



EXHIBITION

Amendment C69 Moyne Planning Scheme

Implementation of the Port Fairy Coastal & Structure Plan

WEBINAR PRESENTATION

Wednesday 20 May, 2020 at 6pm

PURPOSE OF WEBINAR

- This is a presentation only Webinar
- Provide an overview and summary of the key changes proposed by Amendment C69 to the Moyne Planning Scheme
- If you have detailed questions or require clarification please email christine.renkin@moyne.vic.gov.au

COVID-19 RESTRICTIONS

Prior to COVID-19 restrictions, amendment documents were required to be physically available to view at Council's offices.

On 23 April the State Government passed the Omnibus COVID-19 (Emergency Measures) Bill 2020 that included a change to the *Planning and Environment Act 1987*, allowing planning documents to be only required to be available for online inspection.

Moyne Shire Council intends to provide as many opportunities for our community to engage with this amendment exhibition process.

Please check Council's website for updates: www.moyne.vic.gov.au

WHY A PLANNING SCHEME AMENDMENT?

At its meeting on 28 August 2018, Moyne Shire Council resolved to adopt the *Port Fairy Coastal and Structure Plan*

The Plan establishes a long term strategic land use and development framework for Port Fairy

The Plan was developed over two years with extensive input from the Port Fairy community and stakeholders

Moyne Shire Council has prepared Amendment C69 to implement the key directions of the Plan into the Moyne Planning Scheme

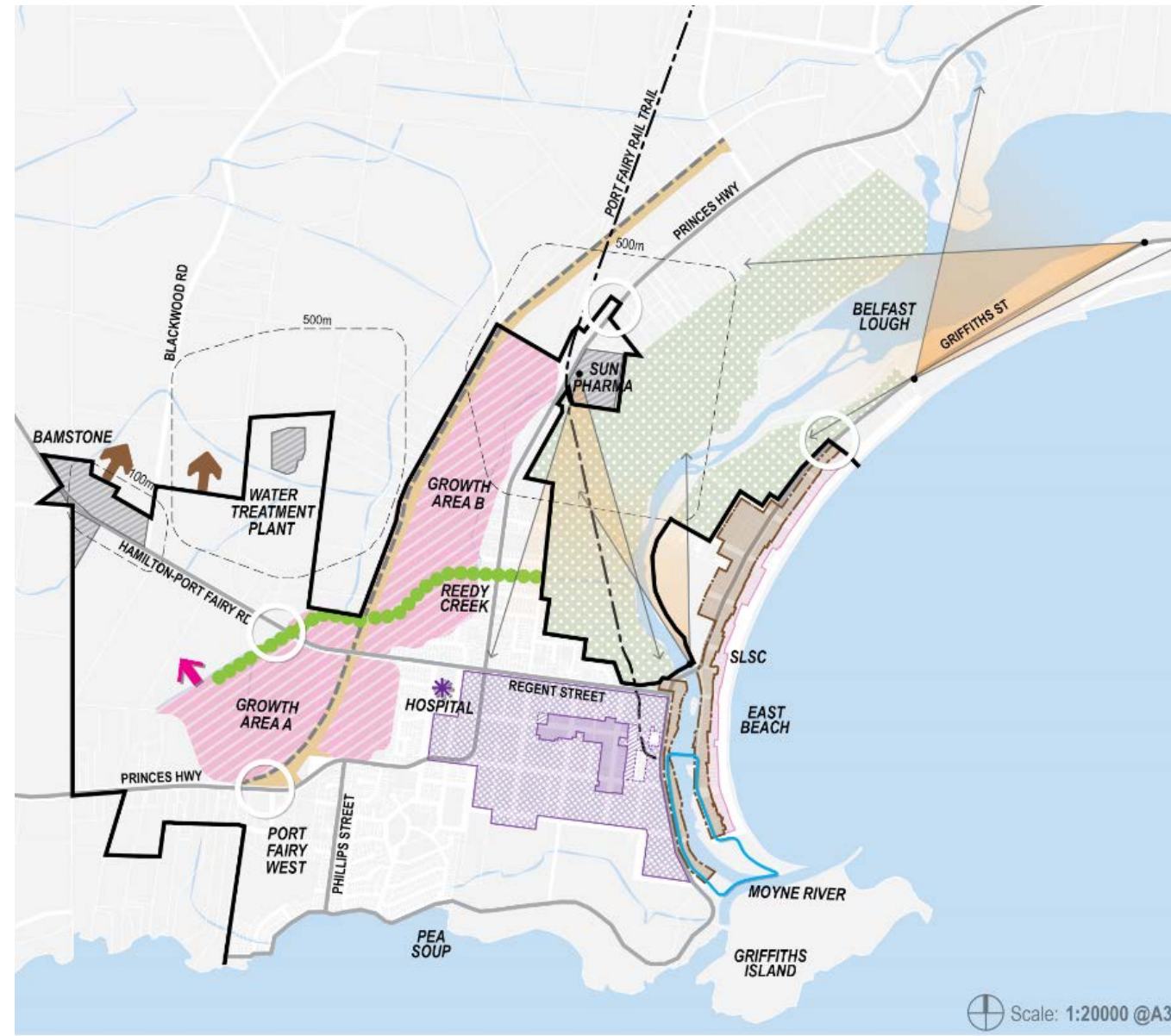
WHAT DOES THE AMENDMENT PROPOSE?

