

CORANGAMITE PLANNING SCHEME

AMENDMENT C51cora

EXPLANATORY REPORT

Who is the planning authority?

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

The proposed amendment has been made at the request of Corangamite Shire Council.

Land affected by the Amendment

The proposed amendment applies broadly to rural residential land within the municipality, and primarily affects land by way of rezoning, amending the existing schedules to the Rural Living Zone, applying a new schedule to the Development Plan Overlay and the introduction of policy statements for the use and development of land located within a rural residential zone.

A mapping reference table is attached as Attachment A to this Explanatory Report.

What the amendment does

The proposed amendment implements the 'Stage 1 Recommendations' of the Corangamite Rural Living Strategy (April, 2019) including consequential updates to existing Township Structure Plans contained in Clause 02.04 Strategic Framework Plans and 11.03-6L Local Areas.

The Amendment:

- Amends Clause 02.03-6 Housing by introducing policy statements and directions for rural residential development under a new sub-heading 'Rural Living'.
- Amends Clause 02.04 Strategic Framework Plans by introducing:
 - a revised Corangamite Strategic Framework Plan, which incorporates the strategic objectives contained in the Corangamite Rural Living Strategy into the previous strategic framework plan prepared for the municipality, with mapping changes to enhance plan legibility; and
 - revised Township Land Use Framework Plans for Derrinallum, Lismore, Noorat and Simpson which incorporate the recommendations of the Corangamite Rural Living Strategy into previous structure plans prepared for these townships, with mapping changes to enhance plan legibility.
- Amends Clause 11.03-6L Skipton, Timboon, Princetown, Terang, Port Campbell, Cobden and Camperdown by introducing:
 - Revised Township Land Use Framework Plans for Skipton, Timboon, Princetown, Terang, Port Campbell, Cobden and Camperdown, which incorporate the recommendations of the Corangamite Rural Living Strategy and mapping changes to enhance plan legibility; and
 - A revised Township Land Use Framework Plan for Princetown, which incorporates mapping changes to enhance plan legibility.
- Inserts a new Clause 16.01-3L Rural residential development by introducing policy objectives and strategies for rural residential development which align with the Corangamite Rural Living Strategy.
- Rezones land in Camperdown affected by the Restructure Overlay from the Rural Living Zone to the Farming Zone.
- Rezones Lots 6-27 on Lodged Plan 211328, Camperdown-Lismore Road, Lismore from the Farming Zone to the Rural Living Zone.
- Amends the Schedule to the Rural Living Zone to align with the recommendations of the Corangamite Rural Living Strategy.

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- Introduces Schedule 10 to the Development Plan Overlay to Low Density Residential Zone land north of Gellie Street and east of Clarke Street, Camperdown.
- Amends the Schedule to Clause 72.08 by introducing a new document 'Corangamite Rural Living Strategy (Myers Planning Group, 2019)' and corresponding clause references.
- Amends the Schedule to Clause 74.01 by introducing statements which provide guidance on the application of the Development Plan Overlay, Low Density Residential Zone and Rural Living Zone, which align with the recommendations of the Corangamite Rural Living Strategy.
- Amends the Schedule to Clause 74.02 by introducing statements which provide guidance on further strategic work arising from the recommendations of the Corangamite Rural Living Strategy.

This report provides a table reference to the proposed zone and overlay changes, while the Corangamite Rural Living Strategy provides details of recommendations and land affected.

Strategic assessment of the Amendment

Why is the Amendment required?

The Corangamite Rural Living Strategy has been undertaken with a 'whole of shire' planning approach to position the Shire as a premier rural lifestyle municipality.

The Corangamite Rural Living Strategy establishes a municipal framework which sets out the role of each settlement in providing for immediate and projected rural residential growth. Within this overarching framework, separate Township Framework Plans have been prepared for towns which are expected to accommodate immediate and projected rural residential development.

The Strategy responds to the Shire's immediate and projected rural residential housing needs and provides staged recommendations to enable the controlled release of rural residential investment opportunities. Stage 1 recommendations focus on rationalising and optimising existing rural residential land stocks, while Stages 2 and 3 focus on new rural residential development opportunities.

The proposed amendment is considered to deliver good planning outcomes in terms of enabling investment and certainty for rural residential use and development whilst supporting existing established land uses.

The proposed amendment is required to implement the key strategies and recommendations of the Corangamite Rural Living Strategy.

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

The proposed amendment implements the following objectives of planning in Victoria:

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- 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.
- To protect utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

The proposed amendment implements the objectives of planning in Victoria by providing a rural residential framework for Corangamite Shire that will aid in positing the Shire as a premier rural lifestyle municipality.

