

STRATHBOGIE PLANNING SCHEME

AMENDMENT C75

EXPLANATORY REPORT

Who is the planning authority?

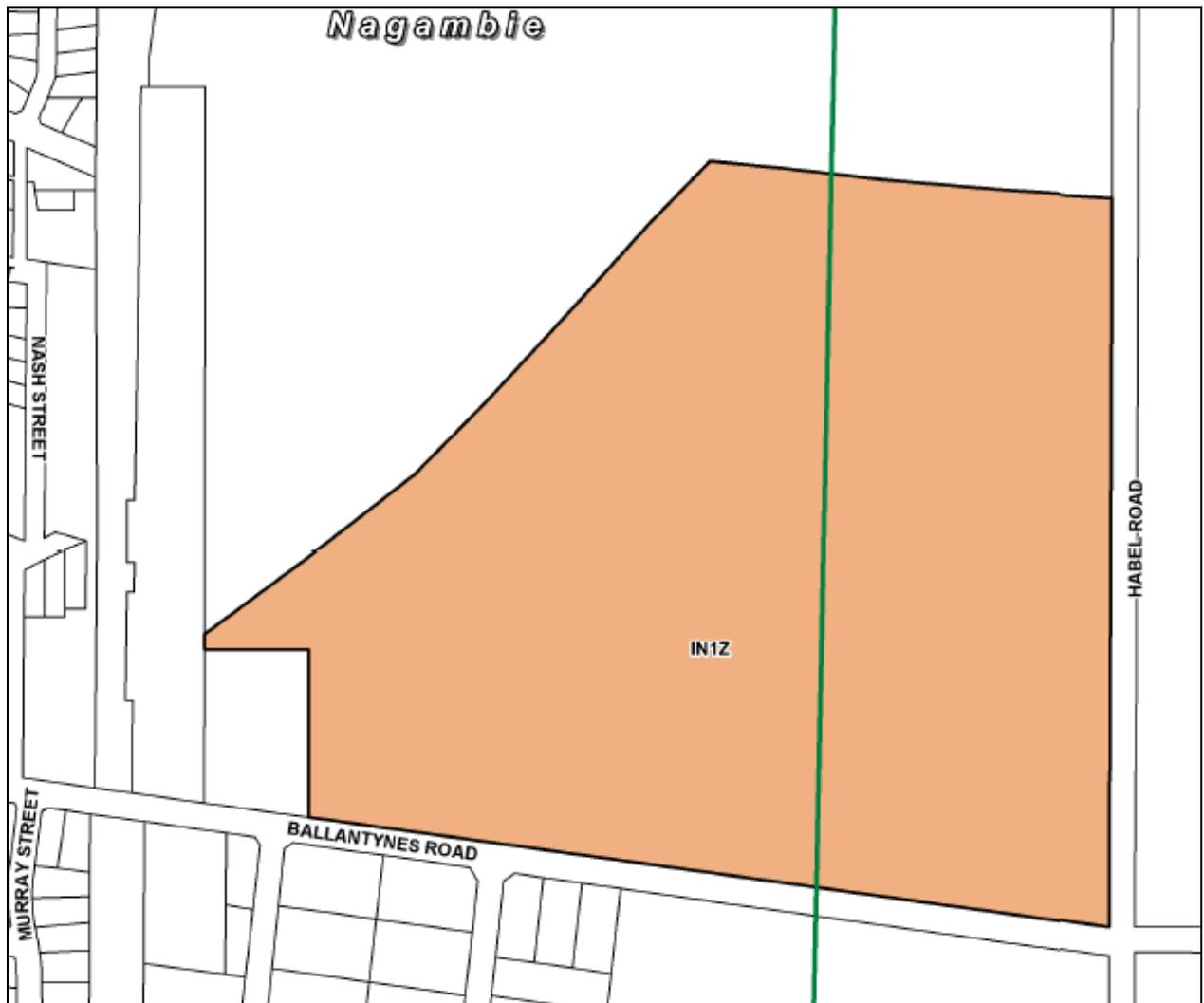
This amendment has been prepared by the Strathbogrie Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Spiire Australia, on behalf of Gervale Nominees.

Land affected by the Amendment

The Amendment applies to part of the land at 357 Habel Road, Nagambie, shown in figure 1 below. It is located to the east of Nagambie township and is bounded by Racecourse Road to the north, Ballantynes Road to the south, Habel Road to the east and the railway line to the west. The area of land proposed to be rezoned is approximately 30 hectares in size and is located to the immediate north of an existing industrial area.

