

HEPBURN PLANNING SCHEME

AMENDMENT C71

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of the Department of Treasury and Finance (DTF) on behalf of Department of Justice and Regulation (DOJR) and Department of Environment, Land, Water and Planning (DELWP).

Land affected by the amendment

The amendment affects the following two parcels of land within Hepburn Shire:

- 15A Camp Street, Daylesford (former police station and residence); and
- Land in Drummond Street, Creswick (former pine plantation), between Cushing Avenue and the Melbourne to Maryborough Railway Line.

An aerial photograph showing the approximate location and outline of each site is shown below.

15A Camp Street, Daylesford



Drummond Street, Creswick Subject Site



What the amendment does

15A Camp Street, Daylesford

Rezones the land from the Public Use Zone 1 (PUZ1) to General Residential Zone 1 (GRZ1).

Drummond Street, Creswick

Rezones the land from the Public Park and Recreation Zone (PPRZ) to GRZ1.

Strategic assessment of the amendment

Why is the amendment required?

15A Camp Street, Daylesford

The land at 15A Camp Street, Daylesford (former Daylesford Police Station and residence) has been declared as surplus to the needs of DOJR. A new police station has been constructed at 12 Vincent Street, Daylesford and therefore this site is no longer required.

It is proposed that the land be rezoned to allow for its public sale. DTF is managing the rezoning and sale of the surplus land on behalf of DOJR.

Drummond Street, Creswick

The former pine plantation in Drummond Street Creswick has been declared as surplus to the needs of DELWP.

It is proposed that the land be rezoned to allow for its public sale. DTF is managing the rezoning and sale of the surplus land on behalf of DELWP.

Background Report

The proposed rezonings are supported by a planning report prepared by Urbis on behalf DTF. Preliminary environmental contamination investigations have been undertaken for each parcel. A preliminary ecological assessment has been undertaken for the land in Drummond Street, Creswick.

How does the amendment implement the objectives of planning in Victoria?

15A Camp Street, Daylesford and Drummond Street, Creswick (Former pine plantation)

The rezoning of each parcel of land to the GRZ1 meets the objective to provide for the fair, orderly and sustainable use and development of the land as it will allow use and development which responds to the existing established residential development in the surrounding area.

The existing overlays and policies will remain in place providing guidance to future permit applications.

How does the amendment address any environmental, social and economic effects?

15A Camp Street, Daylesford

The site is a former police station and residence which is located within an existing urban area. The proposed rezoning of the land will not result in any adverse environmental effects. A preliminary investigation of environmental contamination has been undertaken and indicates that the land is suitable for residential use.

The relatively limited parcel of land will be rezoned to match the surrounding residential zoning. The rezoning provides an opportunity for new infill housing within close proximity to existing infrastructure and services.

The amendment facilitates economic development by providing for the renewal of surplus land to provide residential development opportunities.

Drummond Street Creswick

Environmental

The site comprises vacant land located within an existing substantially urban area of Creswick. A preliminary ecological assessment has identified that there is unlikely to be any flora and fauna of significance on the land and that the majority of vegetation is introduced.

A preliminary contamination assessment undertaken by Landserv in August 2016 which found that there is low risk associated with landfill gas migration impacting the site and any proposed development. No further investigation reports are considered warranted in order to assess potential risk from the former Creswick landfill.

Existing minor waterways are located on the southern side of the parcel adjoining the residential areas of Lewers Street. These are not identified by flooding or other planning controls within the adjoining residential area and it is anticipated that future development of the land would address these through stormwater and drainage design.

Social

The land will be rezoned to match the surrounding residential zoning. The rezoning provides an opportunity for new infill housing and development within close proximity to existing infrastructure and services, and is consistent with the identification for medium growth within Creswick.

Economic

The amendment facilitates economic development by providing for the renewal of surplus land to provide residential (or other limited development) opportunities suitable on residentially zoned land.

Does the amendment address relevant bushfire risk?

Clause 13.05-1 "Bushfire Planning" of the State Planning Policy Framework (SPPF) requires consideration of objectives and strategies relating to bushfire planning and risk.

Each land parcel is located within a designated bushfire prone area which applies widely across Hepburn Shire and as a result applies specialised building standards under the Building Code of Australia.

The Bushfire Management Overlay (BMO) does not apply to either site or surrounds. BMO mapping identifying areas of extreme bushfire hazard was recently updated by Hepburn Amendment GC13 (gazetted 13.10.2017).

Rezoning of the land will not increase the bushfire risk in any significant way, or creating greater risk to the surrounding established residential communities.

In the case of the former pine plantation in Drummond Street, Creswick, reduction in the existing level of vegetation cover would be an anticipated outcome of future development.

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

The amendment meets the following applicable Ministerial Directions:

- 'Form and Content of Planning Schemes'
- Number 1 - 'Potentially contaminated land'; and
- Number 11 - 'Strategic Assessment of Amendments'.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

Clause 11.08 "Central Highlands" references the 'Central Highlands Regional Growth Plan' as the relevant policy for consideration when considering the policy objectives and strategies for the "Central Highlands region".

