

# **REQUEST FOR A SECTION 96A PLANNING SCHEME AMENDMENT TO THE SOUTHERN GRAMPIANS PLANNING SCHEME**

## **Rippon Road and Fyfe Street Hamilton**



**February 2018**  
**(Revised 23 October 2018)**

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**TP/82/2017**

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## 1 Introduction

This report has been prepared to support a request to Southern Grampians Shire Council under Section 96A of Division 5 of Part 4 the Planning and Environment Act 1987 for a concurrent planning scheme amendment and planning application on behalf of the Hamilton Golf Club Incorporated, being the registered proprietors of the amendment land.

The proposal is to rezone land surplus to the Hamilton Golf Clubs requirement being part of two (2) parcels of land which currently fall within the Special Use Zone Schedule 1, and to lodge a concurrent planning application for the residential subdivision of the land.

Pierrepoint Planning in consultation with planning officers from the Southern Grampians Shire Council have determined that a Section 96A application is the most appropriate planning tool to enable the application site to be rezoned to General Residential 1 Zone, and to seek planning approval for the subdivision of the land for residential purposes.

A planning application for permit forms part of the request for a planning scheme amendment pursuant to Section 96A of Division 5 of the Planning and Environment Act 1987. The planning application seeks planning approval to subdivide the land into nine (9) allotments.

The Southern Grampians Shire Council advised that the Planning Scheme Amendment No. is **C51SGRA**.

The Hamilton Golf Club Incorporated (the registered proprietors of the Hamilton Golf Course) have identified land surplus to the needs of the golf course and propose to subdivide part of the land occupied by the golf course into conventional sized residential allotments having a frontage to both Rippon Road and Fyfe Street respectively.

The Hamilton Golf Course, comprises of three titles, having abuttals to Rippon Road, Tatlock Street and Fyfe Street. The allotments are described as Lot 9 PS 098061 (Cnr. Rippon Road and Fyfe Street), Lot 2 PS 519174 (having a frontage to Fyfe Street), Lot 1 TP 131200X (Cnr. Fyfe Street and Hamilton Hwy);

Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987

The majority of the Hamilton Golf Course falls within the Special use Zone Schedule 2, however the southern part of Lot 2 PS 519174 (having a frontage to Fyfe Street) falls within the General Residential Zone Schedule 1.

This Section 96A application is part two of a two stage planning process to achieve the residential subdivision outcome.

**Stage 1**, is the subject of Planning Permit TP/82/2017 (issued by Southern Grampians Shire Council on the 26<sup>th</sup> march 2018), which allows the subdivision of Lot 2 PS 519174 into 5 allotments, all of which have a proposed frontage to Fyfe Street.

The proposed subdivision of land utilises the zone boundary to separate the proposed residential allotments from the Golf course, which is accommodated on the balance of the land. Four (4) residential allotments are proposed entirely within the General Residential Zone, and the balance lot retains a frontage to Fyfe Street, and thus falls within both the Special Use Zone and the General Residential Zone.

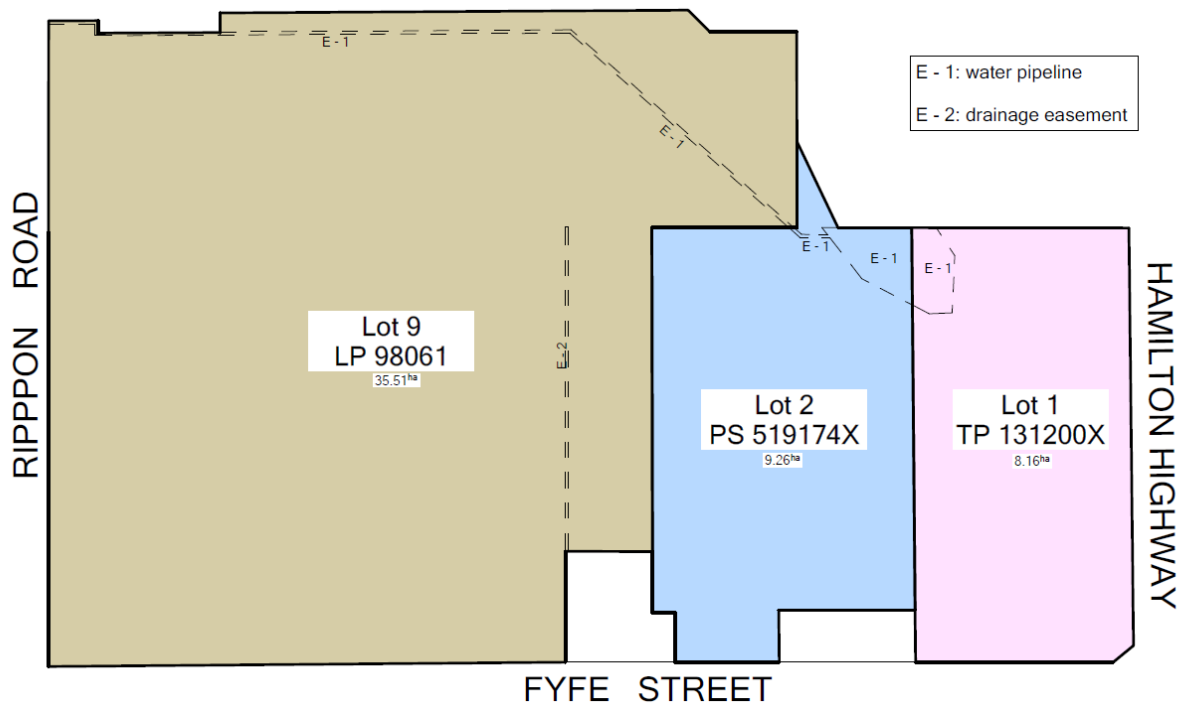
**Stage 2** is this application, made under the provisions of Section 96A of the Planning and Environment Act 1987, for a concurrent planning scheme amendment and planning application for the rezoning and subdivision of part of Lot 9 PS 098061 and Lot 1 TP 131200X to create seven (7) residential allotments having a frontage to both Rippon Road and Fyfe Street, and two balance allotments.

Stage 1 and Stage 2 combined will create eleven (11) residential allotments, and the Golf Course will continue to occupy the balance of the land, contained within three (3) titles.

The following plan assembles the three parcels of land which together make up the boundaries of the Hamilton Golf Course:



Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987



**Existing Overall Titles Plan**

scale 1:5000

A draft Planning Scheme Amendment Map is attached. Refer to **Appendix A**.

The Proposed Plans of subdivision for Lot 9 PS 098061 and Lot 1 TP 131200X are also attached. Refer to **Appendix B**.

The plan of proposed subdivision for Lot 1 Lot 2 PS 519174, which forms part of Planning Application TP/82/2017, is also attached. Refer to **Appendix C**.

