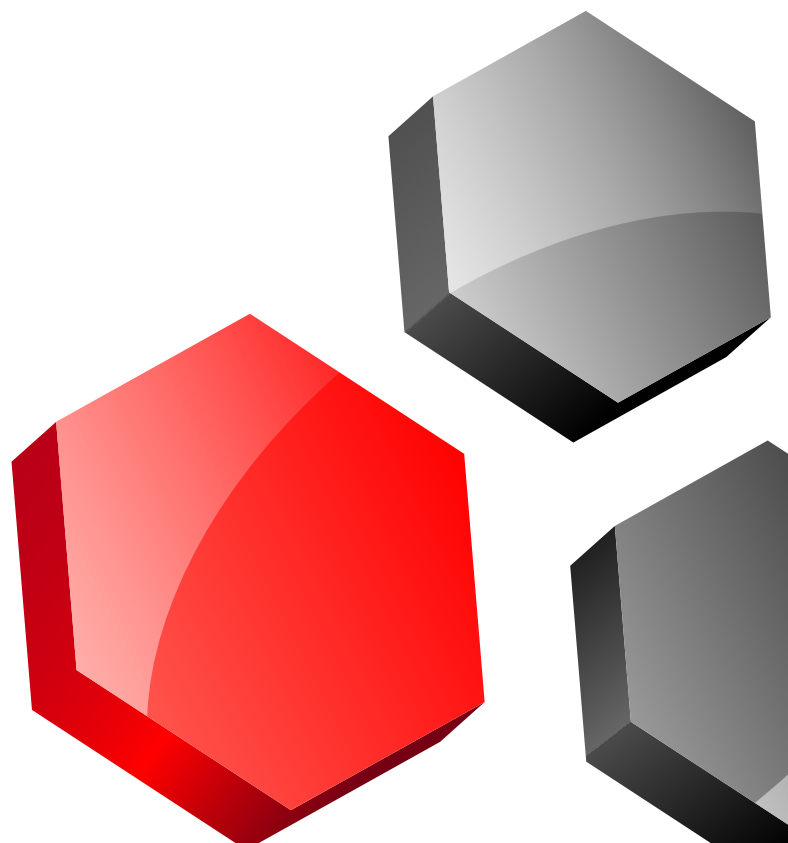


# Proposed Amendment C346 to the Greater Geelong Planning Scheme

Statement of Town Planning Evidence  
Prepared by Richard Strates

April 2016

**Dominion** Property Group Pty Ltd  
Scottish House, Level 4, 90 William Street  
MELBOURNE VIC 3000





## Table of Contents

1.	Introduction.....	1
2.	Subject Land .....	2
3.	Amendment C346.....	3
4.	Statutory Framework.....	4
4.1	State Planning Policy Framework.....	4
4.2	Local Planning Policy Framework.....	4
4.3	Ocean Grove Structure Plan 2007 & Clause 21.14 of the Greater Geelong Planning Scheme.....	5
4.4	Planning Practice Note 36.....	5
5.	Planning Considerations.....	7
5.1	Overview .....	7
5.2	Long Term Boundaries .....	7
5.3	Long Term Boundary in the Ocean Grove Structure Plan .....	7
6.	Conclusion .....	9

## Appendices

- A: Qualifications and Experience of Richard Strates
- B: Locality Map
- C: Ocean Grove Structure Plan (2007) Map
- D: Planning Practice Note example



# 1. Introduction

- 1.1 My name is Richard Peter Strates and I am a Director of Dominion Property Group which conducts its business at Level 4, 90 William Street (Scottish House), Melbourne. My qualifications and experience are described in Appendix A.
- 1.2 This statement of evidence has been prepared by Richard Strates of Dominion Property Group, (DPG) on behalf of Morgan & Griffin Pty Ltd.
- 1.3 I have been instructed by Kenny Legal for Morgan and Griffin Pty Ltd to:
  - Review the proposed deletion of the beyond 2020 growth boundary for Ocean Grove as contained within the Ocean Grove Structure Plan 2015, as it relates to Oakdene West and the rural living lot within Oakdene Estate; and
  - To consider the proposed changes to the existing Ocean Grove beyond 2020 growth boundary as it relates to Planning Practice Note 36 – Implementing a Coastal Settlement Boundary, dated August 2015.
- 1.4 I have inspected the subject land and the surrounding area.
- 1.5 I have reviewed the following documents in preparing this expert evidence:
  - Amendment C346 to the Greater Geelong Planning Scheme;
  - Ocean Grove Structure Plan 2007 (Amended 2008);
  - Ocean Grove Structure Plan 2015;
  - Council Officer Report dated 8 December 2015;
  - Planning Practice Note 36;
  - Consultation material associated with the review of the 2007 Ocean Grove Structure Plan as displayed by CoGG in May 2015; and
  - Greater Geelong Planning Scheme.
- 1.6 I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant, have to my knowledge, been withheld from the Panel. I have read and understood the “Guide to Expert Evidence” as prepared by Planning Panels Victoria.