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This is achieved by establishing an integrated municipal-wide rural residential policy framework supported by complementary statutory planning controls that will enable growth, certainty for investment and ensure land is used and developed in a fair, orderly, economic and sustainable way, as required by the objectives of Section 4(1)(a) of the *Planning and Environment Act 1987*.

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

The proposed amendment is expected to have positive environmental, social and economic benefits by rationalising the land base available for immediate rural residential development and leveraging the strategic advantages of Corangamite Shire's townships to sustain long-term rural residential growth.

The proposed amendment achieves this through the establishment of policy and planning provisions that will:

- Provide clear direction on the preferred location of immediate rural residential land use and development investment opportunities.
- Provide clear direction on the location of future rural residential land use investment opportunities.
- Provide greater recognition of environmental constraints and risks affecting rural residential development.
- Provide greater recognition of existing established agricultural and industrial uses which interface with rural residential development.

Does the Amendment address relevant bushfire risk?

Bushfire risk was a key consideration in the identification of rural residential investigation areas included within the Corangamite Rural Living Strategy, which acknowledges the function of the Bushfire Management Overlay (BMO), where present, in directing how development in medium risk locations should be considered.

Likewise, the Amendment considers a range of environmental risks, including bushfire risk. Bushfire Risk Assessments have been prepared for key townships where new rural residential land uses are proposed or identified for future investigation.

The identification of new locations for rural residential development (i.e. Lismore) introduced by this amendment are directed to low risk locations as demonstrated by the Bushfire Risk Assessment prepared to support the amendment.

The Amendment includes recommendations for future rural residential development to low risk locations and considers how development in medium risk locations may be undertaken.

The views of the relevant fire authority were sought and have assisted in formulating the Amendment.

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

The proposed amendment is consistent with Ministerial Direction No. 11 Strategic Assessment of Amendments.

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

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

The Planning Policy Framework (PPF) provides high level policy directions for planning in Victoria. The proposed amendment furthers the objectives of planning in Victoria, by considering the principles and policies contained within the PPF and relevant adopted State Policy as outlined below.

The proposed amendment responds to the following PPF policy directions.

Clause 11 Settlement

The key elements under this Clause relevant to this amendment include:

- Health and safety.

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- Diversity of choice.
- Economic viability.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.

Clause 11.01-1S Settlement

The key elements identified under this Clause relevant to this amendment include:

- A network of integrated and prosperous regional settlements.
- Planning in accordance with relevant regional growth plans.
- Guiding the structure, function and character of settlements within their municipal and regional context.
- Reinforcing settlement boundaries.
- Limiting urban sprawl and directing growth to existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Clause 11.01-1R Settlement – Great South Coast

The key elements under this Clause relevant to this amendment include:

- Planning for a network of settlements around district towns drawing on proximity to services, affordable living and a variety of lifestyle opportunities.
- Supporting development and investment in small towns that are facing economic and population challenges.

The proposed amendment considers and responds appropriately to the objectives and strategies of Clause 11 through the establishment of policy, zones, zone schedules and overlay schedules to encourage rural residential development in preferred locations. A priority of the Corangamite Rural Living Strategy is to ensure rural residential development is directed to locations with good access to townships, where people are able to readily access their daily needs and to supporting housing choice across small and larger townships.

Specifically, the proposed amendment supports the achievement of strategies outlined in Clause 11.01-1S and Clause 11.01-1R by:

- Identifying opportunities and priorities for the establishment and long-term growth of Corangamite Shire as a premier rural lifestyle municipality.
- Directing growth locations where utility infrastructure, access to transport and social infrastructure and services are available.
- Establishing policy and zone arrangements to optimise infrastructure investment and land utilisation.
- Supporting the development of compact areas which are based around existing townships to maximise accessibility to facilities and services.
- Recognising areas of high biodiversity values, landscape amenity, agricultural production and uses requiring separation distances from other sensitive uses.
- Providing certainty and direction for future rural residential land use and development investment.

Clause 11.03-6L

This Clause outlines detailed objectives and strategies for seven of the Shire's eleven settlements, including Skipton, Timboon, Princetown, Terang, Port Campbell, Cobden and Camperdown.

The proposed amendment seeks to introduce and integrate township rural residential framework plans from the Corangamite Rural Living Strategy with previous structure planning work undertaken for small

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towns into an appropriate and legible format consistent with the Township Land Use Framework Plans proposed for settlements and townships located within 02.04.

The proposed amendment seeks to reinforce the role of these settlements and ensures rural residential growth at urban interfaces does not impede further expansion of townships or any established uses on these interfaces.

Clause 13 Environmental Risks and Amenity

The key element identified under this Clause relevant to this amendment is the avoidance or minimisation of natural and human-made environmental hazards, environmental degradation and amenity conflicts.