This report provides details of the proposed planning scheme amendment and planning application for subdivision and provides an assessment against the relevant planning controls and policies of the Southern Grampians Planning Scheme.

## 2 Title Description of the Land

The Golf Course is contained within three (3) titles. The Section 96A application affects two (2) of the three (3) titles, detailed below.

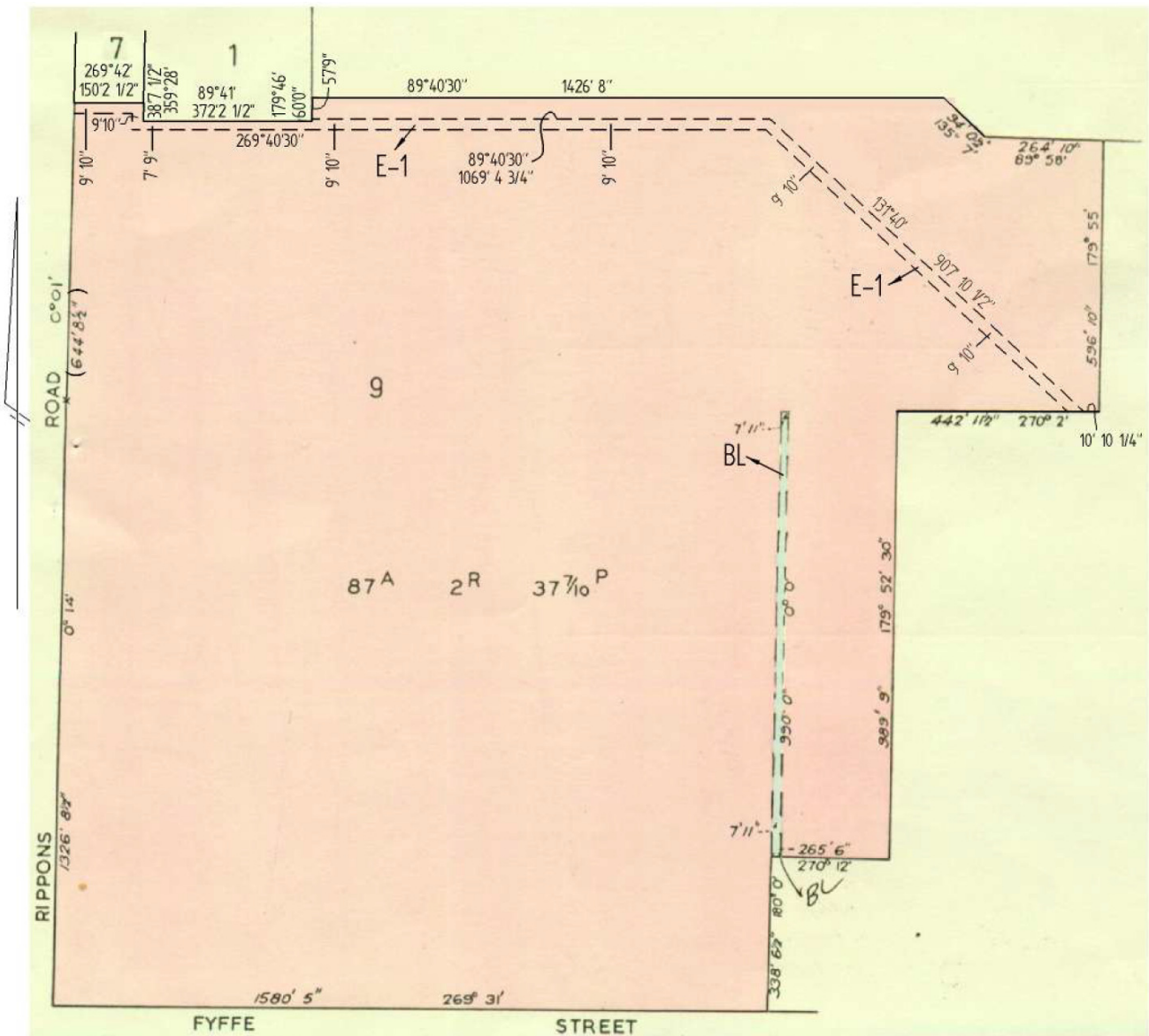
### **Certificate of Title Vol 08984 Fol 359 - Lot 9 TP 631242S (Lot 9 PS 098061)**

Part 1 of the application site is contained within Certificate of Title Volume 08984 and Folio 359, being Lot 9 on Title Plan 631242S.

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

An extract of the title plans follow:

Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987



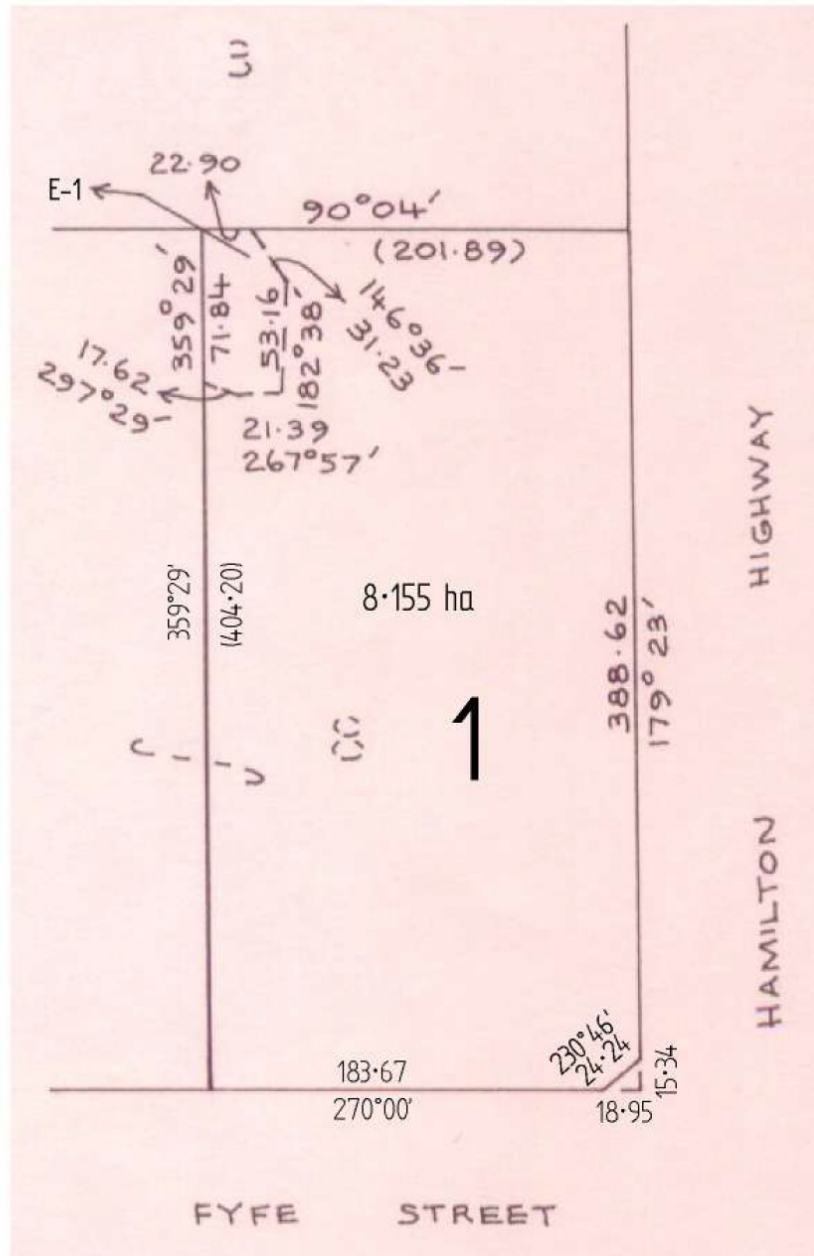
**Certificate of Title Volume 09073 and Folio 299- Lot 1 on Title Plan 131200X**

