



Glenelg Strategic Futures Plan

Implementation Strategy

Glenelg Shire Council

12 June 2009

Prepared for
Glenelg Shire Council

Prepared by

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Executive Summary

This Implementation Strategy has been prepared to identify how the recommendations of the Glenelg Strategic Futures Plan (GSFP) are to be implemented, with a focus on amendments required to the Glenelg Planning Scheme. This report identifies a range of major strategic planning initiatives that need to be undertaken to address significant issues identified in the GSFP.

This report is structured around the following key themes identified following the public and agency consultation process in early 2009:

- Houses on rural zoned land
- Pressure for development on periphery of towns
- Active coastal erosion
- Future impacts of climate change
- Wildfire management
- Provision of reticulated sewer and water services to smaller towns
- Ongoing vitality of small towns
- Recognition of flood prone land
- Appropriate sites for industry

Site specific issues that need to be addressed are also identified in this report. It is intended that this Implementation Strategy will be utilised as a tool for the Glenelg Shire Council Planning Department to guide future resourcing.

Community engagement has occurred on a number of occasions during the preparation of the GSFP between 2005 and 2009. Submissions were invited from the general public on a number of occasions with approximately 160 submissions received from 2006 to 2009.

A summary of the submissions received and a response to each of them is provided in **Appendix A**. Where the submission requests support for a site specific rezoning a response has been provided regarding the relative merits of such a proposal. Given that the GSFP is a strategic level document site specific rezoning issues will be not reflected in the GSFP except where they are deemed to be of high level strategic significance.

The planning scheme amendment process is summarised in this report. Any modifications to the Glenelg Planning Scheme require a formal planning scheme amendment process to be followed. The process for preparing and finalising a planning scheme amendment is quite involved. A typical planning scheme amendment takes in the order of 12 – 18 months from the time it is initially considered by Council to the time it is gazetted.

The GSFP provides a framework for future land use and development in the Glenelg Shire and is the most significant strategic planning exercise undertaken by the Glenelg Shire Council in many years. The GSFP identifies numerous strategic projects which need to be undertaken and / or implemented in order to improve the operation of the Glenelg Planning Scheme and other Council policies and documents.

The GSFP has been in preparation since 2005 and the community and agencies are understandably anxious to see the recommendations of the GSFP implemented. Many of the major strategic initiatives identified in the GSFP will require the preparation of significant amendments to the Glenelg Planning Scheme. It must be recognised that in order to amend the planning scheme that the basis for these planning scheme amendments must be able to withstand the scrutiny that will undoubtedly be applied during the planning scheme amendment process.

The following table provides a summary of the key strategic actions that need to be undertaken to address the key themes identified in the GSFP. The main body of this report should be referred to for site specific actions which are also identified.

Objective	Actions	Priority	Rationale
Address the issue of houses on rural zoned land	<ol style="list-style-type: none"> 1. Provide a report to Council which identifies a position that can be adopted as an interim measure to identify the means by which applications for houses on small rural lots will be assessed 2. Undertake a rural zones review to determine appropriate rural zones. 3. Review Municipal Strategic Statement to address this issue. 	<p>Immediate</p> <p>High</p> <p>High</p>	<p>Council often receives planning permit applications for houses on rural zoned land. Council needs to establish a clear position as to how such applications will be considered to provide clarity for existing and potential future landowners.</p> <p>The current suite of rural zones in the Glenelg Planning Scheme is the result of the direct translation of the former rural zones into the new rural zones as undertaken by the Minister for Planning through a planning scheme amendment gazetted in February 2006. The Rural Activity Zone has not been applied in the Glenelg Shire.</p> <p>A review of the MSS is overdue. Planning Authorities are required to undertake a review their planning schemes every four years with the next review to be completed by 30 June 2010.</p>
Respond to requests for development on the periphery of towns.	<ol style="list-style-type: none"> 4. Prepare a settlement strategy to determine the supply and demand for residential zoned land and where development is to be directed. 5. Review Municipal Strategic Statement to address this issue. 	<p>Immediate</p> <p>High</p>	<p>There is a need to identify the supply and demand for residential zoned land in the Glenelg Shire. Numerous submissions received during the preparation of the GSFP have contended that there is a shortage of residential land not only in Portland but in some of the smaller townships.</p> <p>A review of the MSS is overdue. Planning Authorities are required to undertake a review their planning schemes every four years with the next review to be completed by 30 June 2010.</p>
Address the issue of Active	<ol style="list-style-type: none"> 6. Undertake a coastal engineering study to gain a thorough understanding of coastal processes 	<p>Immediate</p>	<p>A coastal engineering study is required to provide the</p>

