

## **GLENELG PLANNING SCHEME**

### **AMENDMENT C104gelg**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

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

The Amendment has been made at the request of BB Design Group Pty Ltd, acting for WD Co Pty Ltd.

##### **Land affected by the Amendment**

The amendment applies to land located at 3013 Henty Highway, Heywood (Lot 1 PS821538, Vol. 12041 Folio. 629).

##### **What the amendment does**

The amendment applies the Specific Controls Overlay (SCO1) to the land and introduces a new Incorporated Document titled '3013 Henty Highway, Heywood, Service Station Signage, August 2020'.

Specifically, the amendment:

- Inserts Clause 45.12.
- Inserts a new Schedule to Clause 45.12.
- Amends the Schedule to Clause 72.03.
- Amends the Schedule to Clause 72.04 to include Incorporated Document titled '3013 Henty Highway, Heywood, Service Station Signage, August 2020'.
- Inserts Planning Scheme Map No. 31SCO.

The Incorporated Document proposes specific controls to permit the development of the subject land for the installation and display of business identification signage in accordance with the Incorporated Document.

##### **Strategic assessment of the Amendment**

##### **Why is the Amendment required?**

The amendment is required to facilitate the installation and display of business identification signage consistent with the normal operation of a service station, which would otherwise be prohibited under the Category 4 signage controls of the Farming Zone in the Glenelg Planning Scheme.

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

The amendment supports the implementation of the following objectives under Section 4 (1) of the Act:

- *to provide for the fair, orderly, economic and sustainable use, and development of land;*
- *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *to facilitate development in accordance with the objectives;*
- *to balance the present and future interests of all Victorians.*

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

There are no environmental impacts as a consequence of the amendment.

The amendment will result in positive social and economic effects by:

- Supporting the development of land on a major regional transport network for a proposed service station.
- Providing appropriate business identification signage for the proposed service station development.
- Facilitating local employment opportunities for the Heywood community.
- Enhancing road freight services and transportation connections between district towns and regional centres.

## **Does the Amendment address relevant bushfire risk?**

Bushfire risk is not increased by the proposed amendment.

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

The amendment complies with the *Minister's Direction - The Form and Content of Planning Schemes under section 7 (5) of the Planning and Environment Act 1987*.

The Amendment is consistent with *Minister's Direction 11 – Strategic Assessment of Amendments under section 12(2) of the Planning and Environment Act 1987*.

The Amendment is consistent with *Minister's Direction 15 – The Planning Scheme Amendment Process under section 12(2)(a) of the Planning and Environment Act 1987*.

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

The amendment is generally consistent with the Planning Policy Framework (PPF) and in particular gives effect to:

### **Clause 11.01-1S**

*Strengthen transport links on national networks for the movement of commodities.*

*Plan for development and investment opportunities along existing and planned transport infrastructure.*

### **Clause 11.01-1R**

*Facilitate the district towns of Allansford, Camperdown, Casterton, Cobden, Coleraine, Dunkeld, Heywood, Koroit, Mortlake, Port Campbell, Port Fairy, Terang and Timboon to support local communities, industry and services.*

*Support growth and economic opportunities throughout the region, especially along the north-south (Henty Highway) and east-west (Princes Highway) corridors.*

## **Clause 17 Economic Development**

*Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity. Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.*

### **Clause 17.01-1S Diversified Economy**

*Improve access to jobs closer to where people live.*

*Support rural economies to grow and diversify.*

## **Clause 18 Transport**

*Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.*

### **18.01-2R Transport links - Great South Coast**

*Support connections to adjacent regional cities and regional centres, including Mt Gambier, Horsham, Ballarat, Colac and Geelong.*

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

The amendment is generally in accordance with the Municipal Planning Strategy (MPS) at Clause 02 and in particular gives effect to the following strategic directions:

- *Securing the economic future of Portland, Heywood, Casterton, Dartmoor and Nelson by broadening their employment base.*
- *Encouraging development at township entrances to be designed and landscaped in a manner that contributes to the appearance and character of the town.*
- *Supporting use and development that increases employment in the Shire particularly in Glenelg's key employment/industry sectors.*
- *Transport links, particularly to and from Portland, provide much of the basis of the Shire's future economic development opportunities.*

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

The amendment proposes to insert Clause 45.12 and a new Schedule to Clause 45.12 to introduce the Specific Control Overlay to the Glenelg Planning Scheme.

It also utilises the provisions of the Schedule to Clauses 72.04 to introduce an Incorporated Document allowing business identification signage on the land in the Farming Zone, where existing planning controls would otherwise prevent the display of advertising signs greater than 3 square metres in area.

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

The views and recommendations of Regional Roads Victoria will be sought as part of the exhibition of the amendment.

Under Section 55 of the *Planning and Environment Act 1987*, planning permit application P19158 for the use and development of a service station on the subject land and to create access to Road Zone Category 1 will be referred to Regional Roads Victoria.

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

The amendment does not impact on the *Transport Integration Act 2010*.

The amendment will have a positive impact on the transport system by supporting existing road freight services and strengthening transportation connections between district towns and regional centres.

#### **Resource and administrative costs**

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

The amendment seeks to reduce future planning permit requirements associated with signage for the subject land, applicant and the responsible authority. This is to be achieved by allowing specific controls to permit the development of the land for the installation and display of business identification signage consistent with the normal operation of the proposed service station.

## Where you may inspect this Amendment

The amendment can be inspected free of charge at the Glenelg Shire Council website at [www.glenelg.vic.gov.au](http://www.glenelg.vic.gov.au); and/or

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

Glenelg Shire Council  
Customer Service Centre  
71 Cliff Street  
Portland VIC 3305

Glenelg Shire Council  
Customer Service Centre  
77 Edgar Street  
Heywood VIC 3304

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

## Submissions

Any person who may be affected by the amendment may make a submission in writing to the planning authority. Submissions about the amendment must be received by: **5 October 2020**.

A submission must be sent to:

Glenelg Shire Council  
Planning Unit

- Either by mail to: PO Box 152, Portland VIC 3305
- Or by email to: [planning@glenelg.vic.gov.au](mailto:planning@glenelg.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: In the week of Monday 14 December 2020
- panel hearing: In the week of Monday 25 January 2021