

*Planning and Environment Act 1987*  
**SOUTHERN GRAMPIANS PLANNING SCHEME**  
**AMENDMENT C51sgra**

**PLANNING PERMIT APPLICATION TP/32/2018**  
**EXPLANATORY REPORT**

**Who is the planning authority?**

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

The Amendment has been made at the request of Pierrepont Planning on behalf of the Hamilton Golf Club.

**Land affected by the Amendment**

The Amendment applies to land being part of Lot 9 PS 098061 contained within Certificate of Title Volume 08984 and Folio 359; and part of Lot 1 TP 131200X contained within Certificate of Title Volume 09073 and Folio 299.

Lot 9 has a total land area of 35.51 hectares (i.e. 87 acres).

Lot 1 has a total land area of 8.155 hectares.

A mapping reference table is attached at **Attachment A** to this Explanatory Report.

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.

The planning permit application also applies to land being part of Lot 9 PS 098061 contained within Certificate of Title Volume 08984 and Folio 359; and part of Lot 1 TP 131200X contained within Certificate of Title Volume 09073 and Folio 299.

**What the amendment does**

The Amendment is a Map Amendment which rezones land surplus to the Hamilton Golf Club from Special Use Zone Schedule 2 to General Residential Zone Schedule 1, to facilitate the conventional residential subdivision of land which is surplus to the Golf Clubs requirements.

The planning permit application seeks approval for:

- Nine (9) lot subdivision of Lot 9 PS 098061 and Lot 1 TP 131200X combined, to create seven (7) residential allotments; three (3) proposed residential allotments having a frontage to Rippon Road and four (4) proposed residential allotments having a frontage to Fyfe Street; together with two (2) balance allotments to be continued to be used for golf course purposes.

The draft planning permit is attached as a separate document to this Explanatory Report. Refer to **Attachment B**.

**Strategic assessment of the Amendment**

**Why is the Amendment required?**

The amendment is required to rezone the land from Special Use Zone Schedule 2 – Private Golf Course to General Residential Zone Schedule 1 to enable a planning permit to be issued for the residential subdivision of land, which is surplus to the requirements of the Hamilton Golf Club.

A concurrent planning application forms part of the amendment which seeks to subdivide the land affected by the amendment into seven (7) residential allotments, and two (2) balance allotments, to continue to be used as part of the Hamilton Golf Course.

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

Section 12 (1) of the Planning and Environment Act requires a planning authority to implement the objectives of the Act. One of the relevant objectives of Planning in Victoria described in Section 4(1)(a) of the Act is:

- Provides for the fair, orderly, economic and sustainable use and development of land as it facilitates a coordinated development in a strategically identified location and in a

responsible manner through the implementation of appropriate zone and overlay controls.

- Seeks to balance the present and future interests of all Victorians by facilitating appropriate development and producing a high quality urban environment for existing and future residents.

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

The amendment will provide the ability for the land within an established residential neighbourhood of Hamilton, located directly opposite the northern boundary of land affected by the 'South East Residential Precinct Masterplan', to be subdivided for residential development.

There will be no environmental effects as a result of the amendment. Future dwellings will be connected to reticulated sewer.

The social and economic effects will be positive for the wider Hamilton community as the amendment will effectively enable residential subdivision and residential development of a site which is located within the heart of an established residential community, opposite land that forms part of the Hamilton Growth Corridor.

The Amendment adds to the supply of developable residential land and promotes infill development within Hamilton

The proposal will generate economic benefits through direct and indirect employment opportunities throughout the construction phase of future dwellings on the proposed residential allotments.

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

The land is not affected by a Bushfire Management Overlay and the proposed residential subdivision within an established urban area will not increase bushfire risk.

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

The contents of Ministerial Direction No 11 Strategic Assessment Guidelines have been utilised in the preparation of this Explanatory Report.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

### **How does the Amendment support or implement the Planning Policy Framework**

- **Clause 11.01-1S 'Settlement'** seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements

The proposed amendment supports sustainable development of the regional centre of Hamilton in accordance with Clause 11.01-1S of the Planning Policy Framework by providing additional land for residential growth on a key infill site.

The proposed amendment contributes to Regional Victoria's strategy to deliver networks of high quality settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.