Objective	Actions	Priority	Rationale
Coastal Erosion	in the vicinity of Dutton Way and Narrawong. 7. Prepare a planning scheme amendment to provide clarity regarding land use and development in areas subject to active coastal erosion.	Immediate	basis for future land use planning in this area. There is an urgent need to address this matter, there are numerous landowners affected by the existing planning restrictions and the active coastal erosion in this location.
Identify the impacts of climate change on the Shire	8. Undertake a climate change adaptation strategy.	Low	Council needs to recognise the opportunities and threats presented by climate change and identify appropriate responses to these.
Address the issue of wildfire management	9. Investigate the need for amendments to the planning scheme to address wildfire management including introduction of the Wildfire Management Overlay in appropriate locations. 10. Identify strategic measures that should be implemented to respond to fire risk.	Immediate Medium	The Wildfire Management Overlay has only been applied in the far north of the Shire. There are other locations within the Shire where the Wildfire Management Overlay should be applied. In addition to the Wildfire Management Overlay strategic planning is likely to be required to address fire risk. The recommendations of the Royal Commission into the Victorian Bushfires are likely to identify strategic approaches to fire risk management.
Address the issue of providing sewer and water to small townships	11. Finalise Wastewater Management Plan in collaboration with Wannon Water	Immediate	The provision of sewer and water is a major constraint for some of the smaller townships. Clarity is needed regarding the future servicing of these areas.
Address the issue of the ongoing vitality of small towns	12. Prepare a settlement strategy to determine the supply and demand for residential zoned land and where development is to be directed.	Medium	There is a need to identify the supply and demand for residential zoned land in the Glenelg Shire. Numerous submissions received during the preparation of the GSFP have contended that there is a shortage of residential land not only in Portland but in some of the smaller townships.
Recognise flood prone land	13. Finalise flood modelling for Casterton and	Immediate	Finalising this flood modelling will enable progression of a planning scheme amendment to recognise flood

Objective	Actions	Priority	Rationale
	<p>Heywood.</p> <p>14. Introduce planning controls (zones & overlays) where required to reflect flood modelling undertaken for Casterton, Portland and Heywood.</p>	Medium	<p>prone land in planning scheme.</p> <p>There are currently no zones or overlays to reflect the area of land subject to flooding in Heywood.</p> <p>The overlay and zone controls for Portland and Casterton will be modified to reflect this recent flood study which is more accurate than previous modelling on which current controls are based.</p>
Address issue of appropriate sites for industry	15. Implement the recommendations of the Industrial Land Use Plan via planning scheme amendments.	High	<p>There are some fundamental planning issues identified in the Industrial Land Use Plan which need to be addressed as a priority, including:</p> <ul style="list-style-type: none"> • Providing policy support for the designation of a corridor for large scale industry between Portland and Heywood for industry that is unable to locate within existing industrial zoned areas • Address the issue of conflict between industrial and residential zoned areas in Portland • Supporting remediation and redevelopment of redundant industrial sites • Review suitability of existing industrial zoned land at Casterton and Heywood and investigate alternative sites
Implement the recommendations of the Coastal Spaces Landscape Assessment Study	16. Apply the Significant Landscape Overlay and other measures to improve the management of visually significant coastal landscapes.	Immediate	The Coastal Spaces Recommendations Report identifies coastal landscapes within the Glenelg Shire as being of State and regional significance and recommends the Significant Landscape Overlay be applied to these areas.
Undertake required planning scheme review	17. Review the Municipal Strategic Statement and Local Planning Policies to ensure they adequately articulate the key issues identified	High	A review of the MSS is overdue. Planning Authorities are required to undertake a review their planning schemes every four years with the next review to be

Objective	Actions	Priority	Rationale
	in the GSFP.		completed by 30 June 2010. This review should include a review of the MSS and Local Planning Policies which guide local decision making.
Actively maintain planning scheme	18. Regularly prepare anomalies / corrections amendments to address errors in the planning scheme when these are identified.	Ongoing	Errors are likely to be identified over time, particularly in relation to planning scheme mapping. Anomalies amendments should be prepared collaboratively with DPCD on a regular basis (annually). Anomalies identified during the preparation of this document include: <ul style="list-style-type: none"> • Need to apply the Road Zone to Category 1 and Category 2 Roads in rural areas
Maintain currency of heritage studies.	19. Review and complete heritage studies to provide basis for heritage controls in planning scheme	Immediate	The heritage studies on which the Heritage Overlay in the Glenelg Planning Scheme is based were undertaken some years ago...
Review Development Plan Overlays	20. Review existing Development Plan Overlays to determine currency and whether these should be retained, revised or removed.	Immediate	Some Development Plan Overlays may be obsolete, others unnecessary or obsolete. Development Plan Overlays may be constraining development in some areas where they have little merit.
Address issue of plantations in proximity to townships	21. Advocate for changes to controls over timber production to enable adequate buffers to be provided between plantations and townships.	High	Under current planning controls plantations can be developed in close proximity to a number of townships in the Shire with concerns held regarding wildfire risk and spray drift.