This plan shows Daylesford as a designated town to contain growth and support infill development due to existing environmental constraints.

The future directions for Daylesford include '*Promote infill development of the existing urban area of Daylesford and encourage housing diversification and affordability*'. The proposed rezoning supports this policy outcome. The land is a relatively small parcel which is embedded well within the settlement area and immediately adjoins the town centre, making it a suitable site for infill residential development.

The Central Highlands Regional Growth Plan shows Creswick as a key settlement in Ballarat's hinterland in which to support '*infill development and incremental growth*' and '*medium growth*' in the Region. It anticipates the growth of Creswick as an alternative lifestyle opportunity to nearby Ballarat. The future directions for Creswick include '*Promote infill development of the existing urban area of Creswick and plan for targeted expansion of the town as required*'.

The land in Drummond Street, Creswick is less than 400 metres from the Creswick town centre and is relatively unconstrained, making it a suitable site for infill residential development in accordance with the desire for 'medium growth'.

In each instance rezoning of the land to the GRZ1 will allow redevelopment in keeping with the character and land use pattern of the surrounding environment. The zone aligns with the principles of Clause 11 'Settlement' and Clause 16 'Housing', to consolidate existing urban areas to accommodate growth.

The existing overlays and policies will control the future form of development consistent with the environment and heritage objectives of the SPPF at Clause 15.02 'Sustainable Development' and Clause 15.03 'Heritage'. This will assist in maintaining the low scale heritage character of the surrounding area.

The objectives and strategies of Clause 13.05 'Bushfire' have been addressed previously within this report.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

15A Camp Street, Daylesford

The Municipal Strategic Statement (MSS) recognises opportunities for growth and development within the Daylesford township. Clause 21.05 “Settlement and Housing” identifies that residential infill development should be within 400m of the town centre. The subject land is well within the Urban Growth Boundary (UGB) and is an area where it is sought to consolidate the existing urban area. Rezoning of the land to the GRZ1 meets these policy objectives and is consistent with surrounding land use and development and supports the Local Planning Policy Framework (LPPF).

Neither of the buildings on site have any apparent heritage value, however proposals to redevelop the land would be subject to the requirements of the Heritage Overlay HO695 ‘Albert Street Daylesford Heritage Precinct’.

Drummond Street, Creswick

The MSS recognises opportunities for growth and development within the Creswick. Clause 21.05 “Settlement and Housing” identifies that residential infill development should be within 400m of the Town Centre, and within the UGB (more generally) supporting consolidation of the subject site in to the existing urban area.

Given the policy, and in particular the role and levels of ‘medium’ growth anticipated for Creswick, future residential development of the subject land is supported. The size of the land and its relatively unconstrained nature may give rise to variations housing type and density. This is appropriate given the central location and opportunity to provide infill housing rather than expansion of urban areas.

Proposed General Residential Zone 1 (GRZ1)

Rezoning of each parcel of land to the General Residential Zone 1 (GRZ1) meets these policy objectives and is consistent with surrounding land use and development. The GRZ1 supports a range of potential development (and limited range of land use) outcomes.

In each case future permit applications for subdivision or development would be required to be assessed against existing planning scheme provisions (such as Clause 55 for more than one dwelling on a lot), relevant overlays and policies including Clause 21.05 ‘Settlement and Housing’, Clause 21.09 ‘Environment and Heritage’, Clause 22.01 ‘Catchment and Land Protection Policy’ and Clause 22.02 ‘Mineral Springs Protection Policy’ (as appropriate).

In addition, consideration would be given to site layout, provision for landscaping and open space, traffic and access. This includes matters such as character and site coverage and proximity to areas of heritage sensitivity (adjoining Calembreen Lake Pools HO983) or Daylesford (HO695) which may be relevant in the consideration of new development or subdivision. Clause 22.08 “Daylesford Neighbourhood Character” (Precinct 14) would apply to planning permit applications for 15A Camp Street Daylesford.

Does the amendment make proper use of the Victoria Planning Provisions?

The General Residential Zone 1 applies to the surrounding residential land for each parcel. It is the appropriate tool to allow development consistent with the adjoining land. Existing overlays and policy considerations will remain in place, consistent with the surrounding context.

How does the amendment address the views of any relevant agency?

The relevant agencies will be notified as part of the exhibition process and any submissions considered.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The proposed additional residential land is not significant and is located within the centres of Daylesford and Creswick. Future redevelopment of the land will not impact transport considerations for Creswick.

Resource and administrative costs

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

The amendment will not create any burden on the resource and administrative costs of Hepburn Shire Council. The usual requirements and fees for planning permit applications will apply.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following Hepburn Shire Council offices:

Duke Street

Corner Duke Street & Albert Street
Daylesford

Creswick Hub

68 Albert Street
Creswick

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.