residential development is all within the General Residential Zone 1. This zone will promote residential development in keeping with the surrounding context. The use of this zone will assist in maintaining and enhancing the existing treed low density character of Anglesea as well as providing opportunities to develop a diverse number of housing types and styles to meet housing needs of the Anglesea community.

6.4 PROPOSED OVERLAYS

Schedule 19 to the Design Development Overlay

In addition to the current Significant Landscape Overlay - Schedule 3, this amendment seeks to introduce Schedule 19 to the Design and Development Overlay to guide the future development of this land in accordance with the established coastal character of the area.



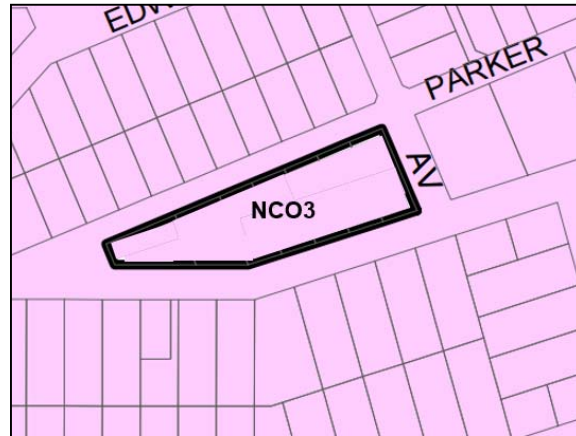


Figure 8: Proposed NCO3 Map

Comment: The application of Schedule 3 to the subject land is consistent with that applied to the surrounding residential area and thus will reinforce the established residential character. The existing lots (which are above the minimum lot size for this precinct) will provide sufficient space to establish a landscape setting in-keeping with the surrounding street and neighbourhood character.

7. POLICY CONTEXT

The following planning policies must be considered in response to a combined planning scheme amendment and planning permit application:

- The objectives of Planning Victoria as set out in Section 4(1) of the Planning and Environment Act 1987;
- The State Planning Policy Framework of the Greater Geelong Planning Scheme; and
- The Local Planning Framework of the Greater Geelong Planning Scheme.

7.1 PLANNING AND ENVIRONMENT ACT 1987

Pursuant to Section 12(1)(a) of the Planning and Environment Act 1987, it is a duty of planning authorities to implement the following objectives of Planning Victoria as set out in Section 4(1) of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;



- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- (e) to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and;
- (g) to balance the present and future interests of all Victorians.

Comment: This application accords with Section 4(1) of the Planning and Environment Act 1987 as it will provide for the rezoning of the land to achieve an orderly, well planned outcome consistent with the strategic direction identified by Council for this site in the Anglesea Structure Plan 2012.

7.2 STATE PLANNING POLICY FRAMEWORK

The proposal is consistent with the intent of the State Planning Policy Framework (SPPF) and in particular with the following relevant State Policies:

- Clause 11.02-1 Supply of Land - To ensure ongoing land supply is supported by infrastructure.

Comment: The proposal is considered to accord with this policy as Anglesea has limited growth opportunities and this land is one of only a few sites able to accommodate residential growth demands and is supported in the Anglesea Structure Plan 2012. The land can also be fully serviced without detriment to existing town services.

- Clause 11.02-3 Structure Planning – To facilitate the orderly development of urban areas.

Comment: The rezoning and development of the subject land for residential use accords with the recommendations of the Anglesea Structure Plan 2012 and thus reinforces the strategic direction of the Structure Plan.

- Clause 11.05-5 Coastal settlement – To encourage urban renewal and development opportunities within existing settlements to reduce the demand for urban sprawl.

Comment: The proposal accords with this policy as it will essentially replace an existing antiquated and dilapidated water basin with a well designed and sympathetic residential development in keeping with the surrounding land.

- Clause 11.06-6 Integrated planning – To integrate planning for growth with the provision of infrastructure.



Comment: The application is considered to accord with this policy as the land is located within the Anglesea Township which is fully serviced and will incorporate onsite water management by the use of rainwater tanks for each dwelling.

- Clause 11.07-1 Planning for growth – To optimise infrastructure and consolidate growth.

Comment: As advised the land is located within the Anglesea Township boundary within a residential setting. Thus the residential use and development will make optimal use of the existing infrastructure and will consolidate growth in the existing Township.