1.0 Introduction

The purpose of this Implementation Strategy is to identify how the recommendations of the Glenelg Strategic Futures Plan are to be implemented, with a focus on amendments required to the Glenelg Planning Scheme. The extent of changes required to the Glenelg Planning Scheme to reflect the recommendations of the GSFP are considerable and are clearly too broad for a single planning scheme amendment approach.

This report identifies a range of major strategic planning initiatives that need to be undertaken to address significant issues identified in the GSFP. The significance of these issues is also reflected in the extent to which they have been the focus of numerous submissions to the GSFP during its preparation.

This report is structured around the following key themes identified following the public and agency consultation process in early 2009:

- Houses on rural zoned land
- Pressure for development on periphery of towns
- Active coastal erosion
- Future impacts of climate change
- Wildfire management
- Provision of reticulated sewer and water services to smaller towns
- Ongoing vitality of small towns
- Recognition of flood prone land
- Appropriate sites for industry

Site specific issues that need to be addressed are also identified in this report.

This document identifies the tasks required to implement the recommendations of the GSFP and prioritises the required actions. It is intended that this strategy will be utilised as a tool for the Glenelg Shire Council Planning Department.

2.0 Consultation

Community engagement during the preparation of the GSFP commenced with the convening of an information session in December 2005 and the convening of a Reference Group Meeting in February 2006. Community consultation workshops were held in Portland, Casterton, Heywood and Nelson in March 2006. A Technical Working Group was formed and first met in May 2006.

Submissions to the GSFP were invited, including to the Industrial Land Use Plan which was prepared to support the GSFP. The Industrial Land Use Plan was exhibited for public comment in December 2006 with public comment received and taken into account prior to finalisation of the Industrial Land Use Plan in April 2007.

The GSFP Community Consultation Report was released for public comment in February 2009 via Council's website, and hard copies were distributed at key community meeting points such as Council's customer service centres and general stores and post offices in smaller townships.

Community consultation workshops were held during February and March 2009 at Portland, Casterton, Nelson, Heywood, Dartmoor, Cape Bridgewater and Digby.

Submissions were invited from the general public from mid February to the end of March 2009, although late submissions have been accepted up to mid May 2009.

A total of approximately 160 submissions were received during the preparation of the GSFP, from 2006 to 2009. Multiple submissions were received from a number of parties. The most recent round of public consultation undertaken between February and April 2009 resulted in approximately 60 submissions. An analysis of the submission reveals a number of key themes that have been identified by the community, including:

- Houses on rural zoned land
- Pressure for development on periphery of towns
- Active coastal erosion
- Future impacts of climate change
- Wildfire management
- Provision of reticulated sewer and water services to smaller towns
- Ongoing vitality of small towns
- Recognition of flood prone land
- Appropriate sites for industry

It is noted that many of the submissions received and that much of the discussion at the community forums has focused on site specific matters rather than on broader strategic issues which are the focus of the GSFP. A significant proportion of the submissions received comprise requests for site specific rezoning of land, most commonly to enable rural zoned land to be developed for residential purposes.

Unfortunately an expectation has developed during the preparation of the GSFP (over a period of three years) that the purpose of the GSFP is to consider site specific issues including the zoning of land. As identified in this report a number of significant strategic initiatives need to be undertaken by Council in order to support any planning scheme amendments for the rezoning of land.

Appendix A to this document comprises a summary of each of the submissions received and provides a response to each of these submissions. Where the submission request support for a site specific rezoning a response has been provided regarding the relative merits of such a proposal. Given that the GSFP is a strategic level document site specific rezoning issues will be not reflected in the GSFP except where they are deemed to be of high level strategic significance.

3.0 Stakeholder Feedback

The following discussion identifies the key themes identified in the submissions received on the GSFP and the approaches available to Council to respond to these issues. Community consultation was undertaken on a number of occasions during the preparation of the GSFP as outlined earlier in this report.