Clause 13.02-1S Bushfire planning

The key elements under this Clause relevant to this amendment includes:

- Protection of human life
- Settlement planning

Clause 13.03-1S Floodplain management

The key elements under this Clause relevant to this amendment includes:

- The protection of life and property from flood hazard.
- The protection of the flood storage functions of floodplains and waterways.

The proposed amendment considers and responds appropriately to the objectives and strategies of Clause 13 through appropriate recognition of environmental risks as a constraint for rural residential development. A priority of the Corangamite Rural Living Strategy is to ensure rural residential development is directed to locations which will not increase the risk to human life and property.

Specifically, the proposed amendment supports the achievement of strategies outlined in:

- Clause 13.02-1S by directing population growth and development to low risk locations. Bushfire Planning Assessments have been completed for areas where new rural residential land uses are proposed to demonstrate the level of risk posed by bushfire.
- Clause 13.03-1S by requiring development to recognise flood risk as part of the preparation of development plans in areas affected by the land subject to inundation overlay.

Clause 14 Natural Resource Management

The key element identified under this Clause relevant to this amendment is how planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.

Clause 14.01-1S Protection of agricultural land

The key elements under this Clause relevant to this amendment include:

- Protection of strategically important agricultural and primary production land from incompatible uses.
- Limit new housing development in rural areas by:
 - Directing housing growth into existing settlements
 - Encouraging consolidation of existing isolated small lots in rural zones.

Clause 14.01-1L Protection of agricultural land

This Clause outlines strategies for the protection of agricultural land and is a key element relevant to this amendment.

Specifically, the proposed amendment seeks to better recognise agriculture as a planning consideration for existing rural residential land use and development and in planning for the long-term provision of

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rural residential growth through local policy and the introduction of a Development Plan Overlay to land on the fringes of the Camperdown township.

The proposed amendment considers and responds appropriately to the objectives and strategies of Clause 14 by directing growth locations into and adjoining existing settlements and to areas which do not contain strategically important agricultural and primary production lands.

Clause 16 Housing

The key element identified under this Clause relevant to this amendment is how planning should provide diverse housing types and ensure the efficient provision of supporting infrastructure.

Clause 16.01-1S Housing supply

The key element identified under this Clause relevant to this amendment is to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-3S Rural residential development

The key elements under this Clause relevant to this amendment include:

- Managing development in rural areas to protect agricultural and avoid inappropriate rural residential development.
- Demonstrating need and identifying locations for rural residential development through a housing and settlement strategy.
- Ensuring planning for rural residential development avoids or significantly reduces adverse economic social and environmental impacts.
- Ensuring land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.
- Ensuring land is only zoned for rural residential development where it is located to existing towns and urban centres and where it can be supplied with electricity, water and good quality road access.

Clause 16.01-3R Rural residential development – Great South Coast

The key elements under this Clause relevant to this amendment include supporting rural residential development in locations that:

- Are adjacent to towns with limited growth demand to sustain population levels and communities.
- Are not strategically identified for standard density urban growth.

The proposed amendment establishes policies, zones, zone schedules and overlay schedules to encourage rural residential development in preferred locations consistent with the objectives and strategies of Clause 16. A priority of the Corangamite Rural Living Strategy is to ensure rural residential development is directed to locations with good access to townships, where people are able to readily access their daily needs and to supporting housing choice across small and larger townships.

Specifically, the proposed amendment supports the achievement of strategies outlined in Clause 16.01-3S and Clause 16.01-3R by:

- Identifying areas for immediate rural residential development within local policy, which the housing market has shown a strong preference for.
- Identifying areas for long-term rural residential growth within local policy to ensure an orderly, ongoing provision of rural residential housing supply.
- Directing the preferred location of immediate and long-term rural residential growth to areas where rural residential development is compatible with existing established uses.
- Providing greater recognition of localised constraints and planning considerations for rural residential land in Camperdown through the introduction of a new schedule to the Development Plan Overlay.

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How does the Amendment support or implement the Municipal Planning Strategy?

The Municipal Planning Strategy (MPS) sets out the local strategic planning context and overarching strategic directions for the municipality. The Amendment responds to the following MPS policy directions:

Clause 02.01 Context

This Clause identifies key physical attributes and demographic trends of the Corangamite Shire. Of relevance to this amendment is the demand for new housing and the management of identified physical resources and attributes of the Shire, which comprise some of the most diverse landscapes in Victoria.

Clause 02.03 Strategic Directions

This Clause outlines the strategic directions for a number of planning themes and townships.

Clause 02.03-3 Environmental risks and amenity

This Clause highlights that parts of the Shire are subject to environmental risks from a range of factors including flooding, erosion, land slippage and bushfire. The key element under this Clause relevant to the amendment is the objective to ensure development is only permitted where the risks to life, property and community infrastructure from bushfire, erosion, landslip and flooding is low.