Figure 1: Land proposed to be rezoned at 357 Habel Road, Nagambie



What the amendment does

The Amendment proposes to rezone part of the land at 357 Habel Road, Nagambie to Industrial 1 Zone and apply the Development Plan Overlay 5.

The Amendment proposes to:

- Rezone part of the land at 357 Habel Road, Nagambie from Farming Zone to Industrial 1 Zone.
- Apply the Development Plan Overlay Schedule 5 to part of the land at 357 Habel Road, Nagambie.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to facilitate the proposed industrial development of the land at 357 Habel Road, Nagambie.

The Strathbogie Shire Industrial Land Study 2008 and the Nagambie Growth Management Strategy 2008, which are reference documents in the Strathbogie Planning Scheme, identify the need for more industrial zoned land in the shire and identify the subject site as suitable for future industrial growth at Nagambie.

The rezoning of the land at 357 Habel Road from the Farming Zone to the Industrial 1 Zone through a planning scheme amendment is an appropriate way of providing more industrial land. The application of a Development Plan Overlay will ensure that the eventual development has due regard to built form, traffic, environmental, off-site amenity, flood and infrastructure impacts and requirements.

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

The Amendment implements the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use and development of land. This is through the provision of industrial land to meet an existing and projected demand, in an appropriate location that has been identified in strategic planning documents.

The Amendment implements the objectives of planning in Victoria by securing a pleasant, efficient and safe working and living environment. This is through the application of the Development Plan Overlay Schedule 5 to achieve appropriate environmental, amenity and other outcomes.

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

Environmental effects

The site has been cleared and used for agricultural purposes for many years, with some native trees dispersed across the site (but predominantly along both roads and around one of the paddocks). A variety of native grasses and native fauna and flora species are known to be present in the area. The drainage paths that run across parts of the site may also provide a wetland habitat when flooded.

The Development Plan Overlay Schedule 5 requires the provision of detailed reports to manage environmental effects. This includes a Flora and fauna assessment, Environmental Management Plan and Flood Management Plan.

Social effects

The Amendment will make a social contribution to the local area by providing jobs and increasing demand for other services, including housing and social services.

Amenity impacts are limited due to the nature of the adjoining land uses and opportunities to contain impacts within the site. The adjoining railway line provides a significant buffer from the township and adjoining land uses are generally not sensitive. The site abuts the only existing industrial area in Nagambie.

A dwelling and associated light industrial use (bus depot) is located immediately west of 357 Habel Road. This site is proposed to remain in the Farming Zone, however in recognition of the sensitive use of the site (dwelling), the industrial development will include an appropriate buffer between industrial use and the common boundary to minimise any potential amenity impact on this dwelling. Discussions have been undertaken with the landowners of the adjoining site and an invitation extended to assist with the design of the buffer, including choice of plant species.

The Development Plan Overlay Schedule 5 requires the provision of detailed reports to ensure appropriate built form outcomes (including landscaped buffers) and management of potential off-site impacts, such as light and air emissions.

Economic effects

The Amendment will have positive economic effects for Nagambie and the shire, through the provision of industrial land. In addressing an existing shortfall, it will provide opportunities for existing businesses to expand and new businesses to set up. This will lead to the creation of jobs and other flow-on effects which will drive economic growth in the community.

Does the Amendment address relevant bushfire risk?

The Amendment meets the objectives and is consistent with the strategies at Clause 13.05 Bushfire of the State Planning Policy Framework and Clause 21.04-7 Bushfire of the Municipal Strategic Statement. This is because the site is in an appropriate location for industrial development that is not exposed to significant bushfire hazards.

The Country Fire Authority has not raised any preliminary concerns with the proposal.

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

The Amendment complies with Ministerial Direction 11 Strategic Assessment of Amendments, as outlined in this Explanatory Report.

The Amendment complies with Ministerial Direction – The Form and Content of Planning Schemes.

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

The Amendment implements the following components of the State Planning Policy Framework and adopted State policies:

- Clause 11 Settlement through the provision of industrial zoned land that will create jobs in an appropriate location.
- Clause 11.10 Hume regional growth through the provision of industrial land to contribute to a more diverse and sustainable regional economy.
- Clause 12 Environmental and landscape values through the rezoning of land that has been cleared and used for agricultural purposes. The Development Plan Overlay Schedule 5 includes a requirement for a Flora and fauna assessment.
- Clause 13 Environmental risks through the rezoning of land that has not been identified as being subject to any particular environmental risks. The Development Plan Overlay Schedule 5 includes a requirement for an Environmental management plan.
- Clause 14.01-1 Protection of agricultural land through the rezoning of land that although currently being used for agricultural purposes, is not of strategic significance. In addition, there is a significant amount of Farming zoned land in the area and shire which means that the loss of 30 hectares of agricultural land will have negligible impacts.