Input from relevant agencies has been sought on a number of occasions during the preparation of the GSFP. Most recently an agency workshop was convened in April 2009 to discuss the GSFP Community Consultation Draft. The following analysis is a reflection of the discussions held at this workshop.

3.1 Houses on rural zoned land

3.1.1 Community Feedback

It is evident from examining the submissions received during the GSFP process that Council needs to establish a clear policy position on the assessment of applications for dwellings on rural zoned land. Numerous submissions have raised queries regarding the ability to construct a dwelling on rural zoned land and numerous enquiries and planning permit applications are lodged with Council frequently requesting support for planning permits for dwellings on rural zoned land. Some of these applications are refused on the basis that the construction of a dwelling is not consistent with the rural zoning of the land, particularly for land zoned Farming and Rural Conservation.

Council's policy position should recognise that the circumstances of rural zoned land varies markedly, from highly isolated locations great distances from townships to small rural lots located immediately adjacent to residential zoned land on the immediate periphery of a township. Council needs to adopt a clear policy position which recognises the different locational characteristics of rural land and identify the circumstances where dwellings on rural land will or will not be supported and the reasons for this policy position. Council has discretion in its assessment of dwellings in rural zones as all of the rural zones allow Council to consider an application for a single dwelling.

This approach should be an interim measure pending a wholesale rural zones review to review the application of the rural zones and to consider where zones such as the Rural Activity Zone should be applied. This review should include a review of rural residential land to determine where rural residential development should be directed.

3.1.2 Agency Feedback

The need for clarity to be provided on Council's treatment of planning permit applications for houses on rural lots was agreed by the agencies; however this was not identified as a major issue of concern by the agencies.

3.2 Pressure for development on periphery of towns

3.2.1 Community Feedback

Numerous submissions requested support for the rezoning of land on the periphery of towns to provide for development, most often for residential purposes. A housing strategy is required to be undertaken to establish the supply and demand for residential zoned land and to identify where residential growth is to be directed.

The rural zones review that has previously been identified will also contribute to providing direction regarding the future use of rural land on the periphery of towns.

The need to ensure that areas remain available for long term conventional residential growth and are not fragmented through low density or rural residential development should be recognised, particularly for Portland where much of the periphery of the town is zoned Industrial.

3.2.2 Agency Feedback

The need for Council to prepare a settlement strategy to direct future residential growth was identified as a significant issue for a number of agencies, particularly those required to provide infrastructure to new growth areas such as Wannan Water. The need for these agencies to be able to identify future growth areas well in advance of these areas being developed was identified as important to meet their long term planning requirements.

The population decline experienced in a number of townships in the Shire and the slow or negligible rate of growth in others was identified as something that needs to be factored into future growth planning.

3.3 Active coastal erosion

3.3.1 Community Feedback

A number of submissions identified the planning scheme constraints that currently apply to coastal land, particularly in the vicinity of Dutton Way, which have been introduced into the planning scheme to reflect the issue of active coastal erosion in this location. The submissions have highlighted the urgency of achieving clarity regarding the future use of these areas so that existing and any prospective landowners have certainty regarding the future use of these areas.

3.3.2 Agency Feedback

The need to address the issue of active coastal erosion as a priority was identified by a number of stakeholders. A number of agencies stressed that it would not be acceptable to wait until the Future Coasts study currently being undertaken by the State Government was completed in 2010 before acting on this issue. The urgency of this issue in specific locations such as Dutton Way was identified by a number of agencies and the impacts of a lack of certainty regarding future use in this location and the impact on the future planning is of considerable concern.

3.4 Future impacts of climate change

3.4.1 Community Feedback

The future impacts of climate change were raised in a number of submissions including impacts relating to sea level rise which are now addressed in the Victorian Coastal Strategy adopted by the State government in late 2008. The need for the GSFP to identify this issue and the opportunities and threats posed by climate change was identified in a number of submissions.

3.4.2 Agency Feedback

The need to acknowledge the impacts of climate change, and the potential opportunities to the south west region which may experience some beneficial impacts of climate change were identified by a number of agencies.

3.5 Wildfire management

3.5.1 Community Feedback

Numerous submissions raised concerns relating to wildfire management, particularly in some of the smaller townships where forest or plantations are located in close proximity. The need for the Glenelg Planning Scheme to identify the issue of wildfire risk, including through broader application of the Wildfire Management Overlay is recognised.