A priority of the Corangamite Rural Living Strategy is to ensure rural residential development is directed to locations which will not increase the risk to human life and property.

Specifically, the proposed amendment supports the achievement of this objective by:

- Directing population growth and development to low risk locations. Bushfire Planning Assessments have been completed for areas where new rural residential land uses are proposed to demonstrate the level of risk posed by bushfire.
- Requiring that development define and recognise flood risk as part of the preparation of development plans in rural residential areas around Camperdown, which are affected by the land subject to inundation overlay.

Clause 02.03-4 Natural resource management

Corangamite Shire forms part of Victoria's most productive farming regions, with a strong correlation between the area's natural resources and its economic sustainability. Clause 02.03-4 calls for the protection of agricultural land and is a key element relevant to this amendment.

Specifically, the proposed amendment seeks to better recognise agriculture as a planning consideration for existing rural residential land use and development and in planning for the long-term provision of rural residential growth through local policy and the introduction of a Development Plan Overlay to land on the fringes of the Camperdown township.

Clause 02.03-6 Housing

The proposed amendment responds to and strengthens the recognition of rural residential land as a viable lifestyle and housing choice while also strengthening the planning considerations for rural residential development as outlined by 02.03-6 Housing. A new sub-clause 'Rural Living' is proposed to contain local guidance on rural residential land use and development matters arising from the adoption of the Corangamite Rural Living Strategy.

The proposed amendment also seeks to integrate township rural residential framework plans from the Corangamite Rural Living Strategy with previous structure planning work undertaken for small towns into an appropriate and legible format consistent with the Township Land Use Framework Plans proposed for settlements and townships located within Clause 11.03-6L. These townships and settlements include Derrinallum, Lismore and Noorat.

The proposed amendment seeks to reinforce the role of these settlements and ensures rural residential growth at urban interfaces does not impede further expansion of townships or any established uses on these interfaces.

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

The Amendment makes proper use of the Victoria Planning Provisions and is generally consistent with the relevant practice notes, including:

- PPN04 Writing a Municipal Strategic Statement
- PPN10 Writing Schedules
- PPN37 Rural Residential Development
- PPN42 Applying the Rural Zones
- PPN46 Strategic Assessment Guidelines
- PPN64 Local Planning for Bushfire Protection

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

The preparation of the Corangamite Rural Living Strategy included wide consultation and numerous agencies played an active part in its preparation including views on the proposed implementation tools of zones, overlays, schedules and changes to the Municipal Planning Strategy.

Further comments will be sought from agencies during the exhibition stage of the amendment.

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

Background research undertaken in support of the preparation of the Corangamite Rural Living Strategy has specifically considered transport system objectives.

The Transport Integration Act is not specifically relevant to the Amendment.

Resource and administrative costs

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

The proposed amendment may result in a slight impact on planning service resources and administration as a result of possible additional permits to be generated within the Rural Living Zone. This is predicated on the amendment unlocking land that is currently stagnating due to market preferences for smaller lot sizes than what is presently offered under the existing Rural Living Zone schedule.

The proposed amendment outlines further strategic work and in some cases this work may be undertaken by another organisation or private party. Corangamite Shire Council will identify the need to complete and budget for further strategic work recommended by this amendment on an annual basis.

Where you may inspect this Amendment

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

Corangamite Shire Council Offices

181 Manifold Street

Camperdown VIC 3260

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 **15 June 2021**.

A submission must be sent to:

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Planning Department

Corangamite Shire Council

PO Box 84

Camperdown VIC 3260

Or via email to: planning@corangamite.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: to commence in the week of 30 August 2021
- Panel hearing: to commence in the week of 4 October 2021

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ATTACHMENT A - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Lismore	Lots 6-27 on Lodged Plan 211328, Camperdown-Lismore Road	Corangamite C51 004znMaps08_10 Exhibition
Camperdown	Allotment 2D-2M Section 14A Colongulac, Camperdown-Lismore Road	Corangamite C51 003znMap17 Exhibition
Camperdown	Lots 1-4 and Lots 6-9 on Lodged Plan 4601, Camperdown-Lismore Road	Corangamite C51 003znMap17 Exhibition
Camperdown	Lot 1 on Title Plan 231422 Wiridgil Road	Corangamite C51 003znMap17 Exhibition
Camperdown	Portion 40-43 Section 15A Township of Camperdown	Corangamite C51 001dpoMap17 Exhibition
Camperdown	Lot 1 on Title Plan 825577, Clarke Street	Corangamite C51 001dpoMap17 Exhibition
Camperdown	Lot 2 on Lodged Plan 93272, Princes Highway	Corangamite C51 001dpoMap17 Exhibition

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