Part 2 of the application site is contained within Certificate of Title Volume 09073 and Folio 299, being Lot 1 on Title Plan 131200X

Lot 1 has a total land area of 8.155 hectares.

An extract of the title plans follow:

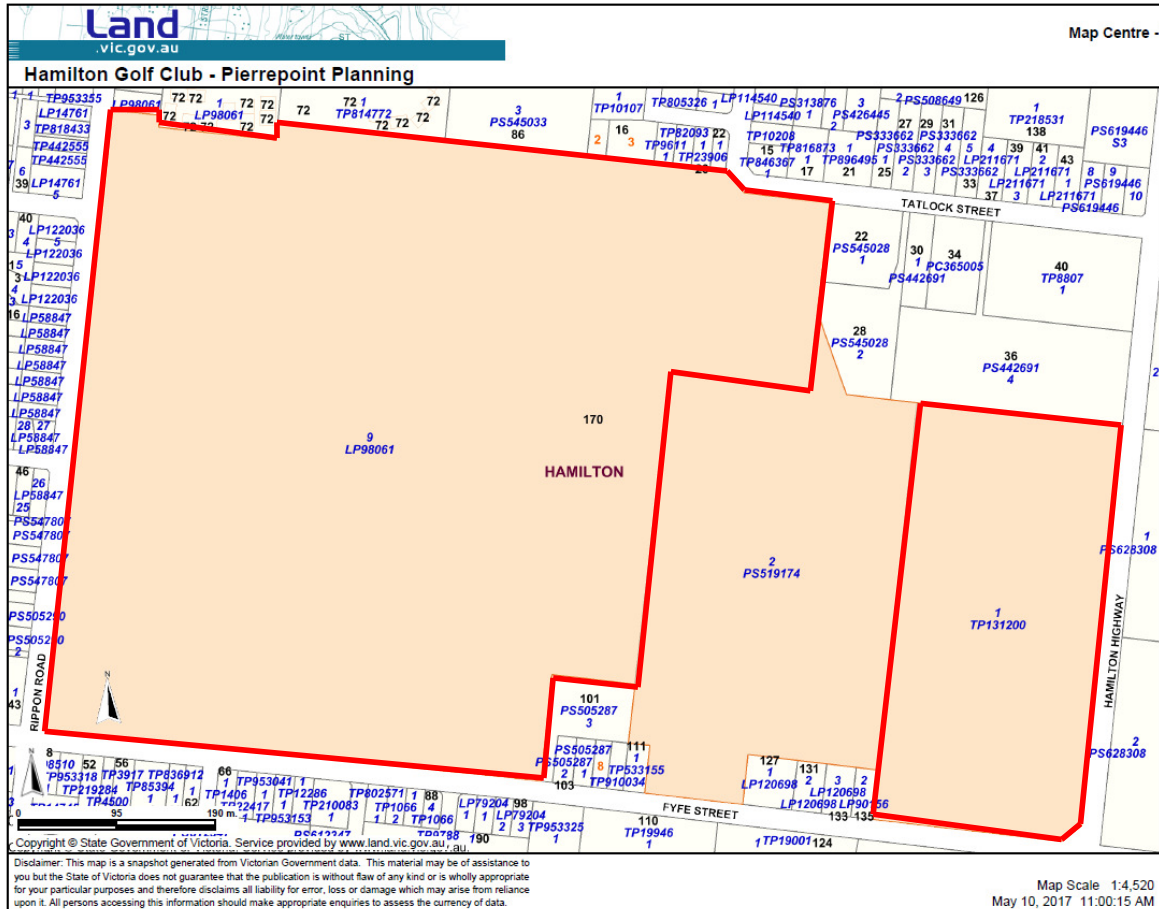
Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987



A copy of the Certificates of Title are attached. **Refer to Appendix D.**

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The following Land Victoria base map highlights the location of the application sites within the context of the overall land holdings of the Hamilton Golf Club Incorporated:



Application Sites

Hamilton Golf Course

### 3 Land in More than One Zone

The application site falls within two (2) zones being the General Residential Zone and the Special Use Zone.

If a provision of the planning scheme provides that a permit is required to subdivide land and the land is in more than one zone a permit may be granted even if one of the lots does not comply with the minimum lot size requirements of a zone.

#### Permit Requirement

A permit may be granted to create one lot smaller than specified in the scheme if all of the following are met:

- The lot to be subdivided is in more than one zone and cannot comply with the minimum lot area specified in the scheme.
- The proposed subdivision does not create lots where any lot extends into more than one zone. This does not apply to any lots created for the following purposes:
  - To comply with the requirements of the Urban Floodway Zone.
  - To provide access to a road.
- The remainder of the proposed lots must comply with the minimum lot area specified in the scheme.

#### Assessment of the Proposed Subdivision Against Clause 64.03

The proposed subdivision complies with the minimum lot size requirements of both the General Residential Zone and the Special Use Zone. A permit is not being sought to create one lot smaller than specified in the scheme.

The proposed residential lots comply with the provisions of Clause 56 (as applicable to the General Residential Zone), as demonstrated by **Appendix E** to this report, and the Special Use Zone does not specify a minimum lot size for the subdivision of land.

## **4 Permit Triggers for Subdivision**

The proposal is to subdivide part of the application site for residential purposes.

The planning permit application is triggered by Clause 32.07-2 within the General Residential Zone Schedule 1 and by Clause 37-01.3 Special Use Zone and Clause 64.03 Subdivision of land in more than one zone.

Within the General Residential Zone a permit is required to subdivide land. A subdivision of 3 – 15 lots must meet all the objectives and standards of Clause 56 except Clause 56.02-1, Clause 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

A Clause 56 Recode Assessment is attached. Refer to **Appendix E**.