3.5.2 Agency Feedback

The need to apply the Wildfire Management Overlay more broadly across the Shire was identified. Particular note was made of the Royal Commission into the Victorian Bushfires that is currently underway and the need to take into account any relevant recommendations of this Commission.

3.6 Provision of reticulated sewer and water services to smaller towns

3.6.1 Community Feedback

A significant constraint to further development in a number of smaller townships or settlements is the lack of reticulated sewer or water. A number of submissions raised concerns regarding the costs associated with the sewerage of smaller townships and questioned the environmental benefits of a standard sewerage reticulation system given the benefits of on site grey water recycling. Council has recently prepared the Wastewater Management Strategy. This document examines in considerable detail the approaches available to manage wastewater in all of the significant settlements in the Shire. This document identifies preferred approaches which include recommendations for sewerage in some locations.

3.6.2 Agency Feedback

Planning for the provision of reticulated sewer and water services to smaller towns was discussed with Wannon Water during the agency workshop. The advice from Wannon Water is reflected in the GSFP and the Wastewater Management Plan recently prepared by Council.

3.7 Ongoing vitality of small towns

3.7.1 Community Feedback

The population decline that has been experienced in many of the smaller townships in the Glenelg Shire has been raised as a concern by a number of residents. Support has been expressed for measures that Council could undertake to ensure the ongoing vitality of some of these smaller townships.

A number of submissions seem to indicate that there is a general view held in significant sections of the community that if land is rezoned to provide for population growth then such growth will occur. The GSFP needs to recognise this issue and the fact that the rezoning of land is unlikely to provide the stimulus required to ensure the ongoing vitality of some townships. Local economic and community development initiatives need to be identified for many of these small townships as part of the community planning process.

3.7.2 Agency Feedback

The resourcing implications of providing services to numerous small townships across a large area were identified as a significant issue at the agency workshop. A number of smaller townships in the Shire have experienced population decline over an extended period of time.

3.8 Recognition of flood prone land

3.8.1 Community Feedback

The need to recognise flood prone land, particularly in the towns of Casterton and Portland where flood prone land is either not recognised in the planning scheme or is based on inaccurate flood modelling and mapping was highlighted in a number of submissions. Flood modelling recently commissioned by the Council will provide the basis for a significant amendment to the planning scheme to rectify this situation in Casterton, Portland and Heywood.

3.8.2 Agency Feedback

The flood modelling that has recently been undertaken for Heywood, Casterton and Portland was identified as a key initiative for improving the recognition of the issue of flooding in the Shire by a number of agencies. Further flood modelling will be undertaken to the south east of Casterton to improve understanding the extent of flood prone land in this area including at Sandford.

3.9 Appropriate sites for industry

3.9.1 Community Feedback

The issue of industrial development and the potential impacts of industrial development on sensitive land uses including residential land use were identified as a significant issue of concern in numerous submissions received to the GSFP. This issue was the most prevalent in Portland where extensive tracts of undeveloped or underdeveloped industrial land is located. The Industrial Land Use Plan completed in 2007 discusses these issues in considerable detail and makes numerous recommendations regarding the future use of these areas.

3.9.2 Agency Feedback

The need to address the issue of potential and existing land use conflict between industry and residential land was identified by the agencies. The impact on the potential use of industrial zoned land resulting from nearby sensitive uses (due to buffer requirements) was a particular issue of concern in Portland. Some long established sensitive uses have rendered some industrial zoned land as unable to provide for the uses for which it is zoned.

The need to implement the recommendations of the Industrial Land Use Plan was identified by agencies.

4.0 Planning Scheme Amendment Process

Any modifications to the Glenelg Planning Scheme, whether it be a change to the zoning and overlay maps or a change to the scheme text requires a formal planning scheme amendment process to be followed.

The planning scheme amendment process is established under the *Planning and Environment Act 1987* which is the legislative basis for land use planning in Victoria. The Victoria Planning Provisions (VPP) comprises a template document which ensures that all planning schemes in Victoria follow a standard format. The VPPs comprise State Standard Provisions which local government is unable to modify and local provisions which can be tailored to a particular municipality.

A flow chart which provides a very brief summary of the process that a typical planning scheme amendment follows is provided below.



As detailed above the process for preparing and finalising a planning scheme amendment is quite involved. A typical planning scheme amendment takes in the order of 12 – 18 months from the time it is initially considered by Council to the time it is gazetted.

While there are no limitations on how broad a planning scheme amendment can be, adding complexity to an amendment is likely to result in a longer timeframe for it to proceed through the process. Planning scheme amendments are typically either issue or location specific.

