

ADDENDUM TO CASTERTON STRUCTURE PLAN AUGUST 2018

Executive summary

This report is an addendum to accompany the *Casterton Structure Plan* (January 2018). It expands on the proposed changes to the planning scheme set out in the 'Implementation' section of the plan. (Refer to pages 62 – 72).

The addendum recommends the rezoning of approximately 30 parcels of vacant flood affected land in Casterton from General Residential 1 Zone (GR1Z) to Farming Zone (FZ).

The parcels – situated between Casterton – Addison – Kirby – McPherson Streets and Island Park Reserve – are located in the Glenelg River floodplain and subject to high-hazard flooding.

The subject area is predominately used for grazing however the GR1Z zoning encourages residential uses which are incompatible with the degree of flood risk posed by the Glenelg River.

This discrepancy has been identified by the Glenelg Hopkins Catchment Management Authority (GHCMA) who advised Council that intensified development in the subject area should be avoided. The GHCMA further indicated that it would be unlikely to support any future residential development in this area given the hazardous nature of flooding.

The rezoning of the subject area from GR1Z to FZ is considered the most appropriate planning provision to control future land use and development in the subject area.

This proposal finds policy support in the Glenelg Planning Scheme Planning Policy Framework and Planning Practice Note 12: Applying the Flood Provisions in Planning Scheme.

Background

Following completion of the *Casterton Structure Plan (2018)* feedback was received from the GHCMA relating to undeveloped residential land in the Glenelg River floodplain. Refer to image 1 below:

This land comprises thirty (30) vacant parcels and is zoned GR1Z. It is subject to the Flood Overlay and the *Glenelg Shire Local Floodplain Development Plan (2013)*.



Image 1 - Subject area: high hazard floodplain land on north-side of Casterton-Addison-Kirby McPherson Street

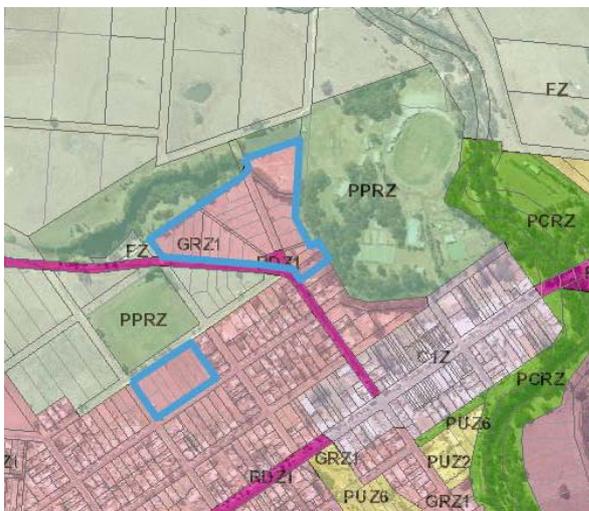


Image 2: Zoning of subject site



Image 3: Flood overlay

The subject area comprises the following properties:

Title no.	Status / use
20 Casterton – Apsley Road, comprising: LOT 2 LP214206 CA1 Section 24 CA 2 Section 24 CA 3 Section 24 CA 5 Section 24 CA 6 Section 24 CA7 Section 24 CA8 Section 24 CA9 Section 24 CA10 Section 24 CA11 Section 24	Undeveloped
30 Casterton – Apsley Road, comprising: CA7 Section 24A CA 8 Section 24A CA 9 Section 24A CA10 Section 24A	Undeveloped
18 Casterton - Apsley Road, comprising: CA12 Section 24 CA13 Section 24 CA14 Section 24 CA15 Section 24	Undeveloped
56 McPherson Street, comprising: CA 1 Section 7A	Undeveloped
26-40 Addison Street, comprising: CA 3 Section 8 CA5 Section 8 CA6 Section 8 CA7 Section 8 CA 8 Section 8 CA 9 Section 8 CA 10 Section 8	Undeveloped Outbuilding on site

The location of the subject area in the Glenelg River floodplain exposes the land to significant flood risk. The GHCMA notes that:

“Whilst flood flow velocities are generally low, the 1% Annual Exceedance Probability (AEP) flood depths exceeds 1 metre over much of the land in this part of Casterton and ranges up to approx.. 1.75 metres in places”

Flood provisions for Casterton were updated in 2014 as part of C74 amendments to the planning scheme.