## **5 Description of the Proposed Residential Allotments**

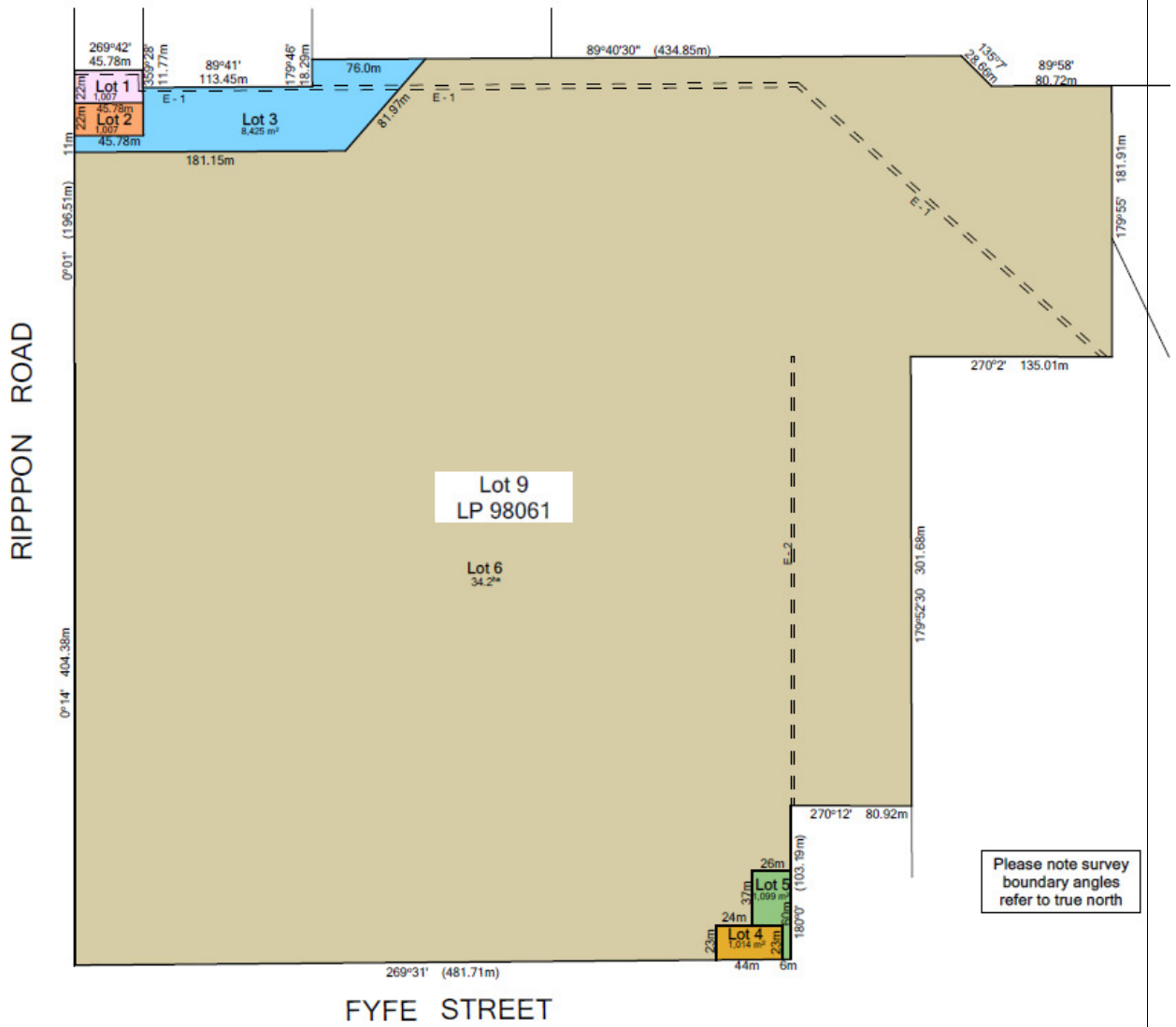
### ***5.1 Subdivision of Lot 9 LP 989061***

It is proposed to subdivide Lot 9 LP 98906 into six (6) allotments.

It is proposed to create three (3) residential allotments in the north west corner of Lot 9 and two (2) allotments in the south east corner of Lot 9, and retain the balance of Lot 9 for use as a golf course.

An extract of the overall plan of subdivision for Lot 9 follows:

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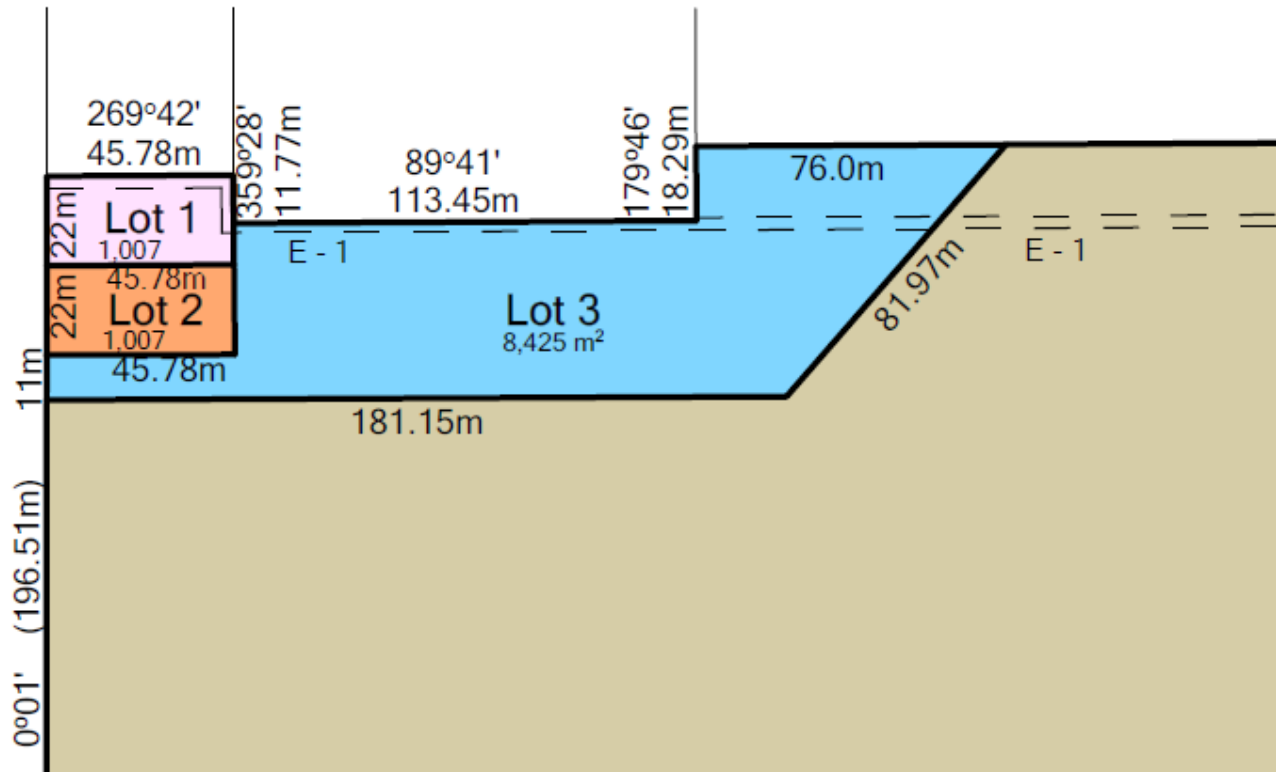


Proposed Subdivision Plan - Lot 9, LP 98061  
scale 1:3000



Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987

An enlarged extract of the proposed plan of subdivision as it affects the north west corner of Lot 9 follows.