This Implementation Strategy identifies discreet planning scheme amendments which are based either on specific issues or on specific locations. Council can concurrently prepare these planning scheme amendments and progress them through the required process independently.

Discussions should be held with Department of Planning and Community Development (DPCD) staff prior to the preparation of planning scheme amendments. DPCD staff advise the Minister for Planning on the merits of planning scheme amendments and are well informed regarding the required content and format of an amendment. DPCD can also advise on the likelihood of an amendment receiving the support of the Minister for Planning in light of relevant State government planning strategies.

It is important to note that under the *Planning and Environment Act 1987* (section 12B) Councils in Victoria are required to undertake a review of their planning schemes every four years, with the next review due to be completed by 30 June 2010.

Council is the obvious proponent for the broad strategic planning initiatives identified in this Implementation Strategy, given its responsibility to review and maintain the planning scheme. However the Minister for Planning can also be the proponent of amendments as can private parties. A number of submissions received during the public consultation period requested support for site specific planning scheme amendment, normally for the rezoning of land. Where there is some merit in a site specific planning scheme amendment, it is recommended that Council invites the proponent to lodge a formal request for a planning scheme amendment and prepares the necessary supporting documentation. Circumstances where this may be appropriate are identified in the Response to Submissions table in **Appendix A**.

5.0 Conclusions

The GSFP provides a framework for future land use and development in the Glenelg Shire and is the most significant strategic planning exercise undertaken by the Glenelg Shire Council. The GSFP identifies numerous strategic projects which need to be undertaken and / or implemented in order to improve the operation of the Glenelg Planning Scheme and other Council policies and documents.

A summary of the key strategic actions that need to be undertaken to address the key themes identified in the GSFP is provided in the following pages in Table 1. Site specific actions are identified in Table 2.

The GSFP has been in preparation since 2005 and the community and agencies are understandably anxious to see the recommendations of the GSFP implemented. Many of the major strategic initiatives identified in the GSFP will require the preparation of significant amendments to the Glenelg Planning Scheme. It must be recognised that in order to amend the planning scheme that the basis for these planning scheme amendments must be able to withstand the scrutiny that will undoubtedly be applied during the planning scheme amendment process.

The actions identified in this Implementation Strategy will require the commitment of significant resources by Council, however these actions are considered necessary in order to maintain the planning scheme and to provide the basis for sound decision making.

Table 1: Actions to address key themes

Notes: This table nominates priorities for each of the actions identified. The timeframe for each of the priorities is as follows:

- Immediate – for immediate action
- High – for action within 6 – 12 months
- Medium – for action within 1 – 2 years
- Low – for action within 2 – 3 years

Objective	Actions	Priority	Rationale
Address the issue of houses on rural zoned land	<ol style="list-style-type: none"> 1. Provide a report to Council which identifies a position that can be adopted as an interim measure to identify the means by which applications for houses on small rural lots will be assessed 2. Undertake a rural zones review to determine appropriate rural zones. 3. Review Municipal Strategic Statement to address this issue. 	<p>Immediate</p> <p>High</p> <p>High</p>	<p>Council often receives planning permit applications for houses on rural zoned land. Council needs to establish a clear position as to how such applications will be considered to provide clarity for existing and potential future landowners.</p> <p>The current suite of rural zones in the Glenelg Planning Scheme is the result of the direct translation of the former rural zones into the new rural zones as undertaken by the Minister for Planning through a planning scheme amendment gazetted in February 2006. The Rural Activity Zone has not been applied in the Glenelg Shire.</p> <p>A review of the MSS is overdue. Planning Authorities are required to undertake a review their planning schemes every four years with the next review to be completed by 30 June 2010.</p>
Respond to requests for development on the periphery of towns.	<ol style="list-style-type: none"> 4. Prepare a settlement strategy to determine the supply and demand for residential zoned land and where development is to be directed. 	Immediate	<p>There is a need to identify the supply and demand for residential zoned land in the Glenelg Shire. Numerous submissions received during the preparation of the GSFP have contended that there is a shortage of residential land not only in Portland but</p>