- Clause 15 Built environment and heritage through the application of the Development Plan Overlay Schedule 5, which includes a requirement for a Design framework plan to manage built form and landscaping outcomes.
- Clause 17 Economic development through the provision of industrial land in an appropriate location at the edge of Nagambie.
- Clause 18 Transport through the provision of industrial land in a location accessible to Nagambie and the regional roads and rail networks. The Development Plan Overlay Schedule 5 includes a requirement for a Traffic management and impact mitigation plan.
- Clause 19 Infrastructure through the provision of appropriate infrastructure to the industrial land. The Development Plan Overlay Schedule 5 includes a requirement for an Infrastructure provision plan.

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

The Amendment implements the following components of the Local Planning Policy Framework, including the Municipal Strategic Statement:

- Clause 21.01 Municipal profile through the provision of industrial zoned land to drive economic growth.
- Clause 21.02 Sustainable settlement, particularly Clause 21.02-7 Implementation, through the provision of industrial zoned land in accordance with the Strathbogie Shire Industrial Land Study 2008.
- Clause 21.02-6 Building material – muted tones, which is reflected in the requirements of the Design framework plan under the Development Plan Overlay Schedule 5.
- Clause 21.03-4 Nagambie through the provision of land for industrial expansion in an accessible location, with access to suitable infrastructure. In addition, through the rezoning of land to the Industrial 1 Zone in accordance with the Strathbogie Shire Industrial Land Study 2008, the Nagambie Growth Management Strategy 2008 and the Nagambie Structure Plan at Figure 4 of Clause 21.03.
- Clause 21.04 Sustainable environment through the rezoning of land where any impacts on native flora and fauna can be managed so as to cause no unreasonable environmental impact.
- Clause 21.06 Sustainable economic growth through the provision of industrial zoned land which implements recommendations of the Strathbogie Shire Industrial Land Study 2008.
- Clause 21.07 Sustainable infrastructure through the provision of appropriate infrastructure to the industrial land, through the requirements of the Development Plan Overlay Schedule 5.

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

The Amendment makes proper use of the Victorian Planning Provisions. Firstly, through the appropriate application of the Industrial 1 Zone, the most appropriate zone to facilitate industrial development in this location. Secondly, through the application of a Development Plan Overlay to ensure that the eventual development has due regard to built form, traffic, environmental, off-site amenity, flood impacts and infrastructure requirements.

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

The views of all relevant agencies will be sought and subsequently addressed as part of the exhibition of the Amendment.

Consultation has occurred with the Country Fire Authority, which does not oppose the proposed rezoning and has not raised any initial concerns.

Consultation has commenced with VicTrack, which would like further discussions as the land is developed.

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

The Amendment addresses the relevant requirements of the *Transport Integration Act 2010*. In particular, it provides industrial land in an appropriate location close to Nagambie with existing road and rail access. Existing roads, including Ballantynes and Habel Roads, are likely to require upgrade to facilitate trucks and other vehicles accessing the land. This will be managed through conditions of planning permit/s for subdivision at a later time.

Discussions have commenced between Strathbogie Shire Council and VicRoads in regard to an interchange with the Goulburn Valley Highway at Racecourse Road. This will allow industrial traffic access to the industrial land directly from the Highway, avoiding the need to travel through the built up areas of Nagambie. An interchange in this location was identified as a strategy of medium priority in the Northern Victoria Regional Transport Strategy (September 2009).

As part of the Development Plan Overlay Schedule 5, a Traffic management and impact mitigation plan will be required to be undertaken.

Resource and administrative costs

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

Any costs associated with the planning scheme amendment process, including the costs of an independent Planning Panel if required, will be met by the proponent.

The new provisions are not anticipated to have any noticeable impacts on the resource and administrative 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:

- Shire of Strathbogie, 109A Binney Street, Euroa
- Nagambie Visitor Information Centre, 317 High Street, Nagambie
- Shire of Strathbogie's website: www.strathbogie.vic.gov.au

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.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 30 September 2016.

A submission must be sent to: Strathbogie Shire Council, PO Box 177, Euroa VIC 3666.

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 21 November, 2016
- panel hearing: week commencing 12 December 2016