The amendment also is consistent with the following planning policies:

- **Clause 16.01-1S 'Integrated Housing'** seeks to promote a housing market which meets community needs.
- **Clause 16.01- 2S 'Location of Residential Development'** seeks to locate new housing in designated locations that offer good access to jobs, services and transport

- **Clause 16.01-3S 'Housing Diversity'** seeks to provide a range of housing types to meet diverse needs.

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

**Clause 21.01-3 Key planning issues affecting the Shire** includes supporting the regional role of Hamilton.

**Clause 21.02 Settlement** provides local content to support Clause 11 (Settlement) of the State Planning Policy Framework.

**Clause 21.02-2 Urban Growth** is to the effect that Planning for urban growth in the Shire must take account of various opportunities and constraints, and seek to provide effective and efficient development outcomes. Key issues identified include co-ordinating infrastructure provision and providing for a variety of lifestyles. The objective for urban growth is to effectively plan for future urban growth.

Strategies include providing for a range of housing types and choices in serviced residential locations as infill development; and using structure plans and zoning to provide clear urban growth boundaries

**Clause 21.09 Infrastructure** provides local content to support Clause 19 (Infrastructure) of the State Planning Policy framework. Key issues include ensuring that new development is provided with appropriate infrastructure and maximising use of existing infrastructure. Strategies include coordinating the development of urban areas with the extension of infrastructure to minimise community costs and provide sustainable development, and ensuring residential areas have access to a range of infrastructure and services including reticulated water, sewerage, drainage, power and sealed roads where available.

**Clause 21.10 Local Areas**

This clause focuses on local area implementation of the objectives and strategies set out in the Southern Grampians Planning Scheme.

**Clause 21.10-1 Hamilton** seeks to provide an increased range and density of residential development within the town centre to service the needs of other sectors of the population, such as the growing number of older people, as well as the needs of students.

Key Issues identified by this clause include:

- Increasing the city's population to ensure the long term economic prosperity and sustainability of the city.
- Managing development on the fringe of the existing urban area to ensure that appropriate infrastructure is provided, the environment is protected and ad-hoc development is prevented.
- Promote and support a compact urban form and encourage full and efficient use of infrastructure.

With respect to **Settlement Local Area Implementation** is to be achieved by:

- Ensure that land use and development in Hamilton are in accordance with the Hamilton Structure Plan and the Hamilton City Centre Urban Design Framework plan included in this Clause
- Support the role of Hamilton as a leading regional city in order to better capture local and regional economic opportunities.
- Support a compact urban form which fully utilises existing vacant land in residential areas and peripheral urban areas.

With respect to **Housing Local Area Implementation** is to be achieved by:

- Providing for a range of housing types and choices in serviced residential locations as infill development

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

- The proposed amendment makes proper use of the Victorian Planning provisions. The amendment ensures that land within the Special Use Zone Schedule 2 which is surplus to the Hamilton Golf Club needs, is zoned to be consistent with established surrounding residential development, which falls within the General Residential 1 Zone.

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

This amendment and the draft planning permit have been prepared in consultation with relevant agencies. The permit has incorporated the views and conditions of relevant agencies

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

There are no requirements of the Transport Integration Act that apply to this amendment.

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

The amendment will have a negligible impact on the resources and administration costs of the Responsible Authority.

**Where you may inspect this Amendment**

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

Southern Grampians Shire Council  
Brown Street Business Centre – Municipal Offices  
111 Brown Street Hamilton  
8.15am to 5.00pm weekdays

Southern Grampians Shire Council  
Market Place Office – Municipal Offices  
1 Market Place Hamilton  
8.15am to 5.00pm weekdays

The Amendment can also be inspected free of charge on the Council website under Your Council, Have Your Say at [www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au) and at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

**Submissions**

Any person who may be affected by the Amendment and/or planning permit may make a submission to the planning authority. Submissions about the Amendment and/or planning permit must be received by 14 December 2018.

A submission must be sent to:

Chief Executive Officer  
Southern Grampians Shire Council  
Locked Bag 685  
Hamilton Vic 3300

**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 week commencing: 4 March 2019.
- Panel hearing week commencing: 25 March 2019.

**ATTACHMENT A - Mapping reference table**

Location	Land /Area Affected	Mapping Reference
Hamilton	Hamilton Golf Club Land having a frontage to Rippon Road and to Fyfe Street Hamilton	Southern Grampians zoning Map 33 Exhibition

**ATTACHMENT B – Planning Permit**