Objective	Actions	Priority	Rationale
	5. Review Municipal Strategic Statement to address this issue.	High	in some of the smaller townships. A review of the MSS is overdue. Planning Authorities are required to undertake a review their planning schemes every four years with the next review to be completed by 30 June 2010.
Address the issue of Active Coastal Erosion	6. Undertake a coastal engineering study to gain a thorough understanding of coastal processes in the vicinity of Dutton Way and Narrawong.	Immediate	A coastal engineering study is required to provide the basis for future land use planning in this area.
	7. Prepare a planning scheme amendment to provide clarity regarding land use and development in areas subject to active coastal erosion.	Immediate	There is an urgent need to address this matter, there are numerous landowners affected by the existing planning restrictions and the active coastal erosion in this location.
Identify the impacts of climate change on the Shire	8. Undertake a climate change adaptation strategy.	Low	Council needs to recognise the opportunities and threats presented by climate change and identify appropriate responses to these.
Address the issue of wildfire management	9. Investigate the need for amendments to the planning scheme to address wildfire management including introduction of the Wildfire Management Overlay in appropriate locations.	Immediate	The Wildfire Management Overlay has only been applied in the far north of the Shire. There are other locations within the Shire where the Wildfire Management Overlay should be applied.
	10. Identify strategic measures that should be implemented to respond to fire risk.	Medium	In addition to the Wildfire Management Overlay strategic planning is likely to be required to address fire risk. The recommendations of the Royal Commission into the Victorian Bushfires are likely to identify strategic approaches to fire risk management.
Address the issue of providing sewer and water to small townships	11. Finalise Wastewater Management Plan in collaboration with Wannon Water	Immediate	The provision of sewer and water is a major constraint for some of the smaller townships. Clarity is needed regarding the future servicing of these areas.

Objective	Actions	Priority	Rationale
Address the issue of the ongoing vitality of small towns	12. Prepare a settlement strategy to determine the supply and demand for residential zoned land and where development is to be directed.	Medium	There is a need to identify the supply and demand for residential zoned land in the Glenelg Shire. Numerous submissions received during the preparation of the GSFP have contended that there is a shortage of residential land not only in Portland but in some of the smaller townships.
Recognise flood prone land	<p>13. Finalise flood modelling for Casterton and Heywood.</p> <p>14. Introduce planning controls (zones & overlays) where required to reflect flood modelling undertaken for Casterton, Portland and Heywood.</p>	<p>Immediate</p> <p>Medium</p>	<p>Finalising this flood modelling will enable progression of a planning scheme amendment to recognise flood prone land in planning scheme.</p> <p>There are currently no zones or overlays to reflect the area of land subject to flooding in Heywood. The overlay and zone controls for Portland and Casterton will be modified to reflect this recent flood study which is more accurate than previous modelling on which current controls are based.</p>
Address issue of appropriate sites for industry	15. Implement the recommendations of the Industrial Land Use Plan via planning scheme amendments.	High	<p>There are some fundamental planning issues identified in the Industrial Land Use Plan which need to be addressed as a priority, including:</p> <ul style="list-style-type: none"> • Providing policy support for the designation of a corridor for large scale industry between Portland and Heywood for industry that is unable to locate within existing industrial zoned areas • Address the issue of conflict between industrial and residential zoned areas in Portland • Supporting remediation and redevelopment of redundant industrial sites • Review suitability of existing industrial zoned land at Casterton and Heywood and investigate alternative sites

Objective	Actions	Priority	Rationale
Implement the recommendations of the Coastal Spaces Landscape Assessment Study	16. Apply the Significant Landscape Overlay and other measures to improve the management of visually significant coastal landscapes.	Immediate	The Coastal Spaces Recommendations Report identifies coastal landscapes within the Glenelg Shire as being of State and regional significance and recommends the Significant Landscape Overlay be applied to these areas.
Undertake required planning scheme review	17. Review the Municipal Strategic Statement and Local Planning Policies to ensure they adequately articulate the key issues identified in the GSFP.	High	A review of the MSS is overdue. Planning Authorities are required to undertake a review their planning schemes every four years with the next review to be completed by 30 June 2010. This review should include a review of the MSS and Local Planning Policies which guide local decision making.
Actively maintain planning scheme	18. Regularly prepare anomalies / corrections amendments to address errors in the planning scheme when these are identified.	Ongoing	Errors are likely to be identified over time, particularly in relation to planning scheme mapping. Anomalies amendments should be prepared collaboratively with DPCD on a regular basis (annually). Anomalies identified during the preparation of this document include: <ul style="list-style-type: none"> • Need to apply the Road Zone to Category 1 and Category 2 Roads in rural areas
Maintain currency of heritage studies.	19. Review and complete heritage studies to provide basis for heritage controls in planning scheme	Immediate	The heritage studies on which the Heritage Overlay in the Glenelg Planning Scheme is based were undertaken some years ago...
Review Development Plan Overlays	20. Review existing Development Plan Overlays to determine currency and whether these should be retained, revised or removed.	Immediate	Some Development Plan Overlays may be obsolete, others unnecessary or obsolete. Development Plan Overlays may be constraining development in some areas where they have little merit.
Address issue of plantations in proximity to townships	21. Advocate for changes to controls over timber production to enable adequate buffers to be provided between plantations and townships.	High	Under current planning controls plantations can be developed in close proximity to a number of townships in the Shire with concerns held regarding wildfire risk and spray drift.