Proposed Lots 1 – 3 have the following areas:

Lot 1: 1007 square metres

Lot 2: 1007 square metres

Lot 3: 8425 square metres

Lots 1 and 2 each have a frontage to Rippon Road of 22 metres and a depth of 45.78 metres.

Lot 3 has a proposed frontage to Rippon Road of 11 metres, immediately south of proposed Lot 2. Proposed Lot 3 balloons in size at the rear, (east), of proposed Lots 1 and 2.

Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987

Lot 3 has been configured/designed in consultation with the Executive of Eventide Lutheran Homes to provide the opportunity for the future expansion of Eventide Lutheran Homes Residential Care Facility, which adjoins part of the northern boundary of the application site. Lot 3 is an unconventional configuration.

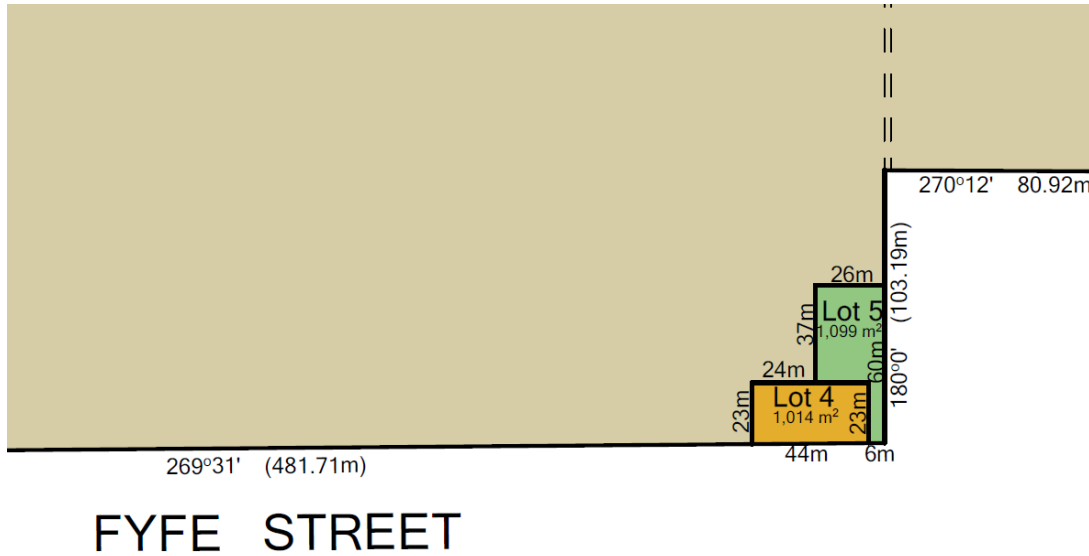
The following aerial photograph indicates the current interface between Eventide Lutheran Homes and the Golf course.



— Existing boundary between Eventide Lutheran Homes and the Hamilton Golf Course

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An enlarged extract of the proposed plan of subdivision as it affects the south east corner of Lot 9 follows:



Proposed Lots 4 and 5 have the following areas:

Lot 4: 1014 square metres

Lot 5: 1099 square metres

Lot 4 is a rectangle configuration having a frontage to Rippon Road of 44 metres and a depth of 23 metres.

Lot 5 is a battle axe configuration having a frontage to Rippon Road of 6 metres; the allotment is sited immediately to the north of proposed Lot 4.

The configuration of Lots 4 and 5 has been configured to ensure that each property enjoys an unobscured outlook across the golf course.

Lot 6 is the balance of the land used for the purposes of a golf course.

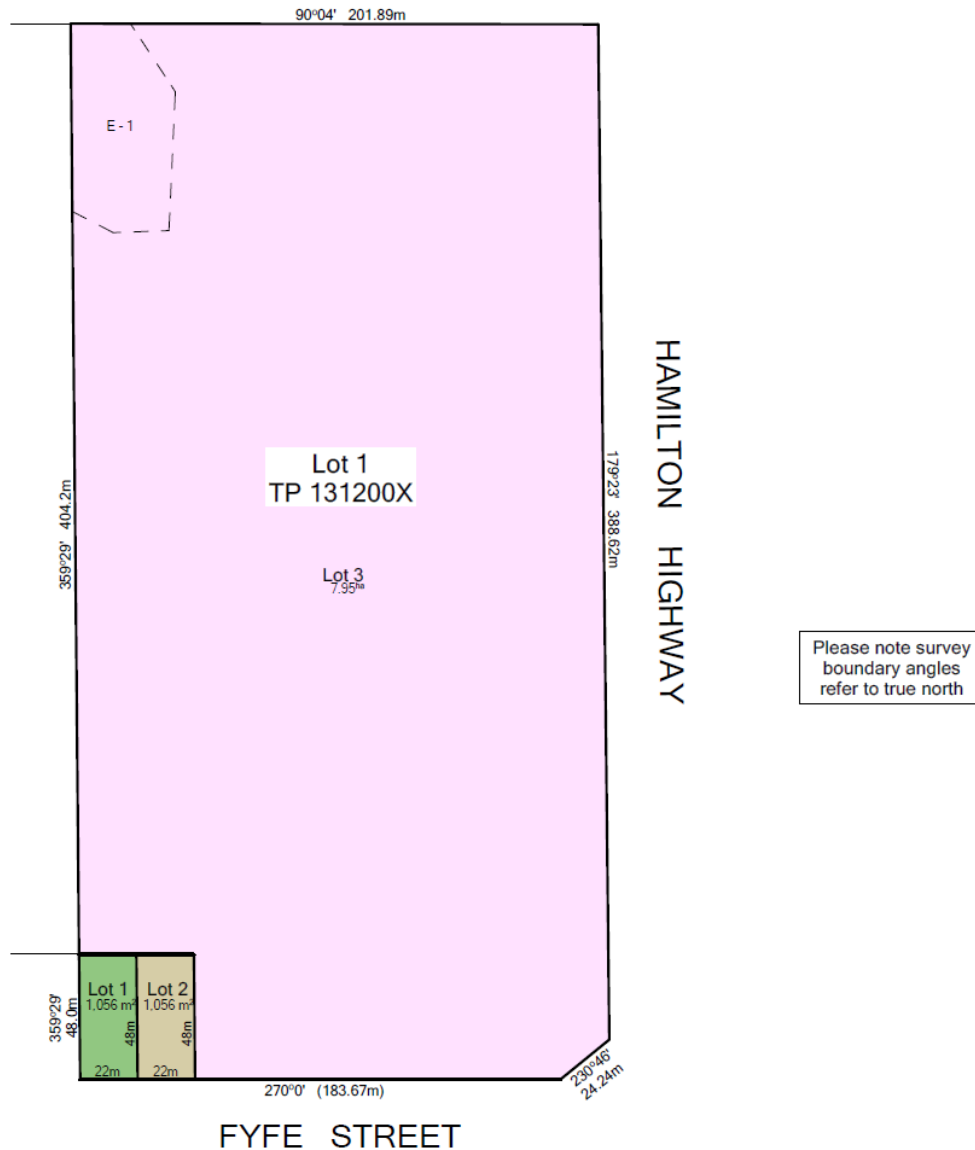
Lot 6 has an area of 34.2 hectares.