- 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;

Comment: The rezoning will facilitate sympathetic residential development by the provision of lots of 800m² or over that can accommodate sufficient setbacks to provide an attractive landscaped residential development in-keeping with surrounding urban character.

- Clause 15.03 Heritage - To ensure the conservation of places of heritage significance; and to ensure the protection and conservation of places of Aboriginal cultural heritage significance.



Figure 9

 Subject Site  Areas of Possible Cultural Heritage Sensitivity

Comment: A voluntary Cultural Heritage Management Plan has been prepared for this site by TerraCulture and has been approved of the Registered Aboriginal Party. A copy is at **Attachment 4**.



- 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.

Comment: The application accords with this policy as the land is located in an area where services will be available to facilitate orderly residential development.

7.3 LOCAL PLANNING POLICY FRAMEWORK

The proposal is consistent with the intent of the Local Planning Policy Framework (LPPF) and in particular with the following relevant Local Policies:

- Clause 21.02-1 Settlement, Built Environment, Heritage and Housing - Key Issues and Influences – Recognises that:
 - Growth of the coastal towns from Anglesea through to Lorne is limited by physical constraints, including the Great Otway National Park and the desire to retain the natural scenic coastal landscape settings between these urban settlements.
 - Development pressure and insensitive suburban style development are threatening the character of the coastal towns valued by residents and visitors alike.

Comment: This rezoning proposal has been developed to deliver a residential development that will seamlessly integrate with the existing character of Anglesea by the application of the same planning provisions that apply to the surrounding developed residential precinct. Thus it will ensure that the coastal character of this area will be maintained.

- 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;

Comment: This application accords with this policy as the subject land is a disused brownfield site which has fallen into disrepair and is in-congruent with the surrounding residential setting. The proposed rezoning will facilitate efficient use of this land, improve the environmental and landscape setting and will be located in a serviced accessible area.

- 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 from inappropriate urban development.

Comment: This proposed rezoning is considered to accord with this policy as the application of planning provisions that apply to the surrounding residential land will provide the appropriate planning tools to ensure that the future residential development of this land will accord with the low density landscaped character of this precinct.



- Clause 21.11-1 Anglesea Strategy - Key Issues and Influences:
 - Marginal projected population increase due to limited opportunities for new residential development, and changing household composition with forecast growth in retirees and lone person households.
 - Growth is constrained, with the ocean, environmentally significant vegetation, the coal mine and the high bushfire risk providing barriers to expansion of the town.

***Comment:** The proposal presents a significant opportunity to address the above key issues by providing an exceptional residential infill development in a township that has significant constraints to residential expansion.*

7.4 RELEVANT MINISTERIAL DIRECTIONS

Ministerial Direction No. 1 – Potentially Contaminated Land

***Comment:** The application to rezone the subject land from Public Use Zone 1 Utility to the General Residential Zone 1 is supported by a Soil Investigation Report for 69B Harvey Street by Environmental Site Assessments Pty Ltd, 27 July 2015.*

The results of the analysis undertaken found that the soils investigated were found to be suitable for reuse in a conventional residential setting.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

***Comment:** The proposed amendment satisfies the requirements of Direction 11 as follows:*

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 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 land contains some scattered native vegetation that has been assessed in the low risk pathway under the Biodiversity Assessment Criteria and is proposed to be removed under a separate planning permit application with the Surf Coast Shire prior to the development of dwellings.

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.
- *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 current 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 residential development.

- *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.

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.



8. CONCLUSION

In summary, it is considered that this rezoning application can be supported as an appropriate planning outcome. It will facilitate the future use and development of this land in an integrated and orderly manner, consistent with relevant State and Local Policies of the Surf Coast Shire. It will remove a dilapidated and visually insensitive disused water basin and replace it with a well designed and sympathetic residential re-subdivision as supported by the Anglesea Structure Plan 2012.

The rezoning of the land to General Residential Zone 1 is considered the appropriate zone in this context, and together with the application of Schedule 19 to the Design Development Overlay and Schedule 3 to the Neighbourhood Character Overlay, provides the appropriate planning tools to guide and manage re-subdivision and development which will result in an attractive and sensitively designed residential development that enhances the urban qualities of Anglesea.

A handwritten signature in blue ink, appearing to read 'Chris Marshall', is positioned above a horizontal dotted line.

Chris Marshall
Manager - Town Planning