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18 March 2020

Mr Matthew Berry
Regulatory Service Manager
Glenelg Shire Council
Via email – mberry@glenelg.vic.gov.au

Dear Matt,

P19181 - BLOWHOLES ROAD, CAPE BRIDGEWATER RESPONSE TO AMENDMENT C102

Urbis continue to act on behalf of Australian Tourism Trust Pty Ltd in regard to the above planning application currently before Council.

Our application was lodged in December 2019 and we appreciate that in January 2020 Planning Scheme Amendment C102 was gazetted into the Glenelg Planning Scheme.

The planning report prepared by Urbis dated December 2019 references planning policy in place at that point in time. We have reviewed the changes introduced as a result of Amendment C102 and note that this resulted largely in structural and administrative changes and does not result in any fundamental changes in policy position which would cause inconsistencies against our original planning assessment.

Given the policy neutral stance, we have not updated the final planning report, rather provided comment within this letter on our understanding of the implications of the amendment. On our review, we have outlined the key points and major changes below.

- The changes implemented by Amendment C102 are primarily administrative in nature and policy neutral. The changes integrate local policy content into the Municipal Planning Strategy, Planning Policy Framework and appropriate local schedules; clarify and improve the language contained in local policy; and remove or adjust incompatible, repetitive and outdated content in local policy.
- The amendment replaces the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policies at Clause 22 of the Glenelg Planning Scheme with a Municipal Planning Strategy (MPS) and local policies integrated within the Planning Policy Framework (PPF).
- Specifically Clauses 11-19 of the PPF have been updated to include additional content consistent with that already included within previous local policy Clauses 21.02 and 22.01.
- Clauses 21.02 and 22.01 are removed from the LPPF. The content of these clauses, as detailed within our planning report, has been embedded within Clauses 11-19 of the PPF. The content and policy directions have not fundamentally changed.
- Clauses 02.01 -02.04 have been introduced incorporating Context, Vision, Strategic Directions and Strategic Framework Plan, and include detail previously within Clause 21.02.



By way of policy alignment, the proposal will continue to:

- Provide a tourism operation in a location ear marked for such a use and development.
- Promote tourism as a key economic contributor to Cape Bridgewater and the region.
- Support a tourism development which does not impact on the continuation of surrounding agricultural uses and appropriately manages potential conflicts.
- Provide a balanced and appropriate response to the valued state significant landscape in which it sits.
- Maintain a consistent assessment against the Cape Bridgewater Structure Plan, as outlined at Section 4.4.2 of the submitted planning report.

We trust that this clarifies Council's queries surrounding the impact of Planning Scheme Amendment C102 to the Glenelg Planning Scheme on the proposal.

Should there be any queries, please don't hesitate to contact me on the below details.

Kind regards,

A handwritten signature in black ink, appearing to read "Adelaide Smith". The signature is fluid and cursive, with the first name being more prominent.

Adelaide Smith
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