## **5.2 Subdivision Lot 1 on Title Plan 131200X**

It is proposed to create two (2) conventional residential allotments in the south west corner of Lot 1 TP 131200X , and a balance lot accommodating part of the golf course.

Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987

An extract of the proposed plan of subdivision as it affects the south west corner of Lot 1 follows:



Proposed Subdivision Plan - Lot 1, TP 131200X

scale 1:2000

Proposed Lots 1 and 2 have the following areas:

Lot 1: 1056 square metres (48m x 22m)

Lot 2: 1056 square metres (48m x 22m)

Lot 3: 7.95ha



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Lots 1 and 2 both have frontages to Fyfe Street of 22 metres.

The balance lot (Lot 3) has an extensive frontage to both Fyfe Street and Rippon Road.

**5.3 Description of the Application Site:**

**Lot 9 on Title Plan LP 989061 – Rippon Road**

Lot 9 accommodates approximately 50% of the Hamilton Golf Course. The parts of Lot 9 subject to this application are surplus to the Golf Clubs requirements. The land affected by the amendment and subdivision is not used as part of the golf course.

The land proposed to be rezoned and subdivided into six (6) allotments is highlighted on the aerial below.



**Areas of Lot 9 Proposed to be rezoned**  
**Lot 9 on Title Plan LP 989061:** \_\_\_\_\_



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**Photograph 1 – North western part of Lot 9, viewed from Rippon Road**



**Photograph 2 – South eastern part of Lot 9, viewed from Fyfe Street**



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**Photograph 3 – South eastern part of Lot 9, viewed from Fyfe Street**

**Lot 1 on Title Plan 131200X – Fyfe Street**

Lot 1 is also predominantly used as part of the Golf Course.

The land proposed to be rezoned and subdivided into two (2) allotments is highlighted on the aerial below.



**Area of Lot 1 proposed to be rezoned** ———



**Photograph 4 – Part of Lot 1 proposed to be rezoned viewed from Fyfe Street**

## **6 Neighbourhood Context**

The application site is located approximately 3km kilometres east of the Hamilton Central Business District (i.e. Gray Street)

The application site is located approximately 1.7km east of the George Street Primary School.

Monivae Secondary College and St Marys Catholic Primary School are both located approximately 1.3 km to the north east of the application site.

Public open space is within walking distance of the application site and includes Mitchell Park 1.6km to the south west and Lake Hamilton to the north.

The neighbourhood is serviced by a milk bar, located approximately 1.8 km to the west, located at the intersection of Fyfe Street and George Street.

The Hamilton East Bus Route which includes both Lonsdale and French Streets in the CBD site, includes the George Street, Fyfe Street (west of Rippon Road) and Rippon Road; approximately 700 metres west of the application site.

A subdivision site and context description plan forms part of the Rescode Assessment which is attached. **Refer to Appendix F .**



## 7 Existing Planning Controls

The application site falls within the Special Use Zone Schedule 2.

The purpose of the **Special Use Zone** is as follows:

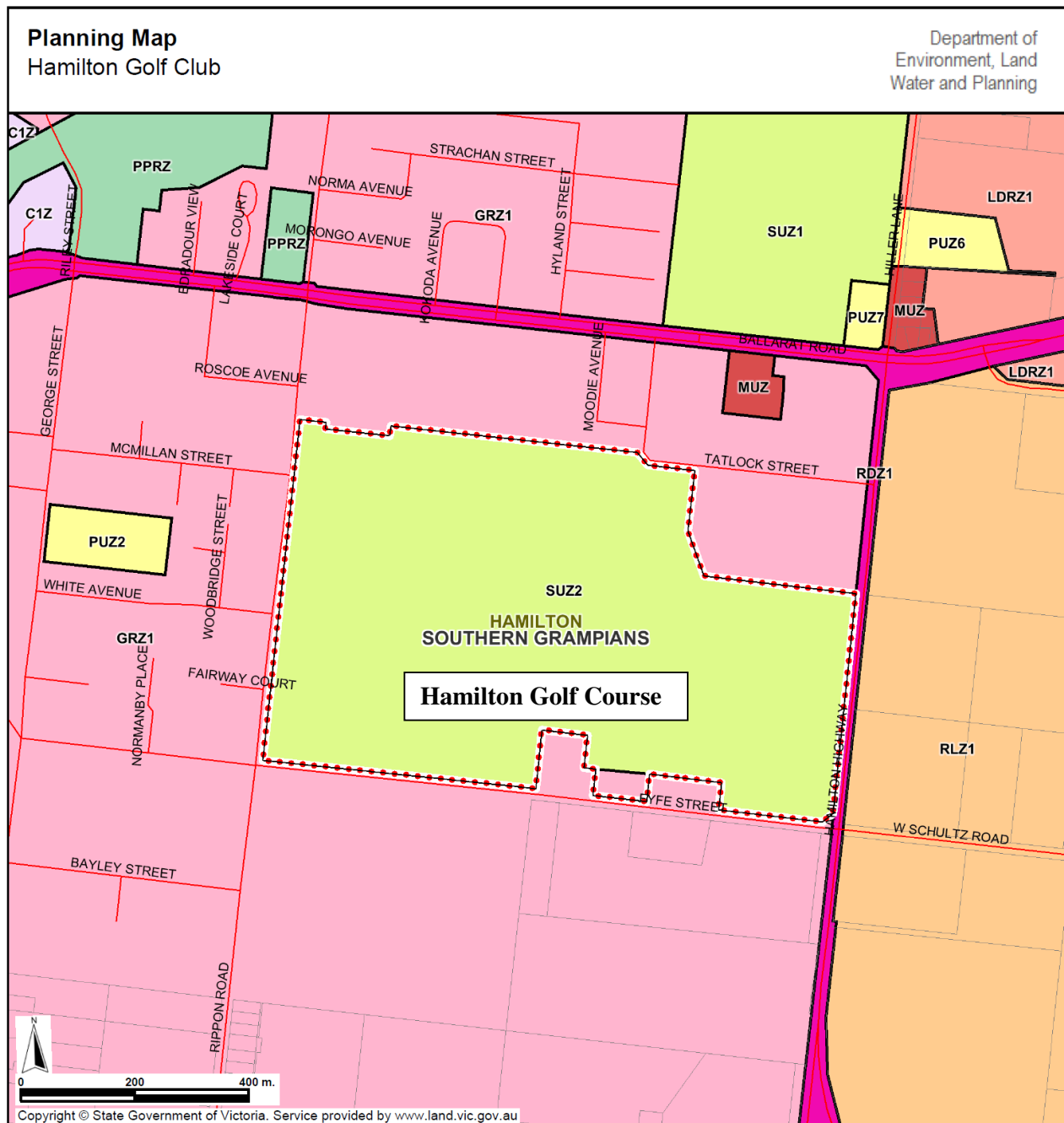
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.