## 2. Subject Land

- 2.1 The subject land comprises the following:
- 231-299 Grubb Road, Wallington- referred to as “Oakdene West”; and
  - 162-240 Grubb Road, Ocean Grove –referred to as “Oakdene Estate”.
- 2.2 Oakdene West has an area of 93.91 hectares and is gently undulating with slopes generally to the north east and south west respectively.
- 2.3 Oakdene West contains established planting proximate to the existing winery and restaurant facilities. It is noted that a small “Sugar-gum” plantation is also located to the south of the site. The balance of the site consists of open and undeveloped rural land similar to that located further west.
- 2.4 Oakdene West currently contains the following uses:
- The Oakdene Vineyard and Winery;
  - Restaurant and café facilities;
  - Cellar Door;
  - Accommodation;
  - Established vineyards; and
  - Associated dams and outbuilding associated with the current operations
- 2.5 Oakdene West is currently zoned Farm Zone and partially affected by the Bushfire Management Overlay which extends over the Ocean Grove Nature Reserve to the south of the site.
- 2.6 Surrounding land uses consist of the following:
- The Oakdene residential Estate currently under construction to the east of the site;
  - A Barwon Water storage, (inclusive of decommissioned open storage) facility also located along Grubb Road and surrounded by Oakdene West along its northern, western and southern boundaries;
  - A rural residential subdivision located to the north of the site;
  - Open undeveloped rural landholdings to the west of the site; and
  - The Ocean Grove Nature Reserve to the south of the site.
- 2.7 Oakdene Estate has an area of 95.37 hectares and is currently being subdivided for residential purposes with a mixture of lot sizes over 23 stages.
- 2.8 Oakdene Estate comprises a rural living allotment, accessed via Stage 7 of the subdivision and abuts the Grubb Road Neighbourhood Activity Centre to the south.
- 2.9 Refer to Appendix B for a locality map.



### 3. Amendment C346

- 3.1 CoGG placed Amendment C346 on public exhibition between 4th February 2016 and 4th March 2016.
- 3.2 I consider the relevant changes proposed in Amendment C346 as they relate to the subject land is as follows:
  - Amend Clause 21.14 Bellarine Peninsula to include the key strategies of the Ocean Grove Structure Plan (December 2015) and the updated Ocean Grove Structure Plan Map.



## 4. Statutory Framework

### 4.1 State Planning Policy Framework

#### 4.1.1 Clause 11.02-1 Supply of urban land includes the following strategy:

*“Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis”.*

#### 4.1.2 Clause 11.07, *Geelong (G21) regional growth* identifies Ocean Grove as a town where growth should be supported by *“...building on existing and planned infrastructure and focussing growth along key road and rail networks”.*

#### 4.1.3 Strategies relevant to the subject land include:

- *Provide a range of housing types with a mix of infill and greenfield options (Cl 11.07-2);*
- *Provide for settlement breaks between towns to maintain their unique identities (Cl. 11.07-3); and*
- *Require a settlement boundary for all towns (Cl. 11.07-3).*

#### 4.1.4 Clause 11.14 – ‘Planning for identified distinctive areas, Localised Planning Statements’ includes the following objective:

*The objective of this clause is to protect and enhance the valued attributes of the distinctive areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges.*

*Consistent with this clause, planning must consider as relevant the Bellarine Peninsula Localised Planning Statement.*

#### 4.1.5 I note the LPS for the Bellarine Peninsula states:

*“The townships of Drysdale/Clifton Springs, Leopold and Ocean Grove are identified in the G21 Regional Growth Plan as designated growth areas and play a key role as district towns providing services and facilities to the growing population and surrounding rural areas”.*

### 4.2 Local Planning Policy Framework

#### 4.2.1 Clause 21.14 The Bellarine Peninsula outlines the key issues and influences associated with development within the Bellarine Peninsula. The objectives of this clause are:

- *To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks between settlements;*
- *To facilitate the development of Ocean Grove... as hubs of development and service provision on the Bellarine Peninsula;*
- *To provide for sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community; and*
- *To preserve the individual character, identity and role of each Bellarine township.*



4.2.2 Relevant strategies of Clause 21.14 identified for Ocean Grove include:

- *Direct new greenfield residential development to the designated growth area in the north-east of the township, as shown on the Structure Plan map;*
- *Encourage a range of accommodation and housing options, including aged care within and adjacent to the town centre and other existing and proposed activity centres;*
- *Ensure development avoids impacts on environmental assets including... Ocean Grove Nature Reserve;*
- *Support development of a new Neighbourhood Activity Centre on Grubb Road, to service the future population of the north-east growth area;*
- *Where appropriate, ensure new developments assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map;*
- *Where appropriate, ensure new development contributes to the improvement of open spaces, key pedestrian links and roads as identified on the Structure Plan map;*
- *Provide for a range of appropriately scaled and located tourism accommodation and activities; and*
- *Support the duplication of Grubb Road in a manner which preserve significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.*

#### **4.3 Ocean Grove Structure Plan 2007 & Clause 21.14 of the Greater Geelong Planning Scheme**

4.3.1 The subject land is identified in the 2007 Ocean Grove Structure Plan (OGSP) as “*protect long-term growth option*”.

4.3.2 The existing Ocean Grove Structure Plan map (highlighting the subject land) as contained within Clause 21.14 of the Planning Scheme is included within Appendix C.

#### **4.4 Planning Practice Note 36**

4.4.1 The purposes of Planning Practice Note 36 (PPN36), Implementing a Coastal Settlement Boundary (August 2015), is to provide guidance about implementing a coastal settlement boundary in a planning scheme for settlements outside Metropolitan Melbourne.

4.4.2 As the subject land and Greater Geelong area are outside the Melbourne Metropolitan area, PPN36 is relevant to determining the settlement boundary for Ocean Grove.

4.4.3 PPN36 states the following in defining the extent of a settlement boundary:

*Coastal settlement boundaries should be clear and easy to justify.*

*The location of a coastal settlement boundary should be established through a strategic planning process with a 10 year planning horizon. This process should identify the:*

- *Desired future vision for a settlement;*



- *Role and function of the settlement in comparison with other settlements within the region;*
- *Constraints on development such as topography, native vegetation, rural land use activity and areas of environmental or landscape significance and sensitivity;*
- *Areas with susceptibility to flooding (both river and coastal inundation), landslip, erosion, coastal acid sulfate soils, salinity, wildfire or geotechnical risk; and*
- *Supply/demand of land within a 10 year planning horizon and opportunities for future growth (if any).*

4.4.4 Refer to Appendix D for the map contained within PPN36 illustrating an example of a coastal settlement boundary.



## 5. Planning Considerations

### 5.1 Overview

5.1.1 In my view the deletion of the beyond 2020 growth boundary as proposed within the Ocean Grove Structure Plan 2015, and Clause 21.14 of the Greater Geelong Planning Scheme is not an appropriate planning outcome.

### 5.2 Long Term Boundaries

5.2.1 Planning Schemes can provide for long term growth boundaries. It is good planning practice to provide long term growth boundaries for identified townships thereby creating planning certainty.

5.2.2 There are a number of examples of Framework Maps / Plans from various Victorian Planning Schemes which depict the use of a long term settlement boundary in addition to a short term boundary.

5.2.3 Examples of such Framework Maps / Plans which depict a long term settlement boundary include:

- Winchelsea Framework Map (Surf Coast Planning Scheme)<sup>1</sup>;
- Colac Framework Plan (Colac-Otway Planning Scheme)<sup>2</sup>;
- Apollo Bay, Marengo and Skenes Creek Framework Plan (Colac-Otway Planning Scheme)<sup>3</sup>; and
- Warrnambool Strategic Framework Plan (Warrnambool Planning Scheme)<sup>4</sup>.

5.2.4 Council has defined a growth boundary for short and long term growth and supported future rezonings within the St Leonards township as recently as 2015 as part of Amendment C312.

### 5.3 Long Term Boundary in the Ocean Grove Structure Plan

5.3.1 I note, the strategic policy position contained within the Greater Geelong Planning Scheme consistently refers to Ocean Grove as one of the preferred growth areas in the Bellarine Peninsula.

5.3.2 In my view the Ocean Grove Structure Plan 2007 supports the strategic intent of the growth opportunities for the short term and clearly identifies a settlement boundary which can accommodate additional residential growth for the long term.

5.3.3 Part C of the 2007 OGSP states that *“the total population has the potential to increase up to 25,000 - 30,000 beyond 2020 should additional residential land to the north of Ocean Grove Nature Reserve be developed”*.

5.3.4 The 2007 OGSP highlighted the preferred location for potential future growth to the north-west of the Ocean Grove township beyond 2020 due to environmental constraints in other areas. I agree with Council’s decision to include the north-west area as the preferred growth option as it provides the appropriate level of certainty for the future growth of Ocean Grove.

---

<sup>1</sup> Amendment C49, gazetted on 22/4/2015

<sup>2</sup> Amendment C74, gazetted on 19/2/2015

<sup>3</sup> Amendment C74, gazetted on 19/2/2015

<sup>4</sup> Amendment C43, gazetted on 7/12/2006



5.3.5 In my view, the strategic intention of the 2007 Ocean Grove Structure Plan is consistent with Planning Practice Note 36 (August 2015), Implementing a Coastal Settlement Boundary. In particular the Practice Note is intended to provide clear guidance to the City of Greater Geelong in regards to:

- Representing the future growth expectations for a settlement;
- Provision of a 10 year minimum planning horizon for growth;
- Enabling landowners and agencies to make investment decisions about land use and development both inside and outside the settlement boundary with greater certainty; and
- Establishing defined areas for future housing and allowing for long term planning of infrastructure.

5.3.6 I have reviewed the Council Officer report from 8th December 2015 specifically in relation to the commentary that land west of Grubb Road has not undergone a major investigation to determine whether it is suitable for future urban development.

5.3.7 In response to Council's assertion that a major investigation is required to determine whether the land west of Grubb Road is suitable for urban development, I consider that this lack of analysis by Council is not a reasonable justification for removing the long term boundary from the subject land.

5.3.8 I am aware that a number of specialist reports have been prepared in relation to the site for the purpose of a potential rezoning and include the following:

- Analysis of Land Demand and Supply;
- Agricultural Capability Assessment;
- Phase 1 and Phase 2 Environmental Site Assessments;
- Transport Impact Assessment;
- Infrastructure Servicing Report; and
- An Urban Design and Masterplan.

5.3.9 In general, these reports support the suitability of the land for urban development.



## 6. Conclusion

- 6.1 It is appropriate planning practice for Framework Maps / Plans to depict a long term settlement boundary for identified townships such as Ocean Grove.
- 6.2 The existing Ocean Grove 'long term boundary beyond 2020' as contained within the Ocean Grove Structure Plan 2007 is consistent with Planning Practice Note 36: Implementing a Coastal Settlement Boundary.
- 6.3 That the "beyond 2020 growth boundary" should be retained in the Ocean Grove Structure Plan based on the current Greater Geelong Planning Scheme provisions which encourage growth within preferred Bellarine Peninsula settlements, inclusive of Ocean Grove.

Richard Strates, Director, Dominion Property Group

22 April 2016



---

## *Appendix A*

---

Richard Strates CV



Dominion  
Property  
Group

# Richard Strates

- > Town Planner
- > Director – Dominion  
Property Group

Dominion Property Group Pty Ltd  
Scottish House  
Level 4, 90 William Street  
MELBOURNE VIC 3000

03 8199 7909  
Richard.strates@dominionpg.com  
www.dominionpg.com

## RESUME

**Profession:** Town Planner

### Qualifications:

- Bachelor of Applied Science (Planning), RMIT.

### Memberships:

- Planning Institute of Australia (PIA), Corporate Member
- Property Council (Victorian Division), Corporate Member

### Career History:

My career spans 18 years working as a qualified Town Planner in both the private and public sectors.

#### **Dominion Property Group:**

2013 – Current: Director – Dominion Property Group (DPG)

#### **GHD:**

2010 – 2013: Principal Planner (GHD)

2006 – 2010: Senior Planner (GHD)

#### **Moorabool Shire Council:**

2004 – 2006: Manager Strategic and Sustainable  
Development

#### **Mitchell Shire Council:**

2000 – 2004: Manager Planning and Economic  
Development



**Southern Grampians Shire Council:**

1998 – 2000: Senior Planner

**Northern Territory Government:**

1996 – 1998: Town Planner, Strategic Planner, Housing and Development Officer

**Whittlesea Shire Council:**

1995 – 1996 Town Planner

**Key Strengths:**

Land Development and Precinct Structure Planning.

- Strategic Planning.
- Strategic Advisory roles.
- Planning Scheme Amendments.
- Negotiation, consultation and mediation.
- Integrated Infrastructure Planning.
- Project management and co-ordination.

**Project Experience:**

I have over 18 years' experience in town planning practice in a variety of areas including strategic and statutory planning, planning policy formulation, planning scheme amendment preparation, integrated infrastructure planning, transport planning, growth areas planning and land use structure planning.

During my career, I have engaged with agencies and service authorities in the pre-planning and delivery of major infrastructure. I bring a pragmatic approach to strategic planning which is underpinned by my extensive work with State Government agencies, Local Government and key infrastructure agencies.

Recent project experience includes:

**Project:** Beveridge East Redevelopment Strategy

**Project Value:** \$50m

**Role:** Project Manager

**Project Inputs:**

- Delivery of the 1,300 lots and mixed use area;
- Leading commercial discussions;
- Facilitation of Master Plan and Rezoning;
- Actively facilitating inputs from specialists; and
- Reviewing project deliverables.



**Project:** Bacchus Marsh Integrated Assessment and Redevelopment Project

**Project Value:** \$50m

**Role:** Project Manager

**Project Inputs:**

- Co-ordination of specialist and project inputs;
- Leading client and agency briefings;
- Delivery of 1,500 lots and mixed use area; and
- Preparation of integrated approvals documentation.

**Project:** Beveridge West site redevelopment analysis

**Project Value:** \$50k

**Role:** Project Director

**Project Inputs:**

- Development of initial site layout for subdivision purposes.

**Project:** 875 Donnybrook Road, Donnybrook

**Project Value:** \$40k

**Role:** Project Director

**Project Inputs:**

- Provision of planning advice on behalf of the land owners;
- Advice and advocacy on behalf of the landowners in order to position the landholding for future inclusion in a revised UGB; and
- Advice and advocacy.

**Project:** Sunbury South East PSP

**Project Value:** \$40m

**Role:** Project Director

**Project Inputs:**

- Responsible for project management; and
- Facilitating approvals of the Hi-Quality landholdings inclusive of the PSP and planning permit process.



**Project:** Fyansford Remediation and Redevelopment

**Project Value:** \$200m

**Role:** Project Manager

**Project Inputs:**

- Co-ordination of specialist project inputs;
- Leading client and agency briefings;
- Delivery and project co-ordination of Fyansford rezoning's and master plans for C17, C18, C119 of City of Greater Geelong Planning Scheme – brownfield land conversion (2,000 lots) and retail, mixed use areas (integrated team projects);
- Integrated transport assessment.
- Provision of Expert Evidence to Panel; and
- Driving project performance.

**Project:** Diggers Rest Redevelopment Strategy

**Project Value:** \$80m

**Role:** Project Director

**Project Inputs:**

- Responsible for project management; and
- Delivery of the rezoning and master plan.

**Project:** Cardigan Village Redevelopment Strategy

**Project Value:** \$30m

**Role:** Project Manager

**Project Inputs:**

- Responsible for project management; and
- Delivery of the rezoning and master plan.

**Project:** Northern Growth Corridor public transport alignment options evaluation

**Project Value:** \$50k

**Role:** Project Director

**Project Inputs:**

- Integrated strategic land use and land acquisition analysis; and
- Land Use Planning Lead.



**Project:** Mitchell Shire Strategic policy development

**Project Value:** \$50k

**Role:** Project Director

**Project Inputs:**

- Municipal Strategic Statement review; and
- Hume Corridor Study and Amendment C15 planning scheme amendment.

**Project:** Wallan Growth Management Strategy and Wallan Urban Design Framework and Structure Plan

**Project Value:** \$75k

**Role:** Project Director

**Project Inputs:**

- Project Management; and
- Integrated transport assessment.

**Project:** Various private clients

**Project Value:** \$110k

**Role:** Project Director

**Project Inputs:**

- Prepare feasibility reports which include assessments of key growth area transport infrastructure and services; and
- Project Management.

**Project:** Various local government clients

**Project Value:** \$80k

**Role:** Project Director

**Project Inputs:**

- Provide strategic and policy based advice regarding opportunities to enhance integrated transport linkages and community connectivity (rail, bus, road and pedestrian options); and
- Strategic advisor and project management.

**Project:** Moorabool Shire

**Project Value:** \$40k

**Role:** Project Director

**Project Inputs:**

- Preparation of Development Plan for Growth Areas and infill site projects.

**Project:** Barwon Water Authority



**Project Value:** \$25k

**Role:** Project Director

**Project Inputs:**

- Growth Projections and Strategic Policy Analysis 2011; and
- Land Use Planning Lead.

**Project:** Smart Water Fund

**Project Value:** \$20k

**Role:** Project Director

**Project Inputs:**

- Development of an Alternative Water Atlas (Recycled Water); and
- Development of strategic land use and policy scenarios for relevant planning horizons up to 2060.

**Project:** Melbourne City Council

**Project Value:** \$20k

**Role:** Project Director

**Project Inputs:**

- Urban Heat Island Effect study;
- Land use and planning review of existing policy from a national and International perspective;
- Land Use Planning considerations as inputs into a broader report for Integrated Water Management in non-residential buildings; and
- Development of an UHI Policy for implementation into the Melbourne City Council Planning Scheme.

**Project:** Department of Sustainability and Environment

**Project Value:** \$55k

**Role:** Project Director

**Project Inputs:**

- Report for Avalon Airport Rail Link; and
- Strategic Land Use Assessment.

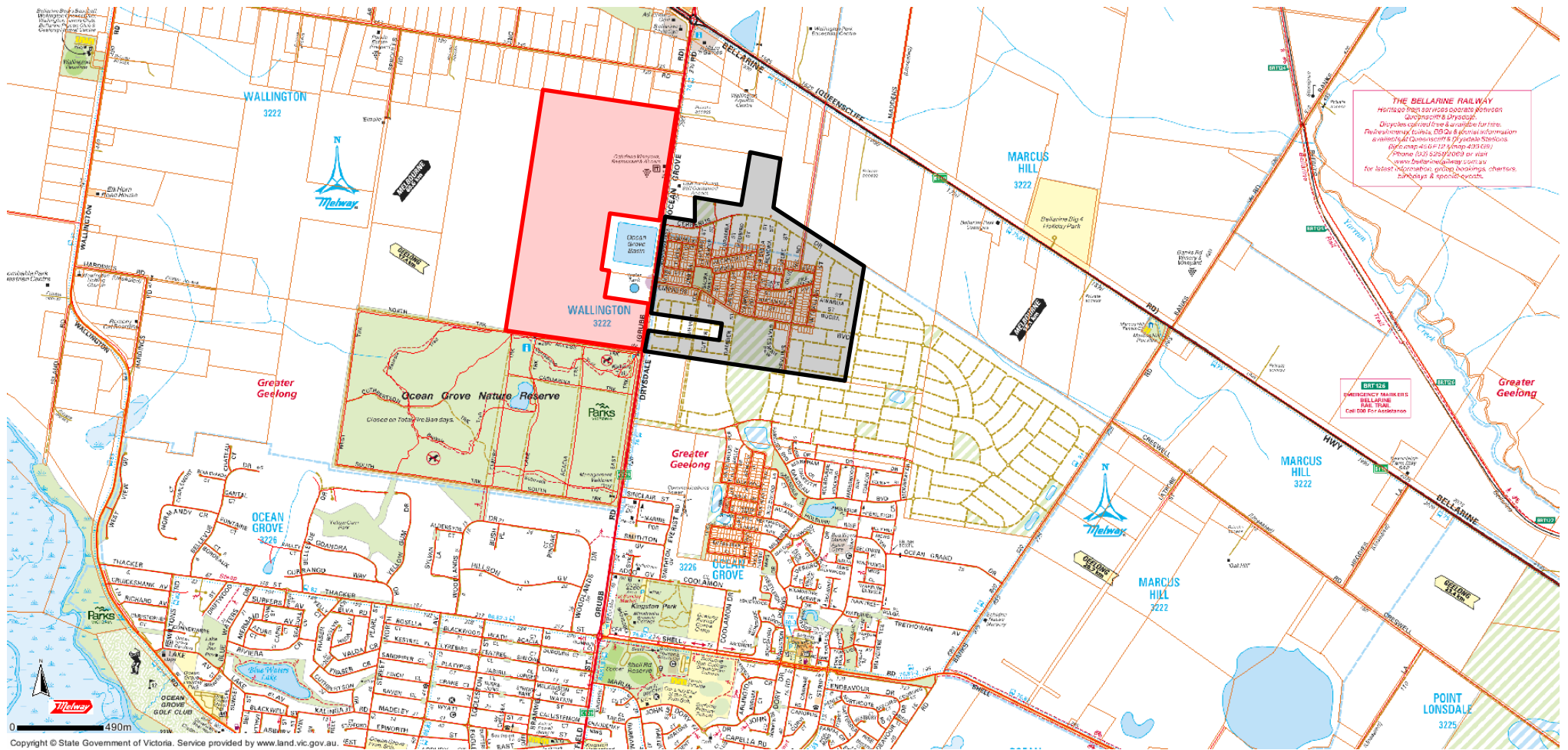


---

## *Appendix B*

---

Locality Map



**THE BELLARINE RAILWAY**  
 Heritage tram services operate between  
 Geelong and Lara every day.  
 Discover the history & enjoy the views.  
 For more information, visit [www.bellarinerailway.com.au](http://www.bellarinerailway.com.au)  
 or call 1300 666 666.

**EMERGENCY MATTERS**  
 BELLARINE  
 RAIL TRAM  
 CALL 08 FOR ASSISTANCE



231-299 Grubb Road, Wallington "Oakdene West"



162-240 Grubb Road, Ocean Grove "Oakdene Estate"

Appendix B  
 Locality Map



---

## *Appendix C*

---

2007 Ocean Grove Structure Plan Map

# ocean grove structure plan

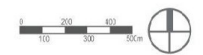
## structure plan



### legend

- settlement boundary 2020
- long term boundary beyond 2020
- north-eastern growth area
- activity centres
- proposed medium density housing
- future residential designation
- low-density rural living
- 2-3 storey medium density housing node
- restricted retail
- swimming pool & other sports use
- industrial (new INZ3)
- school
- parkland
- major junction - intersection treatment improved access to beach
- improved pedestrian connection
- collector road
- bike path
- duplication & improvement
- urban edge treatment
- streetscape upgrade
- entry point
- alternative route signage
- tourist node
- tourist & cultural focus further investigation site
- industrial buffer treatments
- sewerage pumping station
- zoned substation - electricity

Project Ref: 08.376  
Dwg No.:  
Scale: 1:25,000 @ A3  
Date: 16.07.2008  
Revision:





---

## *Appendix D*

---

Planning Practice Note 36

# Implementing a Coastal Settlement Boundary

Planning Practice Note | 36

AUGUST 2015

The purpose of this practice note is to provide guidance about implementing a coastal settlement boundary in a planning scheme for settlements outside Metropolitan Melbourne.

The growth of existing coastal settlements presents significant future challenges for governments as local populations increase and pressures for lifestyle properties intensify. The *Victorian Coastal Strategy 2008* helps to conserve and manage the Victorian coast. The Strategy provides a shared vision to guide decision-making along the coast and outlines principles for coastal development.

The Strategy identifies the need to provide direction for the location and scale of use and development on the coast. Planning schemes are the primary tool to manage growth of coastal settlements and land outside existing settlement boundaries. Action 4.2a of the Strategy encourages the establishment of coastal settlement boundaries in planning schemes as the mechanism to guide the extent of use and development in coastal settlements.

A settlement boundary which is clearly articulated in the planning scheme provides an appropriate level of transparency and necessary statutory weight to help guide decision-making.

## What is a coastal settlement boundary?

A coastal settlement boundary defines the allowable extent of urban use and development for a settlement. It is a fixed outer boundary of urban development and represents the future growth expectations for a settlement.

A coastal settlement boundary is established through a strategic planning process which involves an analysis of land opportunities and constraints with a minimum 10 year planning horizon.

A coastal settlement boundary is given statutory weight in a planning scheme through objectives, strategies and implementation measures and an associated Framework Plan in the Local Planning Policy Framework (LPPF).

## Why identify a settlement boundary?

Unmanaged growth can lead to loss of environmental and landscape values, the inability to provide cost effective infrastructure and other urban services, a proliferation of urban uses on rural land and a loss of productive agricultural land.

It is the desire to protect these values and productive agricultural land that leads to the need for managed growth and the application of coastal settlement boundaries.

A settlement boundary that defines the allowable extent of urban use and development enables landowners and authorities to make investment decisions about land use and development both inside and outside the settlement boundary with greater certainty.

A settlement boundary in a coastal setting has a number of positive outcomes. These are:

- preventing ribbon development along the coast and maintaining a non-urban break between towns
- containing outward growth and safeguarding conservation areas, coastal landscapes and productive agricultural land
- encouraging more compact and efficient urban settlements
- establishing defined areas for future housing and other development and allowing for the long term planning of infrastructure needs
- reducing land-use conflict at the urban/rural interface.

## Defining the extent of a settlement

Coastal settlement boundaries should be clear and easy to justify.

The location of a coastal settlement boundary should be established through a strategic planning process with a 10 year planning horizon. This process should identify the:

- desired future vision for a settlement
- role and function of the settlement in comparison with other settlements within the region
- constraints on development such as topography, native vegetation, rural land-use activity and areas of environmental or landscape significance and sensitivity
- areas with susceptibility to flooding (both river and coastal inundation), landslip, erosion, coastal acid sulfate soils, salinity, wildfire or geotechnical risk
- supply/demand of land within a 10 year planning horizon and opportunities for future growth (if any).

In some cases coastal settlement boundaries will already exist in planning schemes. In these instances it is unnecessary to do any additional strategic work. Councils should however bring the provisions in line with the structure outlined in this practice note as part of the planning scheme review process.

Strategic documents such as township strategies, structure plans, housing strategies and urban design frameworks help to define the logical extent of coastal settlements. These documents provide a basis for identifying coastal settlement boundaries in planning schemes.

Unless a coastal settlement boundary has been strategically identified and implemented into the planning scheme, the boundary of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

## Implementing a coastal settlement boundary in a planning scheme

### The settlement boundary

The recommended approach for applying a coastal settlement boundary in planning schemes is:

- inclusion of policy objectives and strategies for coastal settlements in the LPPF (see model provisions)
- identification of the coastal settlement boundary on a map linked to the objectives and strategies in the LPPF
- identification of opportunities and constraints that support the location of the settlement boundary
- identification of areas suitable for future urban development inside the settlement boundary.

## Showing a boundary on a plan

- Use a consistent symbol to show the location of the boundary.
- Map the boundary along a cadastral feature such as a lot boundary, waterway, road.
- Use a scale that easily identifies individual parcels of land.
- Arrows or other directional imagery should not be used.
- Ensure the plan is suitable for black and white reproduction.

## Other policies

In addition to identifying a coastal settlement boundary, a planning authority may also develop supporting strategies and local planning policies such as:

- the role of each coastal settlement within the region
- use and development of land identified within the coastal settlement boundary not yet zoned for urban use
- use and development outside the settlement boundary
- landscaping considerations and urban design issues
- environmental expectations and coastal influences.

## Reviewing a coastal settlement boundary

There may be a need to review a coastal settlement boundary over time due to emerging information about the environmental values of an area, increased infrastructure capacity or other strategic considerations.

Any change to a coastal settlement boundary should be the product of a comprehensive strategic review. This will involve assessment of progress against the established coastal settlement boundary in the context of other planning issues arising across the municipality.

The extent of the review will depend on the issues to be addressed. There must be adequate recognition and consideration of the *Victorian Coastal Strategy* including an analysis of the hierarchy of principles for coastal planning and management and consistency with the Strategy's objectives.

## More information

See also *Planning Practice Note 53: Managing coastal hazards and the coastal impacts of climate change* on the department's website.

© The State of Victoria Department of Environment, Land, Water and Planning 2015



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning (DELWP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

ISBN 1-74152-467-9 (pdf)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

## Accessibility

If you would like to receive this publication in an alternative format, please telephone DELWP Customer Service Centre 136 186, email [customer.service@delwp.vic.gov.au](mailto:customer.service@delwp.vic.gov.au), via the National Relay Service on 133 677 [www.relayservice.com.au](http://www.relayservice.com.au). This document is also available in accessible Word format at [www.delwp.vic.gov.au/planning](http://www.delwp.vic.gov.au/planning)

## 21.04 COASTAL SETTLEMENT BOUNDARIES

26/10/2011  
C54

### 21.04-1 Overview

26/10/2011  
C54

Coastal settlements are expected to experience housing growth as the lifestyle and recreational opportunities in the area attract residents and visitors.

New urban development will be directed to areas where growth can be accommodated while respecting existing urban character, reducing impacts on the environment and ensuring appropriate infrastructure is available to service new residents.

A settlement boundary has been identified for each coastal settlement. The boundary of each coastal settlement is shown on the Settlement Boundary Plans. Urban development will be contained within the settlement boundary.

In areas outside the identified settlement boundary, land will be managed to protect its non-urban purpose. Emphasis is placed on retaining farming and other agricultural activity and to protect landscapes that are visually significant or have environmental conservation values.

### 21.04-2 Key issues

26/10/2011  
C54

- Maintaining a capacity to accommodate some growth in accommodation for both residents and visitors within the municipality.
- Containing urban development within the defined settlement area.
- Minimising impacts on the adjoining sensitive coastal environment.
- Reducing the impact of development on the rural landscape.

### 21.04-3 Objective

26/10/2011  
C54

To consolidate urban development within defined coastal settlement boundaries to protect adjoining rural land and valued environmental assets.

### 21.04-4 Strategies

26/10/2011  
C54

- Define a settlement boundary for each coastal settlement.
- Contain urban development within the defined coastal settlement boundary.
- Protect the continued rural use of land outside the coastal settlement boundary from urban development.
- Protect areas of environmental and landscape value outside the coastal settlement boundary from urban development.

### 2.04-5 Implementation

26/10/2011  
C54

The settlement boundary for each coastal settlement is shown on the Settlement Boundary Plan of this clause.

#### Reference document

Gumnut Coastal Settlement Strategy, 2006.