The amendment implemented the findings of the *Casterton Flood Investigations Report* (CARDNO, 2011) and *Casterton Flood Intelligence and Warning Project Report* (WBM/BMT, 2013). It introduced planning permit requirements and performance measures for new buildings and works to minimise flood risks. These included the application of the Flood Overlay (FO), Land Subject to Inundation Overlay (LSIO) and *Glenelg Shire Local Floodplain Development Plan* (2013).

Recommended change to the Glenelg Planning Scheme

This addendum does not propose to amend existing flood provisions and permit requirements of the Flood Overlay or the Glenelg Shire Local Floodplain Development Plan (2013) that apply to the subject area.

Rather, it recommends the rezoning of thirty (30) parcels of land from General Residential Zone (GR1Z) to Farming Zone (FZ) to appropriately manage land uses and future development on land subject to high-hazard flooding.

The current residential zoning of the subject area prohibits agricultural infrastructure, such as an open-sided farm shed, without an existing dwelling.

The recommended FZ would allow for low-intensity activities associated with agriculture, which is consistent with the current use of the land.

The purpose of the FZ is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework .*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Under Clause 35.07-1 of the Farming Zone - a permit is not required to conduct agricultural uses on land subject to the zone.

Under Clause 35.07-4 Buildings and works - a permit may be required for works within the following setbacks:

- *20 metres from a road*
- *5 metres from a property boundary*
- *100 metres from any dwelling not in the same ownership*
- *100 metres from a waterway, wetlands or designated flood plain.*

Consistency with Glenelg Planning Scheme Planning Policy Framework

The proposed rezoning of the subject area from GR1Z to FZ finds strong strategic support in the following strategies and objectives of the Planning Policy Framework:

Clause 21.02-39 Floodplains

Parts of the urban areas of Portland, Heywood Narrawong and Casterton are at the risk of fluvial (river) flooding from rivers. Flooding can also occur from storm surge and sea level rise. The proper management of flood plains protects the

natural environment and properties located in areas subject to inundation. The filling of flood prone land can significantly alter water flow within the floodplain.

Key Issues

- *The protection of floodplains from inappropriate development.*
- *The protection of life, property and infrastructure from flood events.*

Clause 21.02-40 Objectives

To ensure that land use and development is directed to locations and carried out in ways that minimises vulnerability to the threat of flooding.

Clause 21.02-41 Strategies

Ensure that areas identified subject to inundation are planned and managed to reduce flooding and risks to life, property and infrastructure.

Avoid intensifying the impacts of flooding through inappropriately located uses and developments.

Clause 21.02-119 Casterton

Encourage residential development to locate on elevated land to the west of the town not affected by the flood plain of the Glenelg River.

Consistency with Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes

The proposed rezoning of the subject area from GR1Z to FZ has regard for Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes – A guide for councils (June 2015).

The application of the FZ on 30 parcels of undeveloped residential land subject to flood risk is consistent with the recommendation of the Planning Practice Note. The addendum does not propose to amend the current FO as the basis for this overlay is sound.

Conclusion

The Casterton Structure Plan sets out a long term framework to coordinate land uses and development for the Casterton town centre and surrounding residential, industrial and agricultural land.

This addendum expands on the proposed changes to the planning scheme set out in the 'Implementation' section of the structure plan.

It has been prepared in response to advice received from the Glenelg Hopkins Catchment Management Authority relating to undeveloped residential land subject to high-hazard flood risk.

It recommends the rezoning of this land from General Residential 1 Zone to the Farming Zone.

The rezoning of this land will enable Council and the GHCMA to appropriately manage land uses within an area that has a high risk to property, safety and community infrastructure through flooding of the Glenelg River.