The purpose of Schedule 2 to the Special use Zone is to provide for areas to be used as a private golf course. No minimum lot size is prescribed for the subdivision of land within the Special Use Zone.

It is proposed to rezone that part of the land which is surplus to the Golf Clubs requirements from Special Use Zone Schedule 2 to General Residential 1 Zone.

An extract of the current zoning map follows:

Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987



- General Residential Zone Schedule 1**
- Special Use Zone Schedule 2**
- Rural living Zone Schedule 1**

## 8 Proposed Planning Controls

It is proposed to rezone land surplus to the Golf Clubs requirements General Residential Zone – Schedule 1.

The purpose of the **General Residential 1 Zone** is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A planning permit application is triggered by Clause 32.08-3 within the General Residential Zone Schedule 1. A permit is required to subdivide land. A subdivision of 3 – 15 lots must meet all the standards of **Clause 56** except, Clause 56.02-1, Clause 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

Pursuant to Clause 32.08-10 an application for subdivision must be accompanied by a site and context description and design response as required in Clause 56.

Pursuant to Clause 32.08-12 Decision guidelines before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, for subdivision :

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

A Clause 56 Rescode Assessment including a site and context description and design response forms an attachment to this report.

Refer to **Appendix E**– Clause 56 Rescode Assessment and **Appendix F** – Site and Context Description and Design Response.

## **9 Surrounding Zoning**

Land surrounding the Hamilton Golf Course to the North, South and West falls within the General Residential Zone – Schedule 1.

The exceptions are a pocket of land on Ballarat Road, to the north east of the Golf Course, which falls within the Mixed Use Zone; and the George Street Primary School, located west of the application site, which falls within the Public Use Zone Schedule 2.

Land opposite the Golf Course on the east side of the Hamilton Highway falls within the Rural Living Zone.

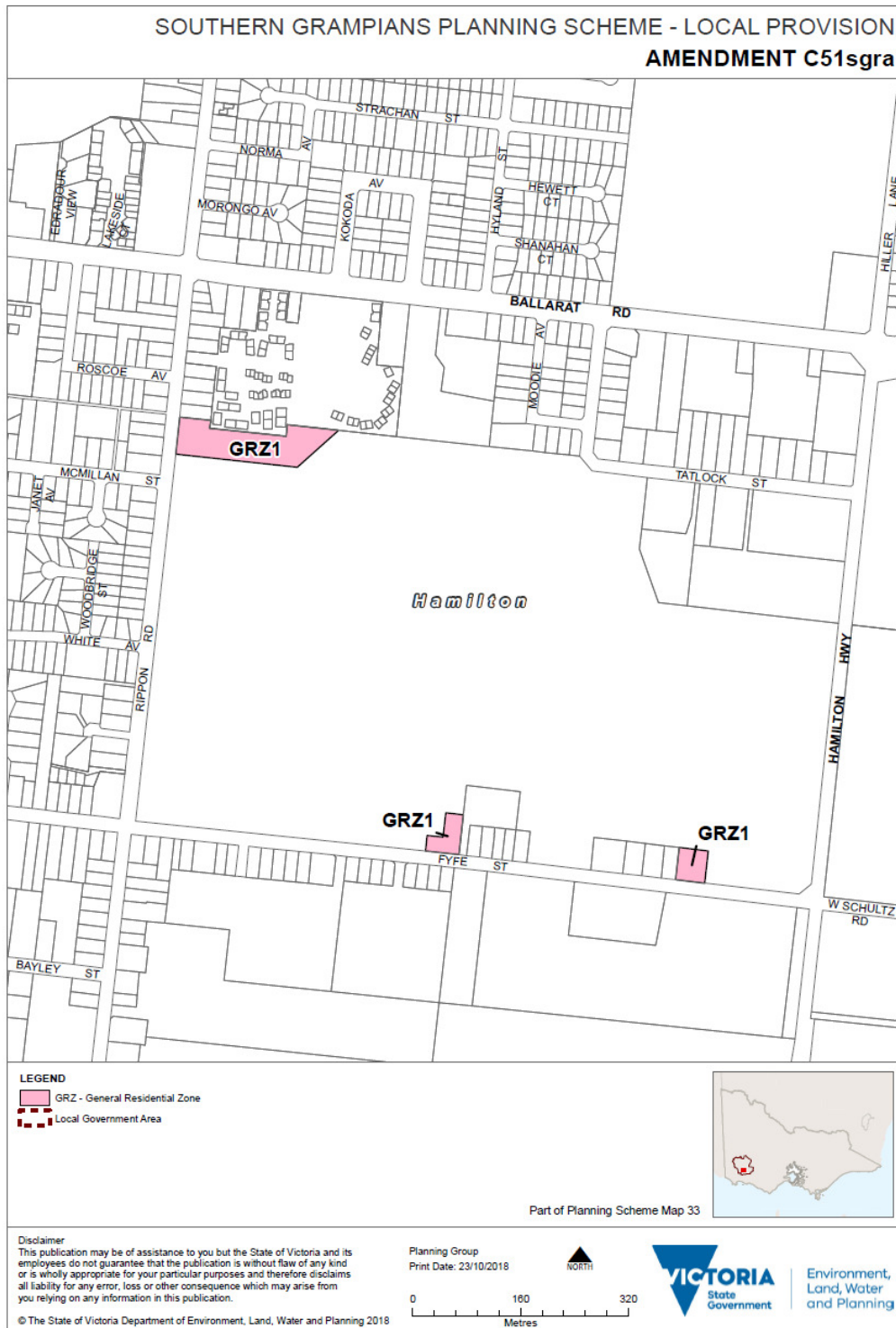
## **10 Proposed Planning Actions**

### ***10.1 Planning Scheme Amendment***

The proposed Planning Scheme Amendment is a Map Amendment which seeks to rezone part of the amendment site from Special use Zone Schedule 2 to General Residential Zone – Schedule 1. The balance of the golf Course will remain in the Special Use Zone – Schedule 2.

The following Planning Scheme Amendment Map indicates the parts of the site to be rezoned:

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## **10.2 Planning Application**

A planning application for permit forms part of the request for a planning scheme amendment pursuant to Section 96A of Part 4 of the Planning and Environment Act 1987. The Planning Application Form is attached. Refer to **Appendix G**.

The planning application seeks planning approval for the subdivision of land within the proposed General Residential Zone – Schedule 1 and Special Use Zone Schedule 2.

The details of the proposed plans of subdivision are described in Section 5 of this report.

## **11 Strategic Assessment**

### **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 application to be made 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? (S.4 of the Planning and Environment Act 1987)**

Section 12 (1)(a) of the Planning and Environment Act requires a planning authority to implement the objectives of planning in Victoria.

The Objectives of Planning in Victoria described in Section 4(1)(a) of the Act are as follows:

Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- (e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- (fa) to facilitate the provision of affordable housing in Victoria;
- (g) to balance the present and future interests of all Victorians.

**How does the amendment address the environmental effects and any relevant 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.

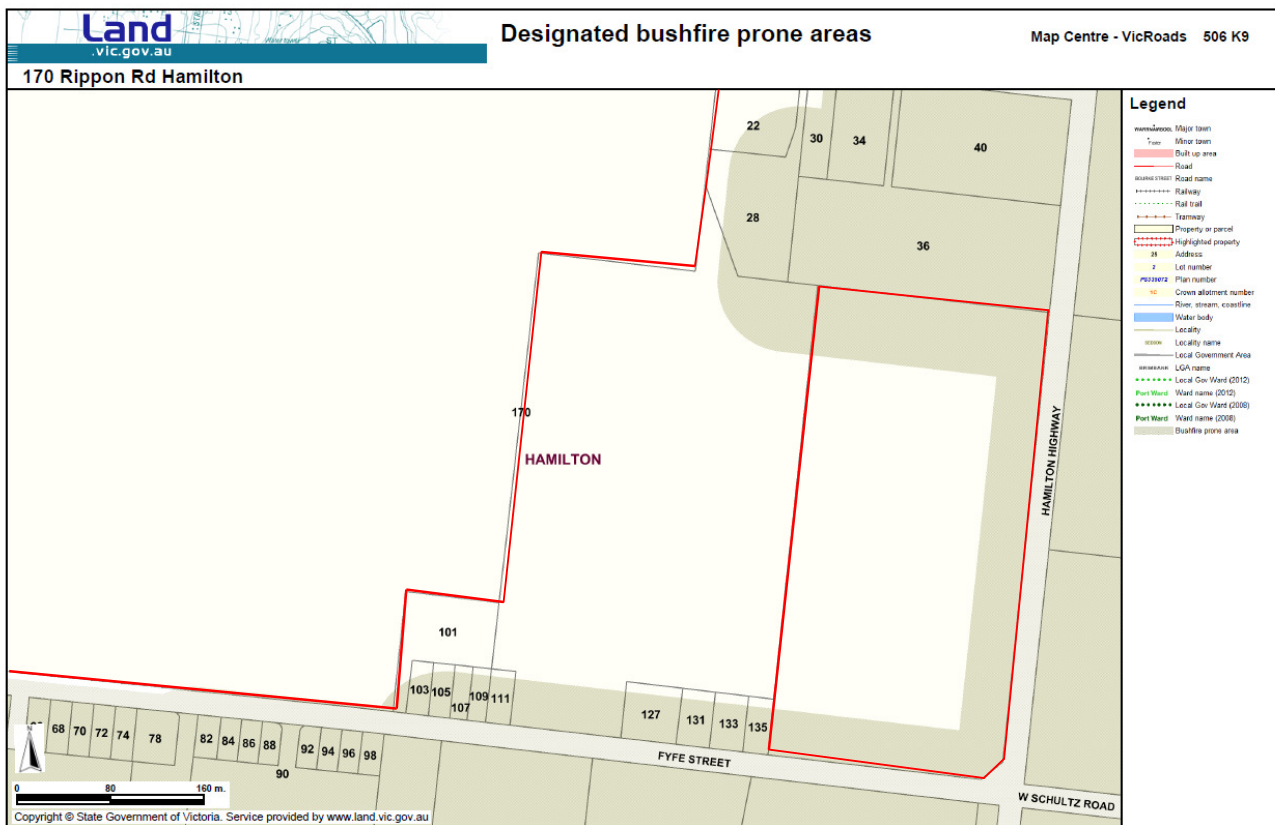
Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987

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 south east part of the property is in a designated bushfire prone area.



**Extract of Designated Bushfire Prone Area – south east part of application site.**

The property, however, is not affected by a Bushfire Management Overlay, under the provisions of the Southern Grampians Planning Scheme.



**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.
- **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?**

**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.

Proposed Planning Scheme Amendment to the Southern Grampians Planning Scheme and Concurrent Planning Application – Section 96A of the Planning and Environment Act 1987

- 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

The proposed rezoning and residential subdivision is consistent with Local Planning Policy outlined above which encourages infill residential development in areas of Hamilton where appropriate infrastructure is available.

The application site is not affected by the South East Residential Precinct Masterplan (included within the Hamilton Structure Plan) which affects land on the south side of Fyfe Street.

**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.

## 12 Draft Planning Permit

A draft planning permit has been prepared to form part of the concurrent planning application and amendment request. Refer to **Appendix H**.

## 13 Cultural Heritage

A Cultural Heritage Process List has also been prepared and is attached. The application site is not within an area of Cultural Heritage Sensitivity. An Areas of Cultural Heritage Sensitivity Map is attached. Refer to **Appendix I**.

A Cultural Heritage Management Plan is not deemed to be required.

## **14 Conclusion**

The proposed planning scheme amendment is a Map Amendment which proposes to rezone that part of the site which is surplus to the Hamilton Golf Club requirements. The rezoning of the land will facilitate the issue of a planning permit for the subdivision of part of the land for residential purposes.

It is requested that Southern Grampians Shire Council provide in principle support for the Section 96A amendment and permit application process, to enable preparation of documentation to provide for the statutory process under the Planning and Environment Act 1987 to amend the Southern Grampians Planning Scheme and to issue a concurrent planning permit for the subdivision of land, to formally commence.