Table 2: Site specific actions

Location	Action	Comments
Tyrendarra	Rezone small lots from Farming Zone to Rural Living Zone to reflect existing land uses.	Discussions with DPCD have indicated that the rezoning of the existing small lots to Rural Living Zone to reflect existing uses and development may have some merit providing that additional development potential does not result.
Portland CBD and Casterton	Undertake Urban Design Frameworks	Urban design frameworks are required which have a particular focus on creating a vibrant urban environment taking into account the heritage assets of these towns.
Dartmoor – Farming Zoned land south of Princes Highway	Rezone to reflect existing low density residential usage	Discussions with DPCD have indicated that the rezoning of the existing small lots to reflect existing uses and development may have some merit.
Wetlands	Review whether wetland areas are appropriately recognised in planning scheme via the Environmental Significance Overlay, particularly in Portland.	Some wetland areas have been included in the Environmental Significance Overlay while others have not. For example the wetland located in the Industrial 2 Zoned area to the north west of Walook Swamp which is recognised by the Environmental Significance Overlay.
Cape Sir William Grant	Review Industrial 2 Zoning of land due to wind farm development.	The recently completed windfarm at Cape Sir William Grant renders much of the Industrial 2 Zoned land unavailable for industry.
Portland	Rezone Low Density Residential Zoned area north of Bridgewater Road to Residential 1 Zone once sewerred.	This is a significant area with considerable infill development potential once it is sewerred.
Portland	Rezone Industrial 3 Zoned land immediately south of Wilson Road to Low Density Residential Development and rezone area of land north of Wilson Road to Industrial 3 Zone to provide a buffer.	<p>A number of houses have recently been constructed on Industrial 3 Zoned land south of Wilson Road, the land should be rezoned to reflect the residential uses that have been established in this location.</p> <p>In order to provide a buffer to these areas land currently zoned Industrial 2 Zone north of Wilson Road should be rezoned to Industrial 3.</p>
North Portland	Investigate potential for expansion of Residential 1 Zone.	Preliminary investigations indicate that there is suitable land in this location for residential development.

Location	Action	Comments
Portland	Support remediation of former industrial sites within Portland.	Some approaches have been made to Council in the past regarding rezoning of significant former industrial sites to provide for remediation. Council should proactively support such actions.
Heywood	Review Special Use Zoning of Heywood Pulp Mill site.	Alternative industrial uses are currently being considered for the Heywood Pulp Mill Site. The Special Use Zone should be reviewed in light of these other proposals.
Heywood and surrounds	Promote the re-opening of the Heywood – Mt Gambier Railway and investigate areas for rural freight modal interchange.	The re-opening of the railway line is a significant opportunity for the Shire as is the potential for a rural freight modal interchange.
Dartmoor	Rezone small lots south of Princes Hwy at Dartmoor to reflect existing low density residential uses.	The land in question has for some time been used for low density residential uses and its rezoning to reflect this is considered appropriate.
Nelson	Rezone small lots west of the Glenelg River and on the northern periphery of Nelson to Rural Living Zone to reflect existing uses.	The land in question has for some time been used for rural living uses and its rezoning to reflect this is considered appropriate.
Cape Bridgewater	Rezone smaller lots in Cape Bridgewater, fronting Panoramic Drive, Flinders Street and the foreshore to Rural Living Zone to provide demarcation between these lots and surrounding area.	The small lots in this location have been subdivided in the past to provide for residential purposes. The rezoning to Rural Living Zone will reflect that fact that Cape Bridgewater is not recognised in the Victorian Coastal Strategy as a settlement and will provide a demarcation between these lots and the surrounding rural area.
Narrawong	Implement flood study through the planning scheme.	Extensive areas of land surrounding Narrawong are low lying and subject to flooding. Flood prone land in this area is not currently identified in the planning scheme.
Rural areas	Implement the Wildfire Management Overlay to areas of wildfire risk	The Wildfire Management Overlay has not been applied to extensive areas of the Shire which are subject to wildfire risk.

Appendix A: Response to Submissions