The Amendment seeks to implement the recommendations of the *Port Fairy Coastal and Structure Plan, 2018* by making changes to the Moyne Planning Scheme, including:

- revising the Local Areas Policy relevant to Port Fairy
- changes to the zone and overlay controls
- updates the operational provisions

WILL IT AFFECT MY PROPERTY?

The Amendment applies to all land within the Port Fairy township so it is likely that the Amendment will propose a change to the planning scheme controls that apply to your property.



- Legend
- | | | | | |
|--------------------------------|-----------------------------------|---------------------------------|--|--|
| Coastal Settlement Boundary | Town Centre Residential Precinct | Commercial Core | Key views | Proposed Bypass Alignment |
| Belfast Lough Environs | Griffiths Street & Wharf Precinct | Short Term Commercial Expansion | Industrial Uses With Potential Amenity Impacts | Proposed Reedy Creek Linear Open Space |
| Growth Areas | East Beach Precinct | Long Term Commercial Expansion | Industrial Buffer Zone | Rail Trail |
| Longer Term Residential Growth | Port Fairy Wharf | Township Gateways | Longer Term Industrial Growth | Hospital |

WHY DO WE NEED STATUTORY CONTROLS?

There is currently no overarching strategic land use planning framework for the township of Port Fairy.

The proposed controls will be used by Council and other Planning Authorities to provide a consistent and robust approach to guide statutory decision making about the type of land use (i.e. residential, commercial) and built development (i.e. building height) that is permitted on any site within Port Fairy in line with the agreed vision and recommendations of the *Port Fairy Coastal and Structure Plan 2018*

UPDATE CLAUSE 21.09 LOCAL AREAS POLICY

Updates and replaces the existing Local Areas Policy for Port Fairy.

Establishes strategic directions via objectives and strategies under Themes:

- Housing and Settlement
- Environmental and Landscape Values
- Environmental Risks and Amenity
- Built Environment and Heritage
- Economic Development
- Transport
- Infrastructure

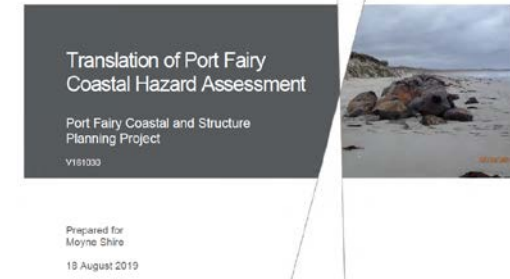
AMEND CLAUSE 21.11

The Structure Plan and Amendment are supported by technical reports to inform its recommendations.

The Amendment introduces these as reference documents at Clause 21.1, including:

- *Port Fairy Coastal and Structure Plan 2018*
- *Port Fairy Coastal Planning Analysis (Cardno) 2019*
- *Port Fairy Car Parking Strategy 2017*

A link to each document is provided on Council's website.



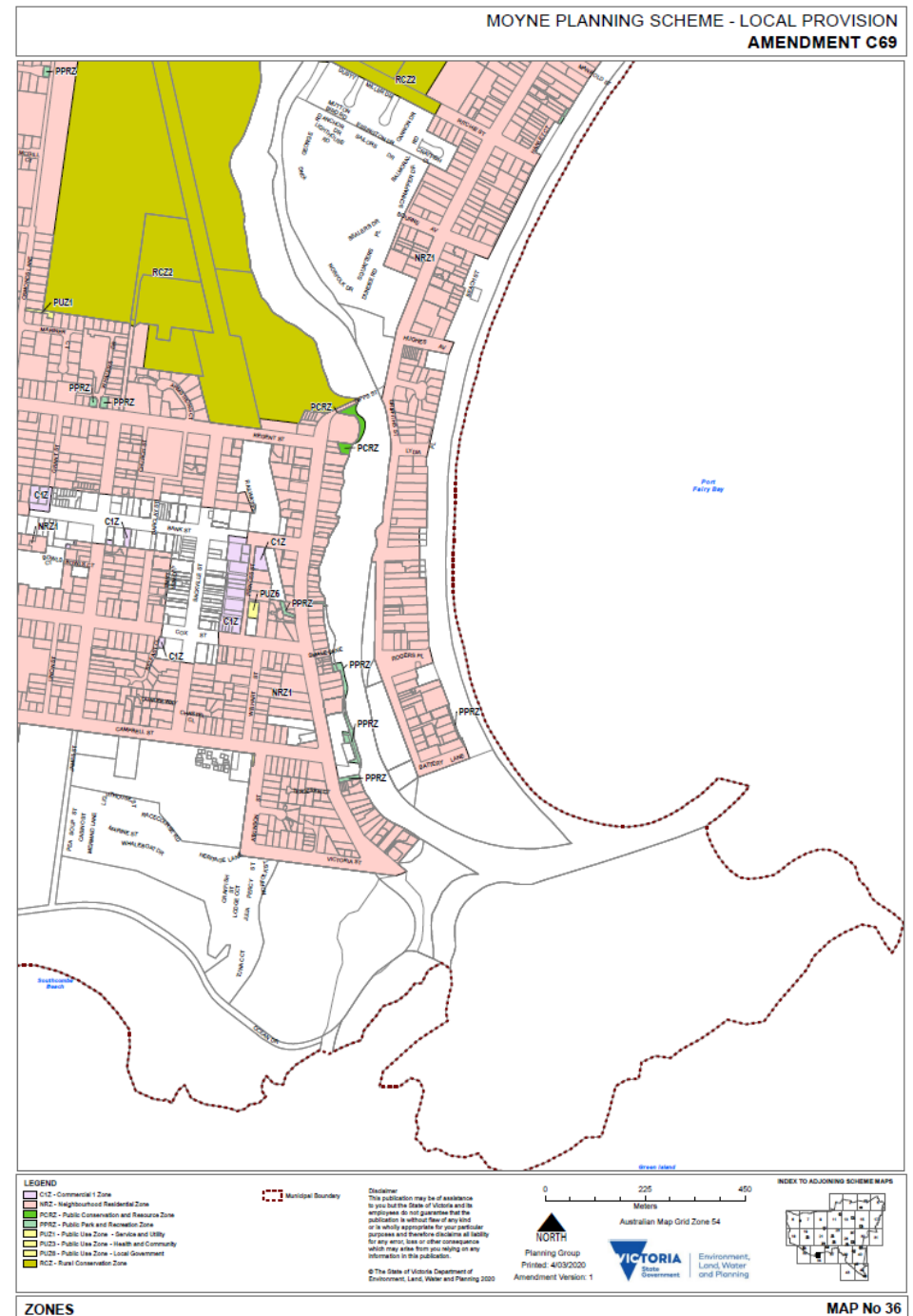
ZONE CHANGES (CLAUSES 32)

The following zone changes are proposed:

- Rezone all land currently in the General Residential Zone (GRZ) and the Mixed Use Zone (MUZ) to Neighbourhood Residential Zone (NRZ1).
- Rezone the Rural Living Zone (RLZ) land in the growth area identified in the Structure Plan to Neighbourhood Residential Zone (NRZ1).
- Rezone land in the Farming Zone (FZ), Low Density Residential Zone (LDRZ) and one site in the Industrial 1 Zone (IN1Z) around Belfast Lough and outside the town settlement boundary to the Rural Conservation Zone (RDZ2).
- Apply the Commercial 1 Zone (C1Z) to properties identified for expansion of the town centre commercial area and that are currently in the General Residential Zone (GRZ).
- Fix up zone maps to correct historical mapping anomalies within the Port Fairy settlement boundary.

ZONE CHANGES

To identify the zone proposed for your property, the Amendment includes four new zone maps – an example is shown on the right of this page.



NEW RESIDENTIAL ZONE CHANGES

The Amendment proposes to rezone all residential land to the Neighbourhood Residential Zone (NRZ).

The NRZ applies to residential areas *“where there is no anticipated change to the predominantly single and double storey character. Also to areas that have been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from other parts of the municipality or surrounding area.”*

During the Structure Planning process, a residential growth area was identified between the Princes Highway, Hamilton Road-Port Fairy Road and Lagoon Road. This land will also be zoned NRZ.

LAND IN THE BELFAST LOUGH ZONE CHANGES

Privately owned land in the Belfast Lough environs is proposed to be rezoned to Rural Conservation Zone (RCZ) to reflect the environmental and landscape values of the area, and recognise the land is subject to combined riverine, estuarine and coastal inundation which precludes it from inclusion within the settlement boundary for urban development and/or further subdivision.

The RCZ allows continued agricultural use of the land and the ability to apply for a replacement or new single dwelling on a lot.

OVERLAY CHANGES (CLAUSES 42 TO 45)

In summary the following Overlay controls are proposed to be introduced as part of Amendment C69. These are informed by the strategic directions of the *Port Fairy Coastal and Structure Plan 2018*.

- Apply a Development Plan Overlay (DPO4) to the growth area identified in the Structure Plan.
- Replace the existing 19 Design and Development Overlays with seven (7) Design and Development Overlays identified in the Structure Plan.
- Apply an Environmental Significance Overlay (ESO7) to a 500 metre buffer around the Wannon Water – Port Fairy Water Reclamation Plant.

OVERLAY CHANGES cont..

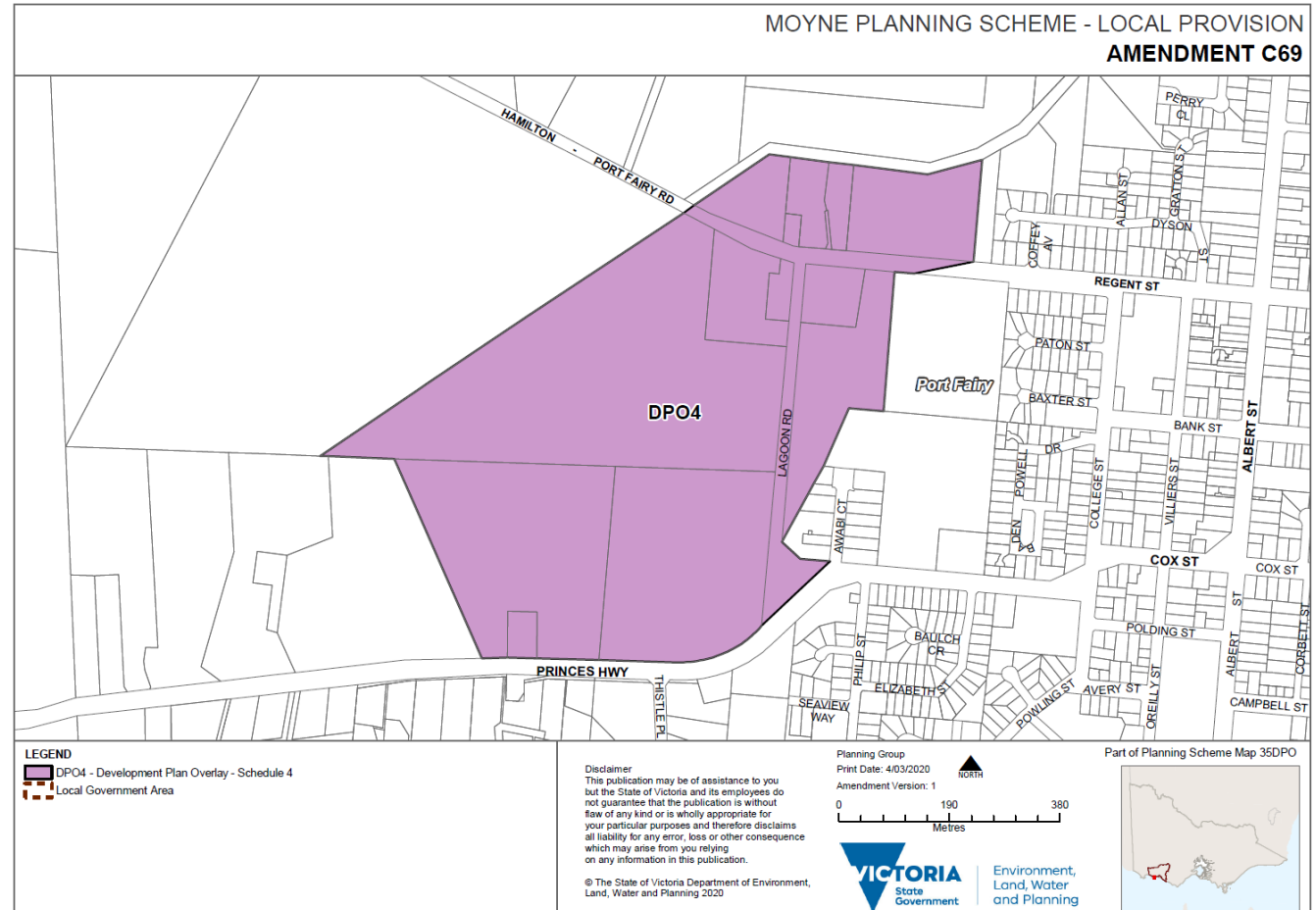
- Introduce a Land Subject to Inundation Overlay (LSIO4) and Floodway Overlay (FO3) to identify areas subject to coastal inundation. Insert a new Incorporated Document titled *Port Fairy Local Floodplain Development Plan 2019* to reflect new decision guidelines relating to coastal inundation for a 1.2 metre sea level rise.
- Extend the Erosion Management Overlay (EMO) currently applicable in Port Fairy West to areas along the primary coastal dune in South Beach and East Beach as identified in the *Port Fairy Coastal Planning Analysis (Cardno) 2019*.
- Apply the Parking Overlay (PO) to the commercial town centre area in accordance with the recommendation of the *Port Fairy Car Parking Strategy 2017*.

OVERLAY CHANGES

Development Plan Overlay

The amendment facilitates a residential growth area within the settlement boundary to provide for new housing in line with projected growth of the town.

The DPO ensures the growth area is designed and developed in accordance with the Structure Plan.



OVERLAY CHANGES Design and Development Overlay

Currently 19 Design and Development Overlays (DDOs) that apply across the town providing specific building design requirements including mandatory height limits, setbacks amongst others. Many of the DDOs are similar and/or contain similar objectives.

Amendment proposes seven new DDOs to provide a less complex planning system without compromising on achieving good design outcomes respectful of the township's village character.

OVERLAY CHANGES Design and Development Overlay

The seven new DDOS relate to the following areas:

DDO1 – Commercial Core Precinct

DDO2 – Town Centre Precinct

DDO3 – Settlement Approaches

DDO4 – Residential Areas Precinct

DDO5 – East Beach Precinct

DDO6 - Griffiths Street and Wharf Precinct

DDO7 – South Coast Precinct

OVERLAY CHANGES Design and Development Overlay

MOYNE PLANNING SCHEME

Proposed C63moyn SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2 .

PORT FAIRY TOWN CENTRE PRECINCT

1.0 Design objectives

- Proposed C63moyn
- To deliver high quality and contemporary design responses that do not compromise or threaten the established historic character.
 - To recognise and acknowledge the variety of Port Fairy's historic character, in terms of massing, design, setbacks and materials.
 - To encourage small building footprints that respond to heritage and infrastructure constraints and provide for housing diversity.
 - To reinforce the traditional streetscape and generally discourage 'side-by-side' infill development which is not in keeping with existing streetscape presentation.
 - To retain the landscape qualities of the precinct and minimise the detrimental visual impact of car parking and outbuildings.

2.0 Buildings and works

- Proposed C63moyn
- A permit is not required to construct a building or to construct or carry out works if either:
- A permit for the development has been granted under the Heritage Act 1995.
 - The development is exempt under section 66 of the Heritage Act 1995
- A permit is required to construct a fence unless:
- The fence is forward of the front facade of the building and does not exceed 1.2 metres in height and is at least 50 per cent permeable.
 - The fence is behind the front facade of the building and does not exceed 2 metres in height.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Site Coverage and Permeability

The combined site coverage of buildings and impermeable surfaces should respect the pattern of building and open space characteristic of the area.

The site area covered by buildings, garages and decks should not exceed 40 per cent.

The site area covered by permeable areas should be at least 50 per cent.

Building Massing

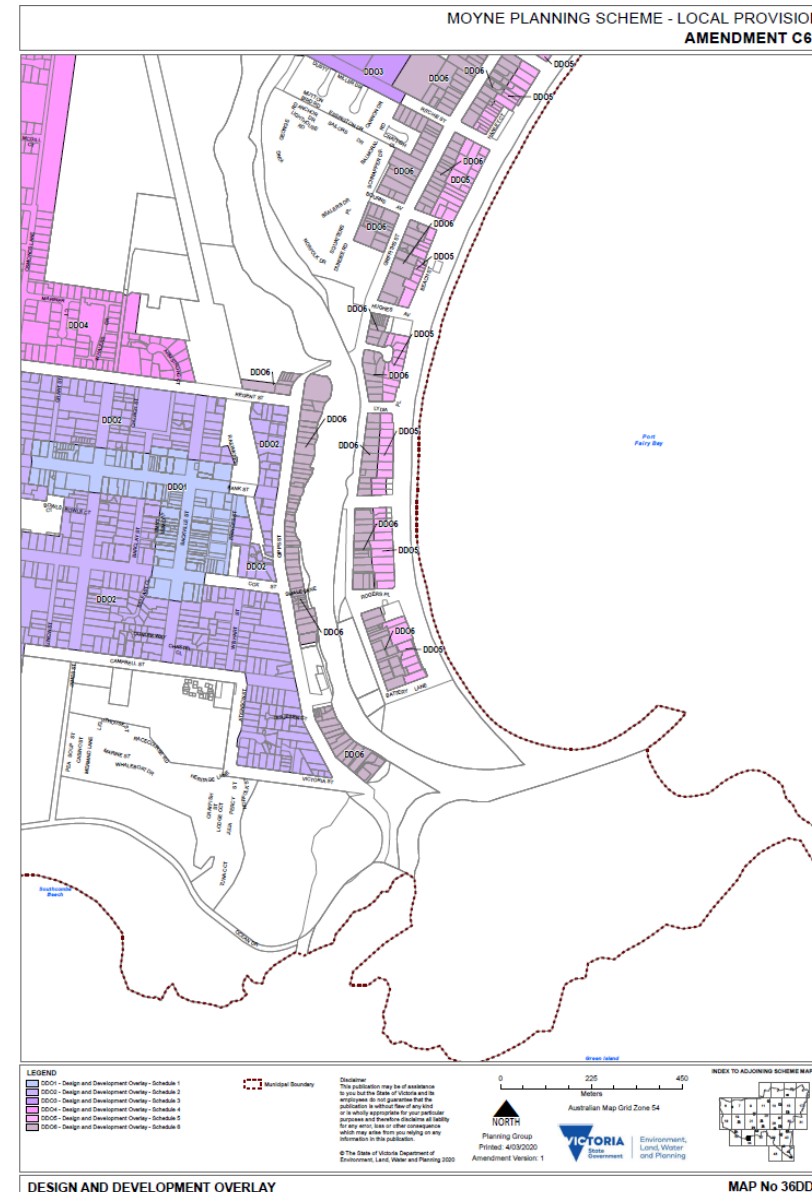
Buildings should be articulated so that the overall bulk and mass of the building does not compromise the characteristic scale and streetscape rhythm of the precinct.

Building Height

- Building height should not be detrimental to the character of the precinct.
- A building in this precinct, other than in Wishart Street, should not exceed 7 metres in height.
- A building in Wishart Street should not exceed 5 metres in height.
- Façade heights in Wishart Street must not exceed 3 metres.

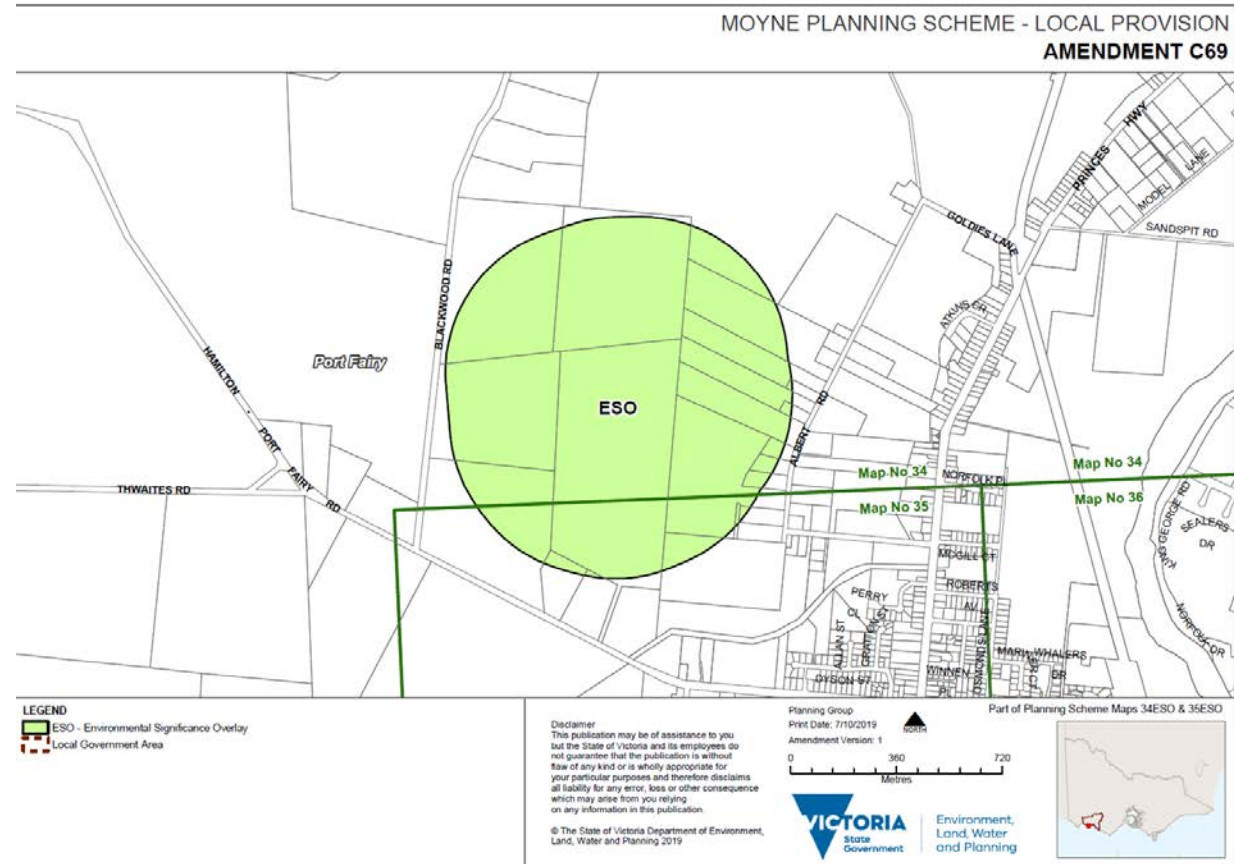
Building Setbacks

The setbacks of new buildings should retain the established development pattern and respect characteristic setbacks.



OVERLAY CHANGES Environmental Significance Overlay

An Environmental Significance Overlay has been applied to land within a 500 metre area of the Port Fairy Water Reclamation Plant on Hamilton-Port Fairy Road between Blackwood Road and Albert Road. This will manage development that occurs within the buffer of the Plant to ensure new land use and development does not compromise its ongoing viability.



OVERLAY CHANGES

Flooding and Erosion Management Overlay

Coastal Hazards

The *Port Fairy Coastal and Structure Plan* is a State Government pilot project investigating the impacts of climate change related sea level rise on coastal settlements within Victoria. The project updated and translated the *2013 Port Fairy Local Coastal Hazard Assessment* to provide an ‘adaptation strategy’ via the land use and development framework to enable the town to grow in locations, and prosper in ways, that minimise and/or avoid risk to human life, built assets and infrastructure from coastal hazards.

OVERLAY CHANGES Flooding and Erosion Management Overlay

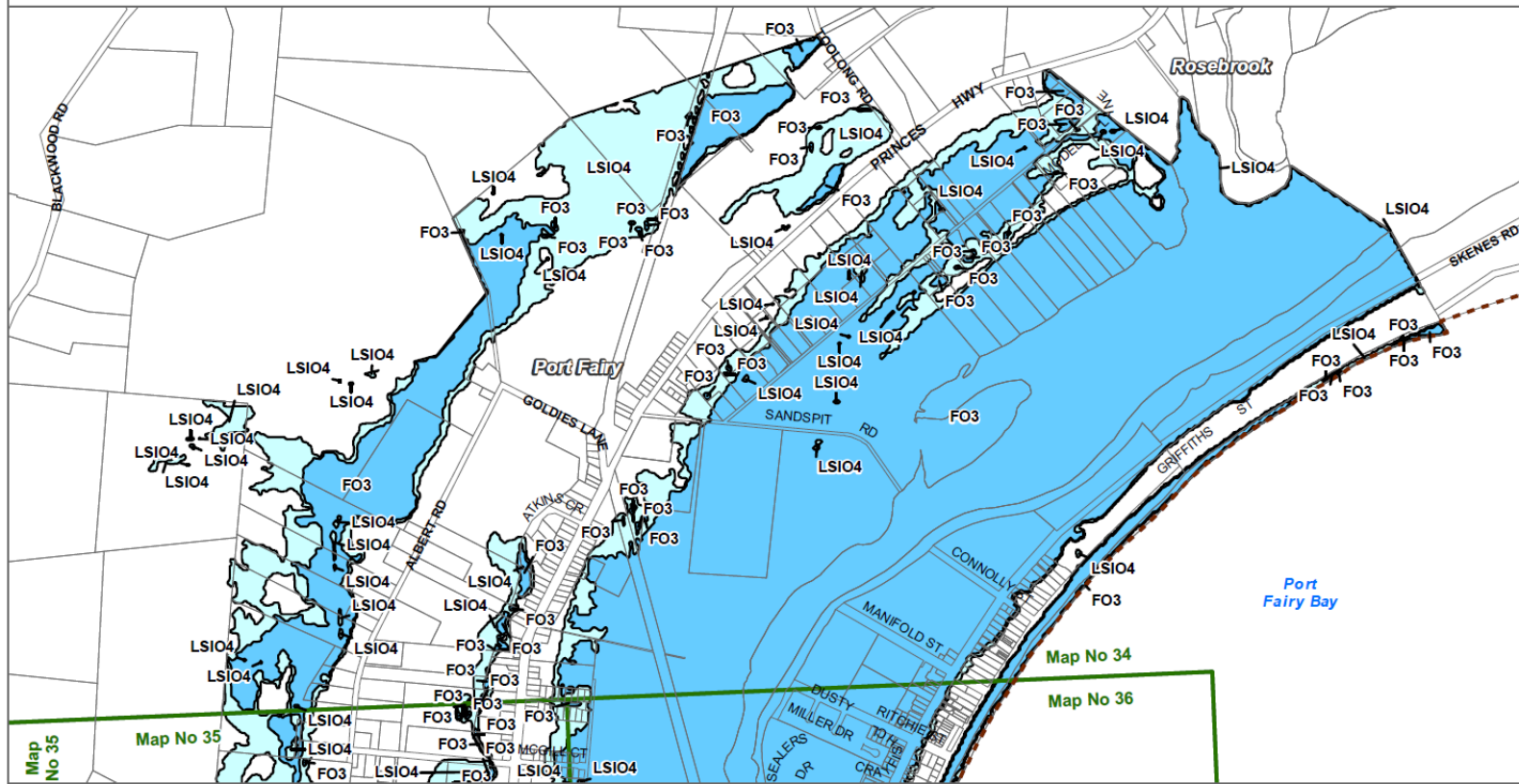
Currently some land within Port Fairy is located in a Land Subject to Inundation (LSIO) or Floodway Overlay (F0) to recognise that land may be impacted by flooding of the Moyne River and estuary.

This Amendment includes modelling and mapping of coastal hazard risk recognizing sea level rise and coastal processes also create inundation and erosion in the town's coastal areas.

It is proposed that these are managed through application of a separate Floodway Overlay, Land Subject to Inundation Overlay and Erosion Management Overlay to manage current and future coastal hazards.

OVERLAY CHANGES Flooding Overlays

MOYNE PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C69



- LEGEND**
- FO3 - Floodway Overlay - Schedule 3
 - LSI04 - Land Subject to Inundation Overlay - Schedule 4
 - Local Government Area

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Part of Planning Scheme Maps 34LSIO-FO, 35LSIO-FO & 36LSIO-FO
 Planning Group
 Print Date: 18/03/2020
 Amendment Version: 1

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 Metres



OVERLAY CHANGES

How Flooding Overlays Have Been Applied

The flooding provisions are based on a hazard class system sourced from the *General Flood Hazard Vulnerability Curves, Technical Flood Risk Management Guideline: Flood Hazard*, Australian Government Attorney Generals Department, that includes the following:

The Land Subject to Inundation is applied to land in Hazard Risk Class 1 and 2 – below 0.5m depth + less than 2.0 velocity

H1 – generally safe for people, vehicles and buildings

H2 – unsafe for small vehicles

The Floodway Overlay is applied to land in Hazard Risk Class 3 to 5 – above 0.5m depth + greater than 2.0 velocity

H3 – unsafe for vehicles, children and the elderly

H4 – unsafe for people and vehicles

H5 – unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust building types vulnerable to failure.

OVERLAY CHANGES

Flooding Overlays

The controls and updated *Port Fairy Floodplain Development Plan*, will provide more accurate advice to Council and the Catchment Management Authority when new development and subdivision are proposed on land that is potentially subject to flooding, inundation and/or erosion.

PORT FAIRY LOCAL FLOODPLAIN DEVELOPMENT PLAN 2019

INCORPORATED DOCUMENT

Incorporated within clause 72.04 of the Moyne Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

1.0 APPLICATION

This Local Floodplain Development Plan establishes minimum design and development performance criteria for buildings and works and subdivision in the settlement of Port Fairy affected by the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO). This plan provides a performance-based approach for floodplain development decisions. It reflects a best practice approach to minimisation of risk associated with development that is directly affected by flooding. Applications for planning permits to develop land within the FO and LSIO must be consistent with the minimum design and development performance criteria established in this Plan.

6.0 POLICY

6.1 Precincts

Policy as applied through this Local Floodplain Development Plan provides both overarching policy directions and precinct specific policy. The differing context of these precincts has influenced policy. The extent of each precinct is shown in Figure 2.

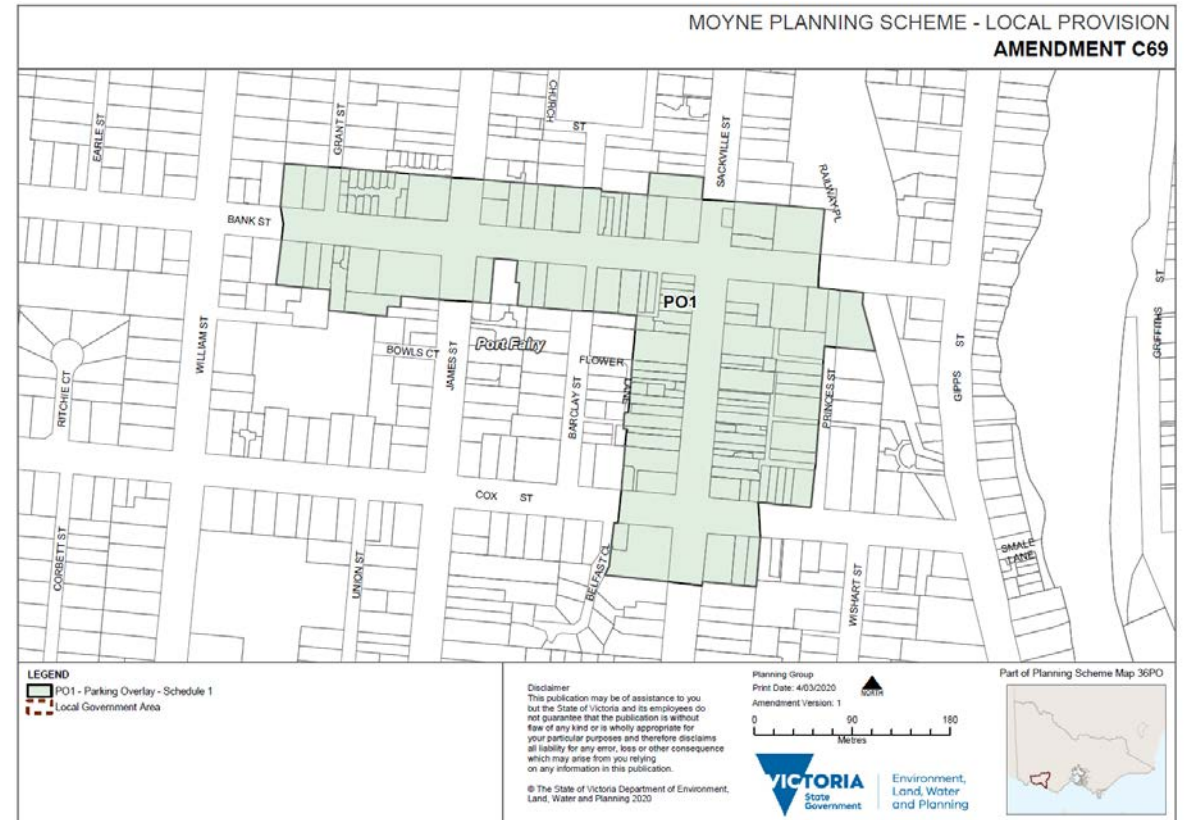
Figure 2: Precincts



OVERLAY CHANGES Car Parking Overlay

To ensure an ongoing supply of car parking to service the commercial town centre of Port Fairy, the Amendment proposes to introduce a Parking Overlay in line with recommendations of the *Port Fairy Car Parking Strategy 2017*.

This will require new development in the commercial centre to contribute via a levy to upgrades to, and provision of new car parking areas (as required).



HOW DO I GET MORE DETAIL?

Speak to a Council Officer Online

A representative of Council will be available for 15-minute phone or online meetings (Zoom/Skype) on Thursday 21 May and Friday 22 May, 2020 between 10am and 4pm, and a further date in June (to be confirmed)

To request a meeting please email Julie Buck on jbuck@moyne.vic.gov.au or call (03) 5568 0514.

General Information

Chris Renkin, Project Manager by email christine.renkin@moyne.vic.gov.au

THE CLOSING DATE FOR SUBMISSIONS IS 15 JUNE 2020

HOW DO I MAKE A SUBMISSION?

Any person who may be affected by the amendment may make a submission to Council about the amendment.

Submissions must be made in writing giving submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions.

A submission must be sent to one of the following:

- Moyne Shire Council, PO Box 51, Princes Street, PORT FAIRY 3284; OR
- Email: moyne@moyne.vic.gov.au with Subject Heading – 'Amendment C69moyn Submission'

THE CLOSING DATE FOR SUBMISSIONS IS 15 JUNE 2020

NEXT STEPS

- Submissions to the Amendment will be considered at a Council Meeting (July)
- The matter will be referred to Planning Panels Victoria (submitters will be invited as a registered party to a Panel Hearing) to consider the Amendment and submissions:
 - Directions Hearing (August)
 - Panel Hearing (September)
- Panel Report will be considered by Council
- Amendment will be determined by Minister for Planning



Moyne Shire Council

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