

Glenelg Planning Scheme Review



Final Report May 2023



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Contact for Enquiries

Please address any questions regarding this document to:

Name: Isbah Khalid

Title: Planner, Regional Planning Partnerships

Email: isbah.khalid@delwp.vic.gov.au

Document History

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Contributors and Reviewers

The following people were involved, to different extents, in the process of developing and finalising this document, but were not responsible for its authorship:

- **Contribute** – had input into the creation of the document
- **Review** – receives the document in order to review and provide feedback

Name and title	Contribute	Review
Kelly Wynne, Senior Planner, Regional Planning Partnerships, DTP	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jules Muller, Planner, Regional Planning Partnerships, DTP	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Officers, GSC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval

Handover to Council
30 March 2023
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1. Executive summary

1.1 Why is the planning scheme being reviewed?

Council as the planning authority for the Glenelg Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (the Act).

Council last undertook a comprehensive review of the planning scheme in March 2018. The relevant findings of this review have been translated into the planning scheme via a number of amendments including: C90, C95, C97, C99, C102, C106, and C108.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy (MPS) and local Planning Policies to replace the former Local Policy Planning Framework. This was done via amendment C102gelg and was a policy neutral amendment.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as Appendix 2 to this report.

1.2 Characteristics of the municipal area

Glenelg Shire has an area of over 6,000 square kilometres and is located in the far southwest of Victoria adjoining the South Australia border. It is about 350 kilometres west of Melbourne and 550 kilometres southeast of Adelaide. The resident population in Glenelg Shire for 2021 was estimated at 20,056 (ABS Census 2021) and Victoria in Future data from 2019 estimated that by 2031 the population in Glenelg Shire would be 19,140. This has already been exceeded by 916. Population ID presents a more accurate forward projection for the Shire and projects slow population growth over the next 25 years, with an estimated population increase of 6.41% from 2018 to 2036 (.id 2016).

The Shire is serviced by three major centres, Portland, Heywood, and Casterton. Portland is the administrative, commercial, and main population centre, and supports the smaller neighbouring towns. Heywood and Casterton are the main district towns, and the small towns of Narrawong, Dartmoor, Merino, Tyrendarra, Nelson, Cape Bridgewater, Sandford, Condah, and Digby comprise about 12 percent of the Shire's population. The remaining towns are considered rural settlements and include Cashmore, Gorae, Bolwarra, Dutton Way, Allestree, and Heathmere.

The Traditional Owners of the region are the Gunditjmara, Boandik, and Jarwadjali people. Gunditjmara country covers much of south-western Victoria and continues into a small part of south-east South Australia and is bordered by the Glenelg River. The Glenelg River flows from the Grampians, through the Dundas Tablelands and the Glenelg Plain before reaching the Southern Ocean at Nelson, via Victoria's longest estuary.

Gunditjmara country includes volcanic plains, a dramatic coastline, sea country, limestone caves, forests and rivers, some of which are protected through planning scheme controls in the Glenelg Planning Scheme. The Shire is characterised by a rugged coastline, dense native forests and woodlands, rolling rural plains and rivers, lakes and wetlands.

The Shire's regional strengths include rich natural resources, a natural deep-sea port with road and freight rail links, prosperous fishing and primary production industries in a high rainfall area with fertile soils.

The Shire's economy is primarily based on productive rural land that supports agriculture and timber production. The fishing industry and the aluminium smelter at Portland are important sectors of the economy. Retailing is the largest of the Shire's service industries.

On average, Council process approx. 253 planning applications per year, with the most common application being for "one or more new buildings". Over the past 4 years, the Council has considered a total of 1011 planning applications.

Key planning issues that face Glenelg Shire Council include:

- Growth and the impact on the environment
- Supporting appropriate growth
- Balancing employment opportunities with other considerations.

1.3 Overall health check

Overall, the Glenelg Planning Scheme is performing well. A high level policy check was undertaken through the PPF Translation Amendment C102, which removed any outdated policy or anything that was in conflict with State policy. The scheme generally complies with the Ministerial Direction on Form and Content.

Very few permits are heard by VCAT, which indicates that decisions made by delegates and Council are supported by policy in the scheme and are not being challenged.

The scheme has a hierarchy of towns, which are represented in the Municipal Planning Statement – Strategic Directions section of the planning scheme. The settlement hierarchy is split into four subcategories – Regional Centre (Portland), District Towns (Heywood, Casterton), and Small Towns (Bolwarra, Narrawong, Dartmoor, Merino, Tyrendarra, Nelson, Cape Bridgewater, Sandford, Condah, and Digby). Growth is primarily outlined in policy for Portland, however there are gaps in strategic direction for all towns. No strategic framework plans have been prepared for individual townships other than Portland, Cape Bridgewater, and Casterton.

Many of the schedules to zones and overlays do not specify local policy. This provides a future opportunity to provide clearer planning guidance and potentially remove permit requirements and streamline planning applications.

Particular Provisions and Operational Provisions comply with the Ministerial Direction on Form and Content, but most do not contain any local content. There is opportunity to expand on these policies.

The planning team has a sound understanding of what is required to address policy gaps in the scheme and the work program reflects this. The recommendations in this report will further support the planning unit in prioritisation of strategic work.

Overall, the Glenelg Planning Scheme is operating effectively. The settlement narrative in the scheme is clear, however overall, there are strategic gaps in the planning scheme. These have been identified by Council and a strategic planning program has commenced to address this gap. Several strategic plans Council has prepared can be implemented now, through an amendment based on this report.

2 Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review.

Recommendations are grouped as follows:

- Planning scheme recommendations.
- Further strategic work recommendations
- Process improvement recommendations.
- Advocacy recommendations

2.1 Planning scheme amendment recommendation


These recommendations relating to the planning scheme amendment that should be progressed to implement the findings of this review relating to administrative matters or to incorporated Council or State adopted strategic planning work into the scheme.

The planning scheme review has identified many policy neutral changes that should be made to the planning scheme to bring it into alignment with the Ministerial Direction on the Form and Content of Planning Schemes. These are purely administrative matters and do not change the policy intent of the scheme.

There are several factual changes that should be made to the Municipal Planning Strategy to bring it up to date with the latest ABS data, the Council Plan and to relocate the acknowledgement of the Traditional Owners of the land in which Glenelg Shire Council sits – the people and lands of the Gunditjmara, Boandik, and Jarwadjali peoples, within the MPS.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review identified new policy that has the strategic justification to be incorporated into the planning scheme.

These changes are marked up on the supporting Ordinance (See Appendix 2).



It will be up to Council to liaise with the DTP Regional Planning Services team to determine what sort of amendment or amendments are appropriate for progression to authorisation by the Minister for Planning.

Recommendation:

It is recommended that Council:

1. Prepare planning scheme amendments to:
 - A. Incorporate the policy neutral changes identified on Appendix 2 to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.
 - B. Incorporate the vision from the Council Plan and make other updates to factual data.
 - C. Amend the MPS at Clause 02.01 Context to relocate the appropriate reference to Traditional Owners and Country in the first paragraph of the policy.
 - D. Amend the strategic framework plan under Clause 02.04 to align with the Council Plan.
 - E. Include new policy to implement the Glenelg Shire Open Space Strategy 2019-2040.
 - F. Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.
 - G. Update the Clause 66.04 Referral of Permit Applications Under Local Provisions for Schedule 4 to the Environmental Significance Overlay (ESO4) in consultation with Glenelg Hopkins CMA.
 - H. Update Schedule 1 to the Design and Development Overlay in consultation with the Airport Manager to ensure the control is up to date and able to provide the most accurate guidance for planners in making decisions.

2.2 Further strategic work recommendations


Section 10 of this report outlines the strategic planning work that has been identified through this planning scheme review.

Only work that can be completed in the next four years should be included in Clause 72.04 of the planning scheme. A recommended Clause 72.04 is included in the marked-up ordinance at Appendix 2.

This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in Clause 74.02.

Recommendations:

2. Undertake strategic work to review the RCZ2 and investigate the introduction of the Farming Zone 2 (FZ2), Rural Living Zone (RLZ) and permit requirements for the Schedule to the FZ2 and RLZ.
3. Progress the strategic work to prepare and implement structure plans for towns/settlements to support orderly planning of
 - A. Heywood;
 - B. Narrawong, Bolwarra, Dutton Way, and Tyrendarra;
 - C. Nelson, Dartmoor; and
 - D. Digby, Merino, Condah, and Sandford.
4. Pursue updating waterway data and flood mapping across the municipality in partnership with Glenelg Hopkins Catchment Management Authority, including:
 - A. Dartmoor and Nelson Flood Studies.
 - B. ESO2 as waterway, wetland, and estuary data is made available from the GHCMA.
 - C. Wattle Hill Creek and Fawthrop Lagoon catchments.
5. Continue to progress work with and in partnership with Gunditj Miring Traditional Owners to develop appropriate local policy, Traditional Owner values, and strategic directions within the planning scheme.



Where staff resourcing and funding allow:

6. Undertake strategic work to prepare the municipality for climate change impacts, including risks such as fire and flooding aligned with structure plans.
7. Undertake strategic work to prepare a Car Parking Strategy to implement car parking planning provisions, particularly for the Portland Central Business District and surrounds.
8. Undertake strategic work to review existing and future protections measures for landscape considerations across the municipality area.
9. Undertake strategic work to prepare a Development Contributions Plan for development contribution considerations in the municipality, particularly for GRZ land with unmade road reserves.

2.3 Process improvement recommendations

These recommendations are drawn from both the analysis of the planning scheme and consultation with Council staff and referral authorities.

The recommendations relate to improvements that could be made to the processes associated with collection and analysis of data (such as planning permits), processing and referral of applications, and communication. Process improvements may apply to Council, the State government or referral agencies.

Recommendations:

10. Consider Participation in Department of Transport and Planning's Better Planning Approval Co-Design program to develop resource material to assist permit applicants.
11. Review the consultation process with referral authorities to consider a Memorandum of Understanding pathway.

2.4 Advocacy recommendations

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the Act. They are matters that Council may wish to discuss with the State Government to highlight the issue and advocate for change.

Recommendations:

12. Advocate to the Minister for Planning for the review of the 100m setback to a waterway permit requirement for buildings and works in the Farming Zone, as typically a 30m setback is sufficient.
13. Advocate to the Minister for Planning for the review of industrial zone land at Madeira Packet Road, Portland, that was previously zoned residential.
14. Advocate for the investigation, and implementation, of flood mitigation works identified by the Fitzroy River, Darlots Creek, and Heywood Regional Floodplain Mapping Study (2017).

2.5 Minister for Planning recommendation

Glenelg Shire Council, with assistance from the Regional Planning Partnerships (RPP) at the Department of Transport and Planning (DTP) has prepared a planning scheme review as required by section 12B(1) of the Act.

In accordance with section 12B(3) of the Act this review identifies opportunities, set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.

In accordance with section 12B(4) of the Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.

- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Recommendation:

15. That Glenelg Shire Council accept this Planning Scheme Review and forward to the Minister for Planning as evidence Glenelg Shire Council, as the planning authority for Glenelg Planning Scheme, has met its obligations in accordance with Section 12B of the *Planning and Environment Act 1987* to review the planning scheme every four years.

2. Introduction

2.1 Purpose

Council as the planning authority for the Glenelg planning scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (The Act).

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews should focus on:

- The **effectiveness and efficiency** of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the **Ministerial Direction on the Form and Content of Planning Schemes**.
- Ensuring the planning scheme contains a **clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area**.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the planning scheme in March 2018. The relevant findings of this review have been translated into the planning scheme via a number of amendments including: C90, C95, C97, C99, C102, C106 and C108.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework. This was done via amendment C102gelg and was a policy neutral amendment undertaken by the State government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the act once complete.

2.2 Methodology

This planning scheme review was undertaken by the Regional Planning Partnerships (RPP) team at the Department of Transport and Planning (DTP) under the Regional Planning Hub (RPH) program, which has been established to provide rural and regional councils with statutory and strategic planning support. Many rural and regional councils have requested assistance under the RPH program to prepare their planning scheme reviews.

The planning scheme review has included the following tasks:

Stage	Tasks	Timing
Inception stage	<p>Inception meeting with project manager</p> <p>Gather information from council (e.g. referral authorities, strategic plans, permit data etc)</p> <p>Survey of planning staff to identify performance strengths and weakness of the scheme and key issues.</p>	September, 2022

	Email referral agencies for feedback	
Analysis stage	Review of previous 12B Review of VCAT decisions and Panel recommendations Review of Planning Permit Activity Reporting System (PPARS) data. Review of new strategic plans (regional and local) Audit planning scheme and identify changes required. Document concurrent planning scheme amendments. Ongoing consultation with internal staff. Further consultation with referral authorities if required. Consultation with DTP – Regional Office Review community satisfaction rating for planning	September/October, 2022
Consultation stage	Consultation with internal staff	September/October 2022
Reporting stage	Finalise planning scheme review report. Finalise ordinance.	Feb - March 2023
Finalisation stage	Endorse review and send to Planning Minister as required by section 12(B) of the <i>Planning and Environment Act 1987</i> . Proceed with planning scheme amendment to implement the review.	TBD by Council

2.3 Guidance

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DTP.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes and advice:

- A Practitioners' Guide to Victorian Planning Schemes.
- PPN46 –Strategic Assessment Guidelines
- PPN32 – Review of planning schemes

2.4 Changes in State Planning Policy since the last review

The Victorian Planning Scheme is constantly being reviewed and updated at a State level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide and new planning practice notes.

The way in which the Glenelg Planning Scheme should respond at a local level to these changes to the Victorian Planning Provision and how they should be applied has been considered in this review.

VC (Victorian) and GC (group of council) amendments.

Since the last planning scheme review in 2018, several VC and GC amendments have introduced new policy into the Glenelg Planning Scheme and are directly relevant to this review:

VC134 – Introduced the Municipal Planning Statement (MPS)

VC138 – Updates to the Native Vegetation Framework

VC140 – Provisions for the Planning Policy Framework transition

- VC142 – Update to the Ministerial Direction on Form and Content and clean-up of permit requirements.
- VC148 – Planning Policy Framework introduction
- VC175 – Buffer Area Overlay introduction
- VC200, VC 204 and VC205 – Transport planning reforms
- VC012 – Policy changes based on ResCode Advisory Committee recommendations

New Planning Practice Notes

Since the last planning scheme review in 2018, Several Planning Practice Notes (PPNs) have been introduced which may impact on the future development of the Glenelg Planning Scheme.

- PPN84 – Applying the minimum garden area requirement
- PPN85 – Applying the Commercial 3 zone
- PPN86 – Applying for a planning permit for a pig farm
- PPN87 – Preparing a planning permit application for animal production
- PPN88 – Planning considerations for existing residential rooftop solar energy facilities
- PPN89 – Extractive energy and resources
- PPN90 – Planning for housing
- PPN91 – Using the residential zones
- PPN92 – Managing buffers or land use compatibility
- PPN94 – Land use and transport integration
- PPN95 – Local heritage protection provisions

3 What's driving change


3.1 Population, growth, and economy

The resident population in Glenelg Shire for 2021 was estimated at 20,056 (ABS Census 2021) and Victoria in Future (ViF) data from 2019 estimated that that by 2031 the population in Glenelg Shire would be 19,140. This has already been exceeded by 916. ViF data had projected a decline in population growth for Glenelg Shire from 2021 to 2026 (19,580 to 19,430), and then continued decline up to 2036 (18,780 forecast numbers). Population ID presents a more accurate forward projection for the Shire and projects slow population growth over the next 25 years, with an estimated population increase of 6.41% from 2018 to 2036 (.id 2016).

Census data has told a different story for Glenelg, with strong growth in population and a review of permit data in Chapter 5 demonstrates increasing permit activity over the last 4 years. Profile ID data reports a total of 10,136 private dwellings in the municipality (2021 data), up from 9,920 in 2016. New land has been introduced through rezonings and subdivision, with an additional 571 lots being created in the last 4 years (2018/19 – 2021/22 financial years data PPARs). It is expected that this trend will continue.

Dwelling Type is an important determinant of Glenelg Shire's residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres. In the Glenelg Shire, 7.2% of the dwellings were medium or high density, compared to 10% in Regional VIC (Profile id).

The largest industries by employment in Glenelg Shire are Agriculture, Forestry and Fishing, followed by Manufacturing and Health Care and Social Assistance (Economy id, 2020/21 data). Many of the more traditional sectors in Glenelg, such as farming and manufacturing saw a decrease in employment since 2016, however newer industries such as Professional, Scientific and Technical Services have seen an increase. Education and Training, Construction, and Health



Care and Social Assistance saw the largest growth of all sectors. Construction continues to experience growth across Victoria.

The primary land use in Glenelg Shire is farming, with most of the municipality being zoned Farming Zone. Public Conservation and Resource Zone, and Public Park and Recreation Zone are also prominent land zoning, which reflect the large quantity of public land in the Shire.

3.2 Climate change and other environmental risks

The Glenelg Planning Scheme does not have local climate change policy and relies on State policy to guide planning decisions. Due to climate change and climate variability, natural disasters, and environmental hazards such as heatwaves, bushfires, floods, and storms are likely to be more frequent and severe. This will present many challenges and some opportunities.

Bushfire is a significant risk, with the towns of Nelson, Cape Bridgewater, Narrawong, Bolwarra, and Digby, specifically identified in the municipal planning statement. Other parts of the Shire are subject to flooding and coastal inundation, and soil degradation has been identified as a significant issue for slopes in excess of 20 degrees.

4 Previous review

4.1 Glenelg Planning Scheme Review 2018

The Glenelg Planning Scheme was last reviewed by Myers Planning Group in March 2018 and endorsed/adopted by Council at its meeting on 22 May 2018.

The review found:

- The Glenelg Planning Scheme was generally operating effectively.
- A number of recommendations were made regarding adherence to the Ministerial Direction on Form and Content.
- A number of 'cutting red tape' recommendations were made, some of which were not actioned and are identified in this review.
- A number of strategic planning projects such as structure plans, housing strategy, and other significant projects were included in recommendations.

4.2 Progress since last review

Since the last review, Council has undertaken the following work in response to the recommendations from the last review.

- Requested that DTP delete Planning Maps PAO41 and PAO42 as approved by Amendment C41.
- Translated the Local Planning Policy Framework to the Planning Policy Framework format via Amendment C102 making necessary changes to include the vision and themes from the Council Plan 2017-2021.
- Updated schedules to zones, overlays to comply with the Form and Content of Planning Schemes Ministerial Direction via Amendments C97, C99, and C106.
- Adopted the Rural land Strategy 2019, Portland Strategic Framework Plan 2020, Portland Rural Living Assessment 2020, and the Glenelg Shire Open Space Strategy 2019-2040.
- Introduced Development Plan Overlays, prepared and approved Development Plans for three key industrial/employment precincts (Central Portland Employment Precinct, Madeira-Packet Employment Precinct, and North Portland Industrial Precinct) via Amendment C90.
- Deleted Schedule 2 to the Design and Development Overlay (DDO2) via Amendment C90.
- Implemented the Casterton Structure Plan via Amendment C95.
- Investigated and implemented 'Cutting Red Tape' initiatives via Amendment C97 and C106.

- Implemented the Rural land Strategy 2019, Portland Strategic Framework Plan 2020, Portland Rural Living Assessment 2020 via Amendment C106.
- Identified the town areas of Condah and Tyrendarra by applying the Township Zone (TZ) via Amendment C106.
- Prepared Heritage Design Guidelines.
- Identified land that is potentially contaminated by applying the Environmental Audit Overlay (EAO) via Amendment C106.
- Identified public land and sign controls via Amendment C106.

5 Planning permit activity

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARS) data. Appendix 2 includes the raw data that has been used for the analysis.

5.1 Number and nature of permits assessed

Error! Reference source not found. - the number of permit applications processed between 2018 – 2022 (source: PPARS)

Permits (including refusals)	2018/19	2019/20	2020/21	2021/22
Received	177	185	264	265
Processed	181	159	265	252
Issued	175	146	246	237

PPARS data shows that between 2018 – 2022 a total of 891 permit applications were lodged, which includes applications for new permits and amendments to existing permits.

In 2021 / 22, the category of permits generating the highest activity (114 permits) has consistently been 'one or more new buildings'. Council supplied data highlights that these permits are typically for:

- Agricultural sheds and outbuildings located within rural zones
- Buildings and works associated within the Heritage Overlay (HO)

For many of these applications, there is an additional permit requirement due to either the Environmental Significance Overlay (ESO), Design and Development Overlay (DDO) or Land Subject to Inundation Overlay (LSIO).

Examination of permit activity data and feedback from planning staff has identified an opportunity to review and update local schedules to the Farming Zone (FZ), Rural Living Zone (RLZ), ESO, HO, DDO, and LSIO to remove unnecessary permit requirements for sheds, outbuildings, and minor structures.

It is also recommended that the mapped extent of any relevant overlays is reviewed as part of this work.

Table 2 – PPARS data for top permit categories from 2018 calendar year and the 2021 calendar years (PPARS data)

Year	2018		2019		2020		2021	
Total permits received	218	%	210	%	270	%	313	%

One or more new buildings	82	37.6	88	42	101	37.4	124	40
Single dwelling	12	5.5	13	6.1	9	3.3	18	5.7
Subdivision of land	23	10.5	20	9.5	24	8.8	36	11.5
Alterations to a building structure or dwelling	18	8.3	13	6.1	10	3.7	11	3.5
Change or extension of use	30	13.8	24	11.4	42	15.5	35	11.18

Subdivisions and single dwellings also generate a significant portion of the permit activity and change or extension of use also featuring heavily. This is an indication of the type of development happening in the municipality primarily being residential. Vegetation removal permit applications have not featured prominently in the data, likely because of existing exemptions in the scheme or works being conducted without planning permission.

5.2 Service performance

The median number of days taken between receipt of an application and a decision on an application was 38.7 days on average in the financial year of 2020 – 2021. The average for other similar councils is 65 days for the same period which indicated Glenelg Shire is performing considerably better than similar councils.

There were 264 new applications received in 2020-2021 compared with 185 in the previous financial year. This is an increase on previous years. Council has explained this is because there has been a large increase in permit applications received and reduced staffing levels. Council has indicated that it is experiencing skill shortages to respond to the increased demand.

Table 3 – Council performance against similar councils (Know your council supplied data; Victoria State Government 2022)

Measure description	Council	2018-2019	2019-2020	2020-2021	2021-2022
Planning applications decided within required time frames	Glenelg Shire	93.92%	79.88%	85.66%	73.23%
	Similar councils	77.78%	77.58%	73.25%	69.07%
Time taken to decide planning applications	Glenelg Shire	28 days	31 days	39 days	47 days
	Similar councils	62 days	62 days	65 days	74 days

5.3 Decision making

Table 4 provides an overview of the decision outcomes made by the delegate and Council as the Responsible Authority, from 2018 – 2021 (Council supplied data)

	Permit not issued	Permit issued by delegate	Permit issued by the Council	VCAT	Total permits
Permit	52	767	28	2	849

Permit activity data supplied by Council shows that over the four-year review period, the planning unit processed a total of 849 permits. 767 decisions were made under delegation. The high number of permits issued under delegation is an indication of a well-functioning statutory planning unit with appropriate delegations.

Table 4 indicates that 52 permit applications were not determined, which included 38 withdrawn applications, 4 lapsed applications and 10 applications that were refused.

Council officers indicated that the high number of permit withdrawals were due to incomplete applications that required a request for further information (e.g. such as CHMP) that applicants would deem too onerous or following consultation with applicants where the request is likely to be refused. It was also noted that a local consultancy submitted incomplete applications without seeking pre-application advice resulting in a number of withdrawals. There is opportunity for council to undertake targeted consultation, particularly with the company which applies for permits to seek pre-application advice first.

Council may also wish to participate in the DTP Better Planning Approvals Co-Design Process to develop pre-application material, such as supporting information templates, checklists and enhanced website material to support applicants navigate the application process and assist council officers in pre-application consultation processes.


5.4 Geographic spread of applications

Table 5 – Key permit action areas from 2018 – 2021 calendar years (DTP Planning Information Services data)

Location	Number of applications	% of total
Portland	355	35.1
Narrawong	76	7.5
Bolwarra	74	7.3
Casterton	74	7.3
Heywood	53	5.3
All other towns	379	37.5
Total	1011	100

Planning permit activity is not distributed evenly across the municipality.

Over the last 4 years, Portland has experienced the highest number of permit applications, accounting for approx. 35.1% of all applications over the review period. This is expected as Portland is the major regional centre of the municipality and



provides the focus for most residential, commercial, retail and industrial opportunities. Policy for Portland supports further residential, commercial, and industrial growth within the settlement boundary.

PPARs data reflects growth in Narrawong, Bolwarra, Casterton, and Heywood. The highest volume of permit applications was generated from the key towns shown in Table 5.

As with Portland, policy within the MPS and PPF support development in these areas within the settlement boundaries, except for Narrawong and Bolwarra. Both are identified in the scheme as small towns supporting rural living development in areas surrounding the towns. While policy supports rural development surrounding the towns, permit data indicates significant growth for these towns over the last 4 years. Of the 150 applications, 116 applications relate to one or more new buildings, single dwelling, and extension to an existing dwelling or structure associated with a dwelling. There is opportunity here for Council to reflect the growing status of these towns through policy that will guide the development in these towns.

6 Planning scheme performance

6.1 Planning Panel Victoria recommendations

Council has completed 18 planning scheme amendments since the last planning scheme review. These are detailed in Appendix 1.

Planning Panels Victoria have conducted 5 Planning Panels in the review period.

The changes recommended to the Planning Scheme as a result of the analysis of Panel Reports include:

- Review of the Rural Conservation Zone Schedule 2 areas.
- Review of DPOs.
- Further strategic work to review Farming Zone areas.
- Further strategic work to determine the appropriate zone of 13 and 15 Otway Street Portland.

6.2 VCAT decisions

6.2.1 Decisions at VCAT

Glenelg Shire is not regularly at VCAT, with only 4 appearances in the last 4 years (PPARs data). Given that the council received approx. 1011 planning permit applications in the last 4 years, it is positive that only 4 of these have been challenged through VCAT.

A detailed assessment of specific VCAT decisions of note is included in Appendix 1.

Generally, there are no policy gaps identified; of the four VCAT cases, council officers advised that two are consent orders and another was withdrawn.

6.3 Consultation with stakeholders

6.3.1 Councillors and executive team consultation

Council officers briefed Executive Team members with the final draft to be presented to councillors.

6.3.2 Council planners and internal staff consultation

Meetings with the council planning team and internal stakeholders were held on 15 September 2022 and 10 October 2022 with planners. Both meetings were held via Microsoft Teams.

During the first workshop planners provided the project team with additional information on permit observations and verified that the data from the permit analysis generally reflects what is happening on the ground.

There is a general desire to review existing zoning of small towns within the municipality for more orderly planning. Council reported that the focus moving forward is to review the FZ in small towns to allow diversification of opportunities in them. Other key issues highlighted by council's planners and internal stakeholders include:



1. Review of the subdivision requirements in RCZ2 schedule.
2. Lack of policy to support decisions for car parking provisions.
3. A need to review DPO policy and necessity.
4. A need for a regional approach to ESD guidelines.
5. Lack of policy support for Developer contributions for the municipality.
6. Support for recognition of Traditional Owners in planning scheme.
7. Support for open space policy in planning scheme.

Findings:

- A. Review Open Space Strategy 2019-2040 to include policy into the planning scheme through a future planning scheme amendment.**
- B. Undertake strategic work to review the RCZ2 and investigate the introduction of the Farming Zone 2 (FZ2), Rural Living Zone (RLZ) and permit requirements for the Schedule to the FZ2 and RLZ.**
- C. Progress the strategic work to prepare and implement structure plans for towns/settlements to support orderly planning of**
 - 1. Heywood;**
 - 2. Narrawong, Bolwarra, Dutton Way, and Tyrendarra;**
 - 3. Nelson, Dartmoor; and**
 - 4. Digby, Merino, Condah, and Sandford.**
- D. Undertake strategic work to prepare a Car Parking Strategy to implement car parking planning provisions, particularly for the Portland CBD and surrounds.**
- E. Undertake strategic work to review existing and future protections measures for landscape considerations across the municipality area.**
- F. Undertake strategic work to prepare a Development Contributions Plan for development contribution considerations in the municipality, particularly for GRZ land with unmade road reserves.**

6.3.3 Referral agencies

Request for comment were sent to the following authorities/stakeholders.

- DTP – Barwon South West Planning Referrals
- Powercor
- GSC Assets Department
- Glenelg Hopkins Catchment Management Authority
- Port of Portland
- Wannon Water
- Environment Protection Authority

These agencies were contacted as they are identified as referral authorities under Clauses 66.04 or 66.06 or were identified as key stakeholders by council officers.

6.3.3.1 Glenelg Hopkins Catchment Management Authority (GHCMA)

Glenelg Hopkins CMA provided a written response, with a key recommendation being the amendment of the Schedule to Clause 66.04 to require a mandatory referral of applications under Schedule 4 to the ESO as per the existing requirement under Schedule 2 to the ESO. The decision guidelines already refer to consideration of views of the GHCMA where applicable however there is no mandatory referral process for this consultation.

6.3.3.2 Portland Airport

The Aerodrome Safety Manager responded on behalf of the Portland Aerodrome, who had a number of targeted comments about the control, with full comments included in Appendix 4. The project team met with the Manager (Glenelg Shire Council) to discuss the feedback on 13 October 2022 via Microsoft Teams.

Wording of the overlay was discussed, in particular what is meant by “in vicinity” of the aerodrome, and when an appropriate time to refer to Civil Aviation Safety Authority (CASA) is appropriate. It was also noted that Casterton Aerodrome does not have a prepared obstacle limitation surface (OLS) but cannot be referred to CASA as they do not service unlicensed aerodromes.

Portland Aerodrome has a prepared obstacle limitation surface (OLS) plan which shows the height of the various OLS surfaces including, take-off, approach, side transition, horizontal and conical surfaces etc. that can potentially be mapped and included into the overlay. Other unlicensed aerodromes do not have an OLS nor do they have a standard provided by CASA which states what the OLS actually is. Glenelg Shire has applied the OLS standards as per Part 139 (Aerodromes) Manual of Standards 2019 applicable to a Code 1 or 2 certified subject to the type aircraft operation as deemed relevant.

Further strategic work is required to amend Schedule 1 to the Design and Development Overlay.

6.3.4 Registered Aboriginal Parties

The Traditional Owners of the region are the Gunditjmara, Boandik, and Jarwadjali people. Gunditjmara country covers much of south-western Victoria and continues into a small part of south-east South Australia and is bordered by the Glenelg River.

The Victorian Aboriginal Heritage Act (2006) recognises Traditional Owners as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

The project team acknowledges that Indigenous people and values go beyond RAPs, but for the purposes of the project and available timeframes, only formally recognised Registered Aboriginal Parties (RAPs) were engaged.

6.3.4.1 Gunditj Mirring Traditional Owners Aboriginal Corporation (GMTOAC)

The Gunditj Mirring Traditional Owners Aboriginal Corporation manages native title rights and cultural interests of Gunditjmara peoples, and GMTOAC is a Registered Native Title Body Corporate under the Native Title Act 1993 (Cth) and a Registered Aboriginal Party under the Aboriginal Heritage Act 2006 (Vic).


Through GMTOAC, Gunditjmara people ensure that their cultural obligations and responsibilities which arise from Gunditjmara country and under Gunditjmara law, custom and beliefs are upheld and recognised for the protection and benefit of their traditional lands and waters and for respect to their Gunditjmara ancestors and Elders.

Glenelg Shire Council meet regularly with representatives from GMTOAC, and have a good working relationship. Following conversations with council officers on the most appropriate way to engage GMTOAC on the project, it was advised that council would present GMTOAC with the Discussion Paper (included in appendix) and continue conversations with the RAP on Traditional Owner policy inclusion.

The Glenelg Planning Scheme refers to the Gunditjmara, Boandik, and Jarwadjali people in Context 02.01, but does not yet have any local policy to recognise Traditional Owners or cultural values. The scheme does reference Budj Bim Cultural Landscape in various clauses in 02.03 Strategic Directions. Budj Bim is an important place of cultural and heritage significance and is World Heritage Listed. It is understood that there is a project currently underway to apply appropriate planning controls to the Budj Bim Cultural Landscape, and is being undertaken in partnership with GMTOAC, Glenelg Shire Council, Moyne Shire Council, DTP, and Parks Victoria. The outcomes of this work will inform the planning elements, and it is recommended that this work is implemented into the Glenelg Planning Scheme on its completion.

Findings:

- G. Review the Clause 66.04 Referral of Permit Applications Under Local Provisions for Schedule 4 to the Environmental Significance Overlay (ESO4) in consultation with Glenelg Hopkins CMA.**
- H. Update Schedule 1 to the Design and Development Overlay in consultation with the Airport Manager to ensure the control is up to date and able to provide the most accurate guidance for planners making decisions**

- 
- I. **Continue to progress work with and in partnership with Gunditj Miring Traditional Owners to develop appropriate local policy, Traditional Owner values, and strategic directions within the planning scheme.**

7 New strategic work

7.1.1 Regional documents

The following regional documents were reviewed:

- Glenelg Hopkins Regional Catchment Strategy 2021-2027

A detailed assessment of applicable Regional Documents is included in Appendix 1.

In summary, the key recommendations for the Planning Scheme as a result of the review of the applicable Regional Documents are to:

- Conduct future strategic work in partnership with the Glenelg Hopkins Catchment Management Authority to map flood prone areas across the municipality.

7.1.2 Council documents

Council provided the project team with the following council documents for review:

- Glenelg Shire 2040 Community Plan
- Glenelg Shire Council Plan 2021-2025
- Health and Wellbeing Plan 2021-2025
- Casterton Structure Plan 2018
- Cape Bridgewater Structure Plan 2018.
- Glenelg Shire Council Open Space Plan 2019
- Rural Land Strategy 2019
- Portland Strategic Framework Plan 2020
- Portland Rural Living Assessment 2020

A detailed assessment of Council Documents and Strategies adopted since the last review is included in Appendix 1.

Amendment C106 was gazetted 20/1/2023 and implements relevant recommendations of the Glenelg Shire Planning Scheme Review 2018, Rural Land Strategy 2019, Portland Strategic Framework Plan 2020, Portland Rural Living Assessment 2020, and Glenelg Sustainable Settlement Strategy 2012, and correct mapping and ordinance anomalies.

The findings from the review of adopted Council Documents and Strategies are to:

- J. Incorporate the vision from the Council Plan and make other updates to factual data.**
- K. Amend the MPS at Clause 02.01 Context to relocate the appropriate reference to Traditional Owners and Country in the first paragraph of the policy.**
- L. Amend the strategic framework plan under Clause 02.04 to align with the Council Plan.**
- M. Include new policy to implement the Glenelg Shire Open Space Strategy 2019-2040**
- N. Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.**

8 Audit and assessment of the current scheme

An audit of each local provision and schedule in the planning scheme has been undertaken. This audit has compared the drafting and application of each provision against the Ministerial Direction on the Form and Content of Planning Schemes, *a Practitioners' Guide to Victorian Planning Schemes* (Version 1.5, April 2022) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the State, regional and local planning provisions.

The detailed outcomes of the audit are contained in Appendix 1 to the scheme.

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up Ordinance at Appendix 2. Others require further strategic work to justify the change and are listed as findings.

8.1 Recommended changes

Clause	Change	Policy neutral	Not policy neutral	Further strategic work required
MPS	Relocate First Nations people recognition in first paragraph of Clause 02.01 Context.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS	Make minor amendments to the Context (02.01) to include updated economic and population data and the Vision (02.02) to reflect the current Council Plan (2021-2025).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS	Expand policy at Clause 02.03-5 to strengthen policy relating to identifying areas of heritage significance in the municipality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MPS	Undertake strategic work to address policy gap relating to Housing, including strategic directions that provide the basis for the application of Zones, Overlays, Particular Provisions, and local policies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MPS	Update Glenelg Shire Council Strategic Framework Plans (02.04) to include nominated areas for housing growth and compliment the Vision (02.02) and Strategic Directions (02.03).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
MPS	Include specific policy on Budj Bim into the Glenelg Planning Scheme in partnership with GMTOAC on the completion of the current work.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPF	Redraft 12.05-2L Landscapes: "Where shelterbelts, avenue or honour planting or exotic feature plantings are lost, old, degraded or incomplete, replacement planting should be the same species, unless that species is invasive and, in that case, a complementary non-invasive species should be used" redrafted to: Encourage replacement planting to be of the same species to lost, degraded or incomplete shelterbelts, avenue, honour planting or exotic feature plantings. <ul style="list-style-type: none"> A complementary non-invasive species should be used in the case of an invasive species. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF	Redraft 13.05-1L Noise abatement: "Limit acoustic impacts by providing buffers between industrial uses and residential areas in the form of open space, roads,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Clause	Change	Policy neutral	Not policy neutral	Further strategic work required
	<p>building envelope restrictions and landscaped areas” redrafted to:</p> <p>Limit acoustic impacts by providing buffers between industrial uses and residential areas in the form of:</p> <ul style="list-style-type: none"> - open space - roads - building envelope restrictions - landscaped areas 			
PPF	Make minor amendments to content to comply with the Ministerial Direction Form and Content.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Undertake further strategic work to examine permit requirements for sheds and outbuildings in Schedules to Low Density Residential Zone (LDRZ1), and Farming Zone (FZ1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zones	Make minor amendments to content of the MUZ1 schedule to comply with Ministerial Direction Form and Content	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Make minor amendments to content to the Schedule of Rural Activity Zone (RAZ1) to comply with Ministerial Direction Form and Content	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Redraft Schedule to the Urban Floodway Zone (UFZ) Schedule 1 to comply with Ministerial Directions, including table of uses to UFZ1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Review of DPOs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlays	Review Schedule 1 to the Design and Development Overlay in consultation with Airport Manager to ensure the control is up to date and able to provide the most accurate guidance for planners making decisions.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlays	Undertake further strategic work to investigate permit requirements to Schedule to Heritage Overlay (HO) places of significance, Schedule to Land Subject to Inundation Overlay (LSIO1), Schedules 1 and 4 to Design and Development Overlay (DDO1 and 4).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Particular provisions	Introduce a mandatory referral to Glenelg Hopkins Catchment Management Authority under Clause 66.04 - Referral of permit applications under local provisions, for Schedule 4 to the Environmental Significance Overlay (ESO) Schedule 4, in consultation with Glenelg Hopkins CMA.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Clause	Change	Policy neutral	Not policy neutral	Further strategic work required
Operational provisions	Update Clause 72.08 to update background documents referenced in the planning scheme.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Operational provisions	Update Further strategic work in Clause 74.02 as per Appendix 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9 Key issues

This section of the report identifies the two or three key issues that have come up during the preparation of the Planning Scheme Review.

9.1 Significant landscape identification and protection

Analysis of the MPS and PPF identified that the Significant Landscape Overlay (SLO) Schedules 1 to 3 are poorly drafted. The controls lack guidance, clarity and do not meet the drafting rules of Practitioner's Guide and Ministerial Direction Form and Content.

Council officers reinforced the issue at the workshop and noted that Amendment C106gelg (gazetted 20/1/2023) will implement some revisions to the SLO schedules.

It is recommended that council undertake strategic work to review existing and future protection measures for landscape considerations in the municipality. The strategic work can also be expanded to include landscape considerations beyond the coastline and into the hinterland.

9.1.1 Finding:

- O. Undertake strategic work to review existing and future protections measures for landscape considerations across the municipality area.**

9.2 Settlement planning – small town structure plans

Council officers have highlighted rural development in and around small towns in the shire a key concern. While policy supports rural development around the small towns, the lack of structure plans for the towns lead to disorderly planning with tensions between rural development and protection of agriculture land. In addition, the permit data analysis further highlights the significant growth of towns such as Narrawong and Bolwarra over the last four years.

Council officers indicated of some existing background work that has been done on structure planning for some towns in the workshop. There is an opportunity here for council to build on this existing work to support the growing status and guide the development of these towns through stronger policy.

It is recommended that council undertake strategic work to develop structure plans for small towns, particularly Heywood and Narrawong. The preparation of structure plans will assist Council to direct development to appropriate locations for future residential and provide direction for minimising potential land use conflicts with agriculture uses.

9.2.1 Findings:

- P. Progress the strategic work to prepare and implement structure plans for towns/settlements to support the orderly planning of**
 - a. Heywood;**
 - b. Narrawong, Bolwarra, Dutton Way, and Tyrendarra;**
 - c. Nelson, Dartmoor; and**
 - d. Small settlements of Digby, Merino, Condah and Sandford**

9.3 Removal of unnecessary shed and outbuilding permit triggers

Through consultation, council officers identified that many applications for agricultural sheds, and minor structures associated with existing dwellings, in rural zones often have little to no planning consequence.

It is difficult to know from the permit data provided exactly how many of the buildings and works applications within the rural zones and are specifically for sheds and outbuildings, however this has been anecdotally evidenced by council planners across the state. For many of these applications, there is an additional permit requirement due to either the ESO, DDO, HO or LSIO.

Given that sheds and outbuildings make up such a high proportion of all applications processed by Council, it is strongly recommended that Council investigate potential opportunities to remove existing permit requirements for sheds and outbuildings which have little to no planning consequence. This would free up significant resources that could be put to other Council priorities.

9.3.1 Findings:

- Q. Advocate to the Minister for Planning for the review of the 100m setback to a waterway permit requirement for buildings and works in the Farming Zone, as typically a 30m setback is sufficient.**
- R. Advocate for the investigation and implementation of flood mitigation works identified by the Fitzroy River, Darlots Creek, and Heywood Regional Floodplain Mapping Study (2017).**

10 Further strategic work

Appendix 3 includes the further strategic planning work that has been identified through this review based on:

- Clause 74.02 Further Strategic Work that has not yet been completed.
- Council planning strategies that have been recently adopted.
- The audit of the planning scheme outlined in Section 7 of this report.
- Key stakeholder engagement.

Following the handover of the review report, Council officers will undertake a prioritisation exercise to determine what work Council should focus on over the next four years to ensure the planning scheme is up to date and delivering the objectives of planning in Victoria, and the objectives of the Victorian Planning Provisions.

The priority work list is to be included in Clause 74.02 of the planning scheme to identify the strategic planning work that Council intends to resource and progresses over the current review cycle.



Appendix 1: Analysis documents

See attached document.



Appendix 2: Marked up ordinance

See attached document.

Appendix 3: Further strategic work assessment list

Refer to project documents **R3: Further Strategic Work Prioritisation** and the '**A Good Practice Guide to Planning Scheme Reviews, August 2022**' for instructions for preparing a prioritised further strategic work list for Clause 74.02 Further Strategic Work schedule.

FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	Implement the Glenelg Open Space Strategy into the Glenelg Planning Scheme.	Current review	No	No	Yes	
	Developing design guidelines and policies to assist in the assessment of use and development application in areas at risk of coastal erosion and/or inundation.	2018 PSR	No	No	No	Consider as relevant with structure plans for settlements.
	Prepare a Retail Strategy for Glenelg Shire.	2018 PSR	No	No	No	Portland Strategic Framework Plan (PSFP) completed that addressed key retail matters.
	Prepare Small Town Structure Plans	Current review	No	In part – Heywood project plan	Yes	
	Develop signage and design guidelines for main streets and significant precincts of Portland and the rural towns and settlements	2018 PSR	No	In part – Heritage Design Guidelines	No	Completion
	Implement the Glenelg Retail Strategy into the Glenelg Planning Scheme.	2018 PSR	No	No	No	PSFP addresses key matters of this.
	Delete Development Plan Overlay's from the Planning Scheme once land has been developed.	2018 PSR	No	In part – reviewed DPO text as part of C106gelg.	No	Subdivision of applicable areas yet to be completed.
	Advocate and partner with Department of Environment, Land, Water and Planning to implement findings of the South-West Landscape Assessment Study.	2018 PSR	No	No	Yes	



FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	Monitor and continue to plan for the impacts of climate change on the local environment in the context of broader climate change policy.	2018 PSR Clause 74.02	No	No	Yes	
	Identify land where the Environmental Significance Overlay and/or the Public Conservation and Resource Zone should be applied to river corridors, wetlands, floodplains and coastal reserves.	2018 PSR	No	Yes, commenced with review of ESO2 as part of C97 to minimise unnecessary permit requirements. Awaiting mapping from GHCMa.	Yes	
	Identify land that is potentially contaminated.	2018 PSR Ongoing	In part C106gelg identified land to be included in EAO. Ongoing requirement.	In part by C106	No	Consider as applicable with structure planning of settlements.
	Prepare a Heywood Structure Plan.	Existing Clause 74.02 Current review	No	Yes	Yes	
	Consider applying the Environmental Significance Overlay to the rural zoned land	Existing Clause 74.02	No	No	No	Recommendation of PILS that Council has



FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	in the North Portland Industrial Precinct along School Road, Portland to prevent new residential development that could impact industrial uses within that precinct.					opted not to pursue. The RCZ2 zoning has been changed as part of C106 to FZ2 that should alleviate subdivision and development pressures.
	Continue to identify places of potential heritage significance and update statements of significance as resources are made available.	Existing Clause 74.02	Ongoing	Yes	Yes	
	Investigate whether Development Contributions Plans should be prepared through the preparation of Structure Plans.	Existing Clause 74.02 Current review	No	No	Yes	
	Investigate short-medium term industrial growth in Casterton to the east of Enscoe Road and north of Saleyards Road and longer term industrial expansion to the north of Portland-Casterton Road.	Existing Clause 74.02	No	No	No	Current minimal demand industrial land in Casterton.
	Investigate rezoning of Rural Living Zone candidate areas as identified on the Dartmoor Structure Plan.	Existing Clause 74.02 Current review	No	No	Yes	
	Improve the application of zones within settlements to reflect existing uses and public and private ownership of land.	Existing Clause 74.02	Ongoing	Yes	Yes	



FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	Prepare a Nelson Structure Plan to provide greater diversity of allotment size and lifestyle residential use by investigating potential Township and Rural Living Zone sites.	Existing Clause 74.02	No	No	Yes	
	Investigate possible rezoning of the Blowholes Precinct in Cape Bridgewater subject to the preconditions identified in the <i>Cape Bridgewater Structure Plan (2018)</i> .	Existing Clause 74.02	No	No	No	Subject to an application being made that meets the preconditions of the Structure Plan and whether rezoning is required.
	Investigate the application of the Rural Living Zone as identified on the Narrawong Structure Plan.	Existing Clause 74.02	No	No	Yes	
	Recognise and protect the landscape values of the hinterland surrounding Narrawong, including the coastal dunes, wetlands and Mount Clay slopes.	Existing Clause 74.02	No	No	Yes	
	Investigate the designation of the Township Zone as identified on the Condah Structure Plan.	Existing Clause 74.02	In part by C106. Structure plan required.	Yes	Yes	
	Investigate the potential application of the Township Zone as identified on the Sandford Structure Plan.	Existing Clause 74.02	No	No	Yes	



FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	Investigate the area in the vicinity of Church Street, Military Road and the Old Sandford House Road, Sandford for residential development on appropriately sized allotments outside the floodplain.	Existing Clause 74.02	No	No	Yes	
	Investigate potential Rural Living Zone sites identified on the Digby Structure Plan to provide greater diversity of allotment size and lifestyle residential use.	Existing Clause 74.02	No	No	Yes	
	Develop strategies to improve the presentation of Digby.	Existing Clause 74.02	No	No	Yes, but reword to be included in structure plan requirement.	
	Prepare a Merino Structure Plan to provide greater diversity of allotment size and lifestyle residential use by investigating the potential rezoning to Rural Living Zone and Township Zone.	Existing Clause 74.02	No	No	Yes	
	Clarify the extent of flooding and inundation from the Fitzroy River and Darlot's Creek.	Existing Clause 74.02	Yes, C108 approved.	Yes	No	Completed.
	Undertake strategic work to review existing and future protection measures for landscape considerations across the municipal area.	Current review	No	No	Yes	
	Undertake further strategic work to review the permit requirements for the SLO Schedules.	Current review	Yes, as part of C106	Yes	No	Completed



FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	Undertake strategic work to review permit requirements for the Schedule to the RCZ2 and investigate the introduction of the Farming Zone 2 (FZ2) and permit requirements for the Schedule to the FZ2.	Current review	Yes, as part of C106 but further work recommended by Panel.	Yes	Yes	
	Undertake strategic work to prepare a Car Parking Strategy to implement car parking planning provisions, particularly for the Portland Central Business District and surrounds.	Current review	No	No	Yes	
	Review Open Space Strategy 2019-2040 to include policy into the planning scheme through a future planning scheme amendment.	Current review	No	No	Yes	
	Undertake strategic work to prepare a Development Contributions Plan for development contribution considerations in the municipality, particularly for GRZ land with unmade road reserves.	Current review	No	No	Yes	
	Progress the strategic work to implement structure plans for towns to support orderly planning.	Current review	No	Yes, Heywood project brief prepared.	Yes	
	Review the Clause 66.04 Referral of Permit Applications Under Local Provisions for Schedule 4 to the Environmental Significance	Current review	No	No	Yes	



FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	Overlay (ESO4) in consultation with Glenelg Hopkins CMA.					
	Update flood prone area mapping across the municipality in partnership with Glenelg Hopkins Catchment Management Authority.	Current review	In part C108	Yes, for Dartmoor and Nelson	Yes	
	Update Schedule 1 to the Design and Development Overlay in consultation with Airport Manager to ensure the control is up to date and able to provide the most accurate guidance for planners making decisions around airports in Glenelg.	Current review	Reviewed as part of C97	Yes	Yes	
	Undertake strategic work to align the Strategic Framework Plan with council's aspirations for future settlement and policy.	Current review	Reviewed as part of C75 and C102	No	Yes	
	Undertake strategic work to do a permit trigger review including buildings and works setback triggers in the ESO, LSIO, HO, DDO, RLZ and FZ Schedules.	Current review	Reviewed as part of C106 and C97.	Yes	Yes	
	Continue to progress work with Gunditj Miring Traditional Owners to develop appropriate local policy and strategic directions within the planning scheme.	Current review	Ongoing	In part C103 and Reconciliation Action Plan	Yes	
	Consider, in partnership, opportunities for greater policy inclusion of Traditional Owner	Current review	No	Yes. Reconciliation Action Plan	Yes	



FSW project no.	FSW Project Name	FSW project source	Has the FSW project been completed	Has the FSW project been commenced	Is the FSW project required by Council	If the FSW project is not required by Council, explain why not.
	values through planning scheme mechanisms.					
	Undertake strategic work to prepare the municipality for climate change impacts, including risks such as fire and flooding.	Current review	Ongoing	No	Yes	

Refer to project documents **R3: Further Strategic Work Prioritisation** and the **‘A Good Practice Guide to Planning Scheme Reviews, August 2022’** for instructions for preparing a prioritised further strategic work list for Clause 74.02 Further Strategic Work schedule.