

SURF COAST PLANNING SCHEME
AMENDMENT C120
EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the Amendment

The Amendment applies to land in and around the Winchelsea township as shown on Map 1 (overleaf).

What the amendment does

The Amendment implements the strategic directions of the *Growing Winchelsea: Shaping Future Growth 2015* plan by updating the Municipal Strategic Statement and making zone and overlay changes.

Specifically, the Amendment:

- Amends Clause 21.09 Winchelsea Strategy of the Municipal Strategic Statement in accordance with the strategic direction of the *Growing Winchelsea: Shaping Future Growth 2015* plan and includes this plan as a reference document.
- Rezones land at 1, 1A, 1B, 2 and 3 Willis Street, Winchelsea from General Residential Zone to Commercial 1 Zone.
- Rezones part of the land at 72 Willis Street, Winchelsea from Industrial 1 Zone to Public Conservation and Resource Zone.
- Deletes the Design and Development Overlay, and associated Schedule 5, from part of the land at 72 Willis Street, Winchelsea.
- Applies the Design and Development Overlay, and a new Schedule 27, to land at 8 Palmer Street, Winchelsea.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to implement the strategic land use directions of the *Growing Winchelsea: Shaping Future Growth 2015* plan, which was adopted by the Surf Coast Shire Council in May 2015. The Plan is intended to guide the future growth of Winchelsea, which has been designated as a key growth node for the Surf Coast Shire in the *G21 Regional Growth Plan* with an aspirational population target of 10,000 people by 2050. It was prepared by Surf Coast Shire Council, in partnership with Regional Development Victoria and the Winchelsea community.

The rezoning at 72 Willis Street applies to two parcels of Crown land that are currently zoned as Industrial 1 Zone. The parcels adjoin the Winchelsea Common, an important public reserve containing remnant vegetation and highly valued by the community. The Amendment rezones these allotments to Public Conservation and Resource Zone, which is consistent with the rest of Winchelsea Common, and reflects the public purpose and ownership of the land. They are currently vegetated parcels and have never been used for industrial purposes. Thus it is also necessary to remove the Design and Development Overlay, Schedule 5 'Industrial Areas' from these sites.

The rezoning of 1, 1B, 3 and 5 Willis Street, Winchelsea from General Residential to Commercial 1 Zone is recommended in the *Growing Winchelsea* plan. The area adjoins a commercial precinct east of the Barwon River, which includes two antique/oldwares shops, a homewares shop, and the heritage listed Globe Theatre. The four parcels proposed for rezoning sit between this commercial precinct and the Barwon River and include the former library (heritage building) – which is now the Visitor Information Centre and a café adjacent to the river reserve. Two of the parcels are still used for residential purposes. The rezoning would provide a logical extension for this commercial precinct, consolidate the “antique and café” role of this area, allowing for additional commercial development nearby to the picturesque Barwon River, a childrens’ playground on the river bank and recently constructed public toilets.

It is proposed to apply the Design and Development Overlay, and a new Schedule 27, to land at 8 Palmer Street to ensure that a through access road is installed as part of any future redevelopment proposal that involves subdivision. This is designed to improve future vehicular access through the Winchelsea commercial town centre between Palmer and Hesse Streets as identified initially in the *Growing Winchelsea* plan and then through a further strategic study, the *Winchelsea Town Centre: Access and Parking Opportunities* report.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria (sections 4(1) and 12(1)(a) of the *Planning and Environment Act 1987*) by providing for the fair, orderly, economic and sustainable use and development of land by formalising a strategic plan for Winchelsea which plans for future growth and sustainable development within the township.

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

Environmental

Amendment C120 is expected to have positive environmental benefits. In the broad sense it is based around a growth plan that supports sustainable and environmentally responsible development, seeking to attract “green” industry and enhance active transport and pedestrian connections. It reconfirms the Barwon River and environs as the focal point of Winchelsea through strategic policy. More specifically, it also proposes to rezone two parcels of vegetated Crown land to the Public Conservation and Resource Zone accurately reflecting the current purpose of the parcels and reconnecting them with the adjoining Winchelsea Common.

Social and Economic

The amendment implements strategic policy that will assist to positively influence the way the town develops into the future. It supports economic growth in line with the *Growing Winchelsea* plan which seeks to foster industries including health, education, tourism and “green” (or sustainable) industries. Policy encourages development that will build on the town’s strong sense of community, identity and heritage. This will lead to positive social and economic benefits for Winchelsea.

Does the Amendment address relevant bushfire risk?

The township of Winchelsea is not considered to be in a particularly high risk bushfire area. It is not affected by the Bushfire Management Overlay but is designated a Bushfire Prone Area, as is most of Victoria. The Amendment does not propose any changes to the Planning Scheme that will increase bushfire risk in Winchelsea or that would impact on current applicable bushfire regulations.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

It also complies with the requirements of Minister's Direction No. 11 Strategic Assessment of Amendments.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment supports and implements Clause 11 – Settlement of the State Planning Policy Framework (SPPF). It implements a growth plan that is consistent with the *G21 Regional Growth Plan* as per Clause 11.01-1, 11.07 (Regional Victoria) and 11.09 (Geelong – G21). Clause 11.09-1 requires planning for Winchelsea as a “new targeted growth node”. It is also consistent with Clause 11.02-2 (Structure Planning) and, 11.02-3 (Planning for Growth Areas) in that it implements a long term growth plan that takes into account population targets, supports more sustainable communities and facilitates investment in the local economy.

The amendment reinforces the importance of creating a vibrant, concentrated activity centre and in this way supports the objectives and strategies of Clause 11.03 (Activity Centres).

It also ensures that new development provides for the enhancement of open space planning in accordance with Clause 11.04-1 (Open Space Planning).

The amendment implements a growth plan for the town which acknowledges the environmental and landscape values of Winchelsea as required by Clause 12 (Environmental and Landscape Values) and takes into account environmental risks, such as flooding, set out in Clause 13 (Environmental Risks).

The amendment implements policy that will better promote development consistent with the valued country village and historical character of Winchelsea and in this way supports Clause 15 (Built Environment and Heritage). Policy for Winchelsea continues to support a wide range of housing opportunities, including affordable housing as per Clause 16 (Housing).

A small amount of commercial rezoning is proposed to consolidate commercial development and provide better connection between existing commercial centres. At the same time, the amendment discourages out of centre development consistent with Clause 17.01 (Commercial).

The amendment supports appropriate industrial and tourism development consistent with Clauses 17.02 (Industry) and 17.03 (Tourism).

The amendment considers future transport planning as set out at Clause 18 (Transport). In particular, it emphasises the provision of active transport measures in new subdivision and the creation of better links to public transport. It also allows for the provision of a future vehicle access in the commercial town centre.

Finally, the amendment includes new policy that promotes renewable energy developments, health and education facilities and other infrastructure provision consistent with Clause 19 (Infrastructure).

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

Clause 21.01 (Profile and Vision) of the Local Planning Policy Framework establishes Winchelsea as one of two major growth nodes in the Surf Coast Shire. Amendment C120 implements this objective, which is illustrated in the Municipal Land Use Framework Plan (Map 2 to Clause 21.01). The amendment also supports Clause 21.02 (Settlement, Built Environment, Heritage and Housing) which again directs growth to Winchelsea and sets out a number of objectives and strategies around settlement, neighbourhood character, heritage, activity centre planning, open space and infrastructure.

The amendment proposes to replace Clause 21.09 (Winchelsea Strategy) with a new Winchelsea Strategy that reflects the *Growing Winchelsea* plan. This newer plan builds on the earlier structure planning in place for the town but provides for a higher level of population growth, a better response to valued township character and heritage and supports more sustainable development.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions through MSS changes, some rezoning and application of overlays.

Rezoning of Crown land parcels to Public Conservation and Resource Zone is consistent with the use of the land and supported by the State government.

How does the Amendment address the views of any relevant agency?

The Department of Environment, Land, Water and Planning was consulted on the proposed rezoning of Crown land and has given in principle support.

The amendment will be exhibited to all relevant agencies and referral authorities in accordance with the requirements of the *Planning and Environment Act 1987*.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not expected to have any impact upon the objectives, strategies and decision making principles 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 have any significant impact on the resource and administrative costs of Council.

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 **[insert submissions due date]**.

A submission must be sent to:

Co-ordinator Strategic Planning
Surf Coast Shire
P O Box 350
Torquay, Vic, 3228

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: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
[Insert Town, Precinct and etc]	[Insert land or area affected]	[Insert map reference]
Example Gumnut	Land bounded by Gumnut Road and Cupid Lane, Gumnut	Gumnut C001 001vpoMap37 Exhibition Gumnut C001 002vpoMap